

Consent Agenda

August 22, 2023

MET IN REGULAR SESSION

The Board of Supervisors met in regular session at 10:00 A.M. All members present. Chairman Shea presiding.

PLEDGE OF ALLEGIANCE

1. CONSENT AGENDA

Motion by Wichman, and second by Miller to remove item 5. A2 from the Received and Filed section of the agenda.

UNANIMOUS VOTE. Motion Carried.

After discussion was held by the Board, a motion was made by Belt, and second by Miller, to approve:

A. August 15, 2023, Minutes as read.

B. Salary Action(s)

1) Auditor – Employment of Joshua Weesner as Election Coordinator.

UNANIMOUS VOTE. Motion Carried.

2. SCHEDULED SESSIONS

Motion by Miller, second by Belt, to open Public Hearing for consideration and establishment of a Secondary Road Assessment District on Honeysuckle Road, from 185th Street East to the dead end. The Board may take action to reject, approve, continue, set final hearing date, or modify the Honeysuckle Special Assessment proposal as a result of the Public Hearing.

Roll Call Vote: AYES: Shea, Belt, Wichman, Miller, Jorgensen. Motion Carried.

The following citizens appeared before the Board and spoke in support of the Honeysuckle Special Assessment proposal: Duane Decker 18860 Honeysuckle, Jeri Schlickbernd 21436 Lake Hill Lane, Josh Rybin 21234 Lake Hill Ln.

The following citizens appeared before the Board and spoke against the Honeysuckle Special Assessment proposal: Nancy Kealy 18489 Honeysuckle Rd, Tom Kealy 1029 Arbor Ridge, Jamie Reed 1217 Jennings Ave, Tami Newman 18853 Honeysuckle Rd, Dan Kealy 711 Viginia Hills, Tim Kealy 18489 Honeysuckle Rd,

Motion by Wichman, second by Miller, to close public hearing.

Roll Call Vote: AYES: Shea, Belt, Wichman, Miller, Jorgensen. Motion Carried.

Motion by Wichman, second by Jorgensen, to continue the Honeysuckle Special Assessment until Tuesday, September 5, 2023.

Roll Call Vote: AYES: Shea, Belt, Wichman, Miller, Jorgensen. Motion Carried.

After discussion was held by the Board a motion was made by Miller, and second by Wichman, to approve the appointment of John Dalton term ending August 15, 2025, Frank Pechacek term ending August 15, 2029, and Josh Gutttau term August 15, 2027, to the Civil Service Commission.

UNANIMOUS VOTE. Motion Carried.

3. OTHER BUSINESS

Motion by Wichman, second by Belt, to approve payment of taxes for County owned properties and drainage.

UNANIMOUS VOTE. Motion Carried.

Motion by Belt, second by Miller, to approve and authorize funding for on-site employee blood draws up to \$5,000 from gaming.

UNANIMOUS VOTE. Motion Carried.

Motion by Miller, second by Jorgensen, to approve and authorize Board to sign **Resolution No. 57-2023** entitled: Resolution for Transfer from General Fund to General Supplemental Fund.

RESOLUTION NO. 57-2023

RESOLUTION FOR TRANSFER FROM GENERAL FUND TO GENERAL SUPPLEMENTAL FUND

WHEREAS, it is desired to transfer money from the General Fund to General Supplemental Fund; and

WHEREAS, said transfers are in accordance with Section 331.432, Code of Iowa.

NOW THEREFORE BE IT RESOLVED, that the Pottawattamie County Board of Supervisors authorizes the following transfers:

SECTION 1: The sum of \$600,000.00 is ordered to be transferred from General Fund to General Supplemental Fund, and

SECTION 2: The Auditor is directed to correct his/her book accordingly and to notify the Treasurer of these operating transfers.

Dated this 22nd Day of August, 2023.

ROLL CALL VOTE

	AYE	NAY	ABSTAIN	ABSENT
_____ Brian Shea, Chairman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Scott Belt	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Tim Wichman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Susan Miller	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Jeff Jorgensen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ATTEST: _____
Melvyn Houser, County Auditor

Roll Call Vote: AYES: Shea, Belt, Wichman, Miller, Jorgensen. Motion Carried.

Motion by Belt, second by Miller, to approve and authorize Board to sign Resolution No. 58-2023 entitled: Resolution for Transfer from Gaming Fund to Ski Hill Enterprise Fund.

RESOLUTION NO. 58-2023

RESOLUTION FOR TRANSFER FROM GAMING FUND TO SKI HILL ENTERPRISE FUND

WHEREAS, it is desired to transfer money from the Gaming Fund to Ski Hill Enterprise Fund; and

WHEREAS, said transfers are in accordance with Section 331.432, Code of Iowa.

NOW THEREFORE BE IT RESOLVED, that the Pottawattamie County Board of Supervisors authorizes the following transfers:

SECTION 1: The sum of \$2,000,000.00 is ordered to be transferred from Gaming Fund to Ski Hill Enterprise Fund, and

SECTION 2: The Auditor is directed to correct his/her book accordingly and to notify the Treasurer of these operating transfers.

Dated this 22nd Day of August, 2023.

ROLL CALL VOTE

	AYE	NAY	ABSTAIN	ABSENT
_____ Brian Shea, Chairman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Scott Belt	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Tim Wichman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

_____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Susan Miller				
_____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Jeff Jorgensen				

ATTEST: _____
 Melvyn Houser, County Auditor

Roll Call Vote: **AYES: Shea, Belt, Miller, Jorgensen. NAYS: Wichman. Motion Carried.**

Motion by Belt, second by Jorgensen, to approve and authorize Board to sign **Resolution No. 59-2023** entitled: Resolution for Transfer from Gaming Fund to West SWCD/Pott Co. Structures Fund and East SWCD/Pott Co. Structures Fund.

RESOLUTION NO. 59-2023

RESOLUTION FOR TRANSFER FROM GAMING FUND TO WEST SWCD/POTT CO. STRUCTURES FUND AND EAST SWCD/POTT CO STRUCTURES FUND

WHEREAS, it is desired to transfer money from the Gaming Fund to West SWCD/Pott Co. Structures Fund and from the Gaming Fund to East SWCD/Pott Co. Structures Fund; and

WHEREAS, said transfers are in accordance with Section 331.432, Code of Iowa.

NOW THEREFORE BE IT RESOLVED, that the Pottawattamie County Board of Supervisors authorizes the following transfers:

SECTION 1: The sum of \$15,000.00 is ordered to be transferred from Gaming Fund to the West SWCD/Pott Co. Structures Fund;

SECTION 2: The sum of \$10,000.00 is ordered to be transferred from Gaming Fund to the East SWCD/Pott Co. Structures Fund;

SECTION 3: The Auditor is directed to correct his/her book accordingly and to notify the Treasurer of these operating transfers.

Dated this 22nd Day of August, 2023.

ROLL CALL VOTE

	AYE	NAY	ABSTAIN	ABSENT
_____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Brian Shea, Chairman				
_____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scott Belt				
_____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tim Wichman				
_____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Susan Miller				
_____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Jeff Jorgensen				

ATTEST: _____
 Melvyn Houser, County Auditor

Roll Call Vote: **AYES: Shea, Belt, Wichman, Miller, Jorgensen. Motion Carried.**

Motion by Wichman, second by Belt, to approve and authorize Board to sign **Resolution No. 60-2023** entitled: Resolution for Transfer from General Basic Fund to Veterans Relocation Allocation Fund.

RESOLUTION NO. 60-2023

RESOLUTION FOR TRANSFER FROM GENERAL BASIC FUND TO VETERANS RELOCATION ALLOCATION FUND

WHEREAS, it is desired to transfer money from the General Basic Fund to Veterans Relocation Allocation Fund; and

WHEREAS, said transfers are in accordance with Section 331.432, Code of Iowa.

NOW THEREFORE BE IT RESOLVED, that the Pottawattamie County Board of Supervisors authorizes the following transfers:

SECTION 1: The sum of \$20,000.00 is ordered to be transferred from General Basic Fund to the Veterans Relocation Allocation Fund;

SECTION 2: The Auditor is directed to correct his/her book accordingly and to notify the Treasurer of these operating transfers.

Dated this 22nd Day of August, 2023.

ROLL CALL VOTE

	AYE	NAY	ABSTAIN	ABSENT
_____ Brian Shea, Chairman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Scott Belt	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Tim Wichman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Susan Miller	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Jeff Jorgensen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ATTEST: _____
Melvyn Houser, County Auditor

Roll Call Vote: **AYES: Shea, Belt, Wichman, Miller, Jorgensen. Motion Carried.**

Motion by Wichman, second by Jorgensen, to approve and authorize Board to sign **Resolution No. 61-2023** entitled: Resolution for Transfer from General Basic Fund to Secondary Roads Fund.

RESOLUTION NO. 61-2023

RESOLUTION FOR TRANSFER FROM GENERAL BASIC TO SECONDARY ROADS FUND

WHEREAS, it is desired to transfer money from the General Basic Fund to Secondary Roads Fund; and

WHEREAS, said transfers are in accordance with Section 331.432, Code of Iowa.

NOW THEREFORE BE IT RESOLVED, that the Pottawattamie County Board of Supervisors authorizes the following transfers:

SECTION 1: The sum of \$117,726.00 is ordered to be transferred from General Basic Fund to the Secondary Roads Fund;

SECTION 2: The Auditor is directed to correct his/her book accordingly and to notify the Treasurer of these operating transfers.

Dated this 22nd Day of August, 2023.

ROLL CALL VOTE

	AYE	NAY	ABSTAIN	ABSENT
_____ Brian Shea, Chairman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Scott Belt	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Tim Wichman

Susan Miller

Jeff Jorgensen

○ ○ ○ ○
○ ○ ○ ○

ATTEST: _____
Melvyn Houser, County Auditor

Roll Call Vote: **AYES: Shea, Belt, Wichman, Miller, Jorgensen. Motion Carried.**

Motion by Wichman, second by Miller, to approve change order number 007 for Courthouse ADA ramp in the amount of \$555,654.

4. COMMITTEE APPOINTMENTS

Board discussed Committee meetings from the past week.
Discussion only. No action taken.

5. RECEIVED/FILED

- A. Salary Action(s):
 - 1) Conservation – Employment of Angela Thompson as an Administrative Assistant.
 - 2) Auditor – Payroll Status Changes for Audrey Chapin, Gina Hatcher, and Becky Lenihan.
Motion to remove from Received and Filed.
 - 3) Secondary Roads – Payroll Status Changes for Travis Bauer and Doug Hess.
- B. Report(s):
 - 1) Sheriff’s Report of Fees Disbursed and Collected for July 2023.

6. PUBLIC COMMENTS

The following individuals appeared before the Board:
Shawna Anderson, Josh Rybin, and Nancy Kealy.

7. CLOSED SESSION

Motion by Wichman, second by Schultz, to go into Closed Session pursuant Iowa Code 21.5(1)(j) for discussion and/or decision on the purchase or sale of particular real estate.

Roll Call Vote: **AYES: Shea, Belt, Wichman, Miller, Jorgensen. Motion Carried**

Motion by Wichman, second by Shea, to go out of Closed Session.

Roll Call Vote: **AYES: Shea, Belt, Wichman, Miller, Jorgensen. Motion Carried**

8. ADJOURN

Chairman Shea adjourned the meeting at 12:36 P.M.

Brian Shea, Chairman

ATTEST: _____
Melvyn Houser, County Auditor

APPROVED: August 29, 2023

PUBLISH: X

TO: **Lea Voss, County Treasurer**
Andrew Brown, County Sheriff
Matt Wyant, County Planning Director

FROM: Gina Hatcher

Request for County Department Comments

DATE: August 8th, 2023

ESTABLISHMENT: **RENEWAL-Taylor Quik Pik**

OWNER: see attached

LEGAL DESCRIPTION: See attached property record.

The Auditor has received the attached request for the above class permits/sales/services. Please supply the following information for the Board of Supervisors within five (5) working days. Additional explanation may be given in the form of comments below and/or attachments.

DEPARTMENT	COMMENTS	YES	NO
TREASURER	Free from certified taxes and special assessments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLANNING	Properly zoned	<input type="checkbox"/>	<input type="checkbox"/>
	Nuisance violations	<input type="checkbox"/>	<input type="checkbox"/>
	Septic system violations	<input type="checkbox"/>	<input type="checkbox"/>
SHERIFF	Complaints received	<input type="checkbox"/>	<input type="checkbox"/>
	Citations issued at this establishment	<input type="checkbox"/>	<input type="checkbox"/>
	Owner convicted of a felony within the last 5 years	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS

Signature

Lea A Voss

TO: Lea Voss, County Treasurer
Andrew Brown, County Sheriff
Matt Wyant, County Planning Director

FROM: Gina Hatcher

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OWNER: see attached

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DEPARTMENT	COMMENTS	YES	NO
TREASURER	Free from certified taxes and special assessments		
PLANNING	Properly zoned	✓	
	Nuisance violations		X
	Septic system violations		X
SHERIFF	Complaints received		
	Citations issued at this establishment		
	Owner convicted of a felony within the last 5 years		

COMMENTS

Signature



TO: Lea Voss, County Treasurer
 Andrew Brown, County Sheriff
 Matt Wyant, County Planning Director

FROM: Gina Hatcher

Request for County Department Comments

DATE: August 8th, 2023

ESTABLISHMENT: **RENEWAL-Taylor Quik Pik**

OWNER: see attached

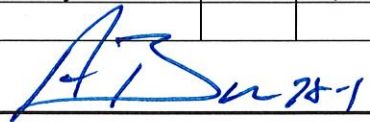
LEGAL DESCRIPTION: See attached property record.

The Auditor has received the attached request for the above class permits/sales/services. Please supply the following information for the Board of Supervisors within five (5) working days. Additional explanation may be given in the form of comments below and/or attachments.

DEPARTMENT	COMMENTS	YES	NO
TREASURER	Free from certified taxes and special assessments		
PLANNING	Properly zoned		
	Nuisance violations		
	Septic system violations		
SHERIFF	Complaints received	✓	
	Citations issued at this establishment	✓	
	Owner convicted of a felony within the last 5 years		✓

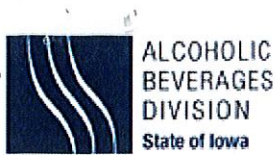
COMMENTS

Signature



8/1/2022 - present

- 1) Assault & theft - Arrest (12/23/22)
- 2) theft report (01/15/23)
- 3) theft report (01/19/23)
- 4) theft report (03/29/23)
- 5) Harassment, trespass, & disorderly conduct - Arrest (04/25/23)



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS			
TAYLOR OIL ENTERPRISES, LIMITED	Taylor Quik Pik	(712) 366-5046			
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP	
14151 Wabash Ave		Council Bluffs	Pottawattamie	51503	
MAILING ADDRESS	CITY	STATE	ZIP		
PO Box 548	Blair	Nebraska	68008		

Contact Person

NAME	PHONE	EMAIL
Eric Taylor	(402) 426-9505	eric@tqp.co

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0003354	Class E Retail Alcohol License	12 Month	Active
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Oct 10, 2022	Oct 9, 2023		
SUB-PERMITS			
Class E Retail Alcohol License			



PRIVILEGES

Sunday Service

Status of Business

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Bradley Taylor	Blair	Nebraska	68008	President/Owner	100.00	Yes
Roger Schultz	Harlan	Iowa	51537			
Eric Taylor	Blair	Nebraska	68008			
Eric Taylor	Blair	Nebraska	68008			

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE

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

7443 08 376 002

--- Permanent Property Address ---
TAYLOR OIL COMPANY INC
14151 WABASH AVE
COUNCIL BLUFFS, IA 51503

----- Mailing Address -----
TAYLOR OIL COMPANY INC
C/O #33
PO BOX 548
BLAIR, NE 68008

District: 049 LEWIS TWP/LEWIS CENTRAL

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

Go to: <https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744308376002>

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

* Not to be used on legal documents

LEWIS TWP 8-74-43 PT SE SW COMM 999.1'N 33'E SW COR TH S70.6' SE190.3' NE119' N152.7' W232.8' TO POB & 25' X 218' STRIP ADJ N

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

* Class is for Assessment purposes only - Not Zoning

2023	Comm. Land	Current Value		Total	Class
		Improvement			
Full Value	\$186,000	\$797,200		\$983,200	C
Exempt	\$0	\$0		\$0	C
Net Total	\$186,000	\$797,200		\$983,200	C

2022	Comm. Land	Prior Year Value		Total	Class
		Improvement			
Full Value	\$186,000	\$622,300		\$808,300	C
Exempt	\$0	\$0		\$0	C
Net Total	\$186,000	\$622,300		\$808,300	C

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

===== OWNERS =====

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D TAYLOR OIL COMPANY INC book/page: [2019/12463](#) D

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

Sale Date	Amount	Code	Book/Page
10/03/2019	1215000	D0	2019/12463
09/03/2013	0	D38	2013/14022
07/23/2013	0	D38	2013/11856
06/11/2013	0	D38	2013/09605
12/27/2006	625000	D000	2007/00286
07/20/2004	450000	D022	0105/01655
12/02/2003	0	D001	0104/19614
01/14/2003	100000	C049	0103/43736
08/13/1990	55000	D049	0091/03923

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

PDF: 10 MAP: LEWIS TWP COMM-10

Date Reviewed: 02/22/23 GMS

LAND.....40510 sqFt .93 acres

Commercial Building 1 of 1 -- Store - Convenience (204)

DBA: QUIK PIK

STRUCTURE....1 story 3849 base SF 0 bsmt SF 3849 gross SF
Year Built: 2004 Eff Year: 2004 Condition: Above Normal

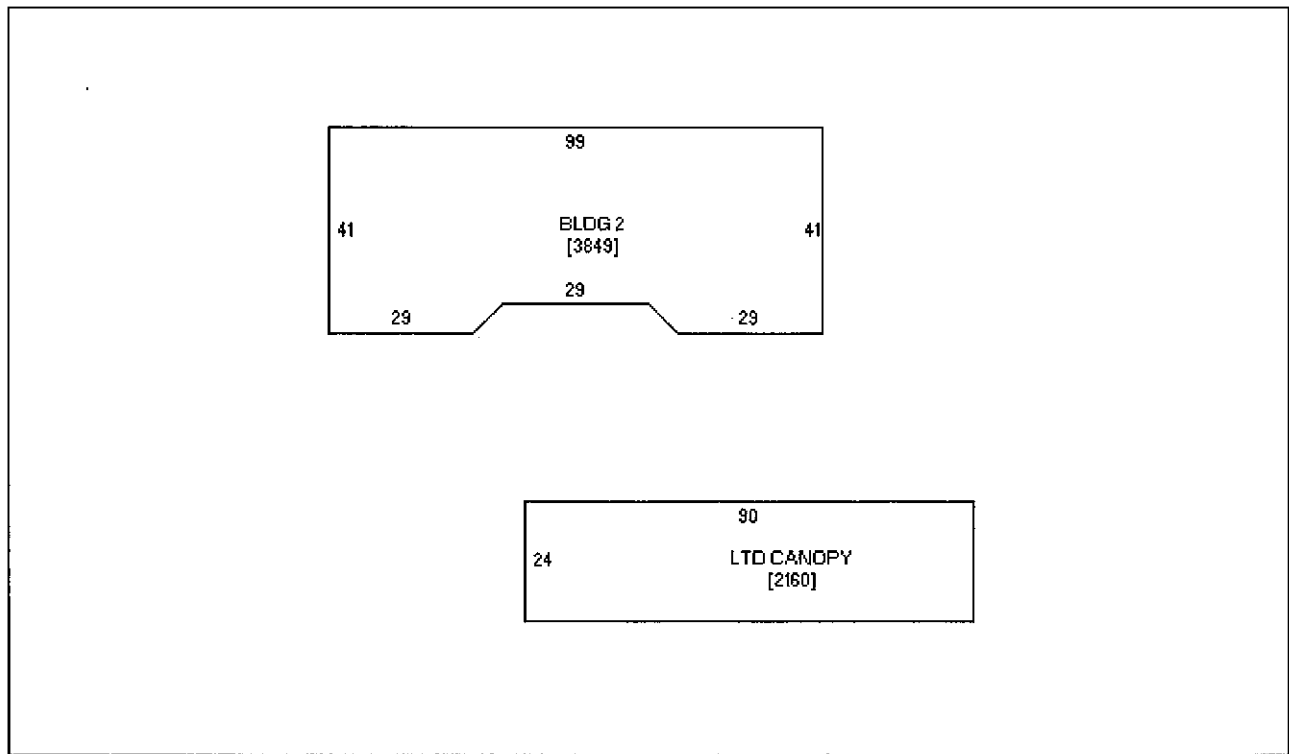
VERTICALS....Ext Wall: Vinyl - Frame
 Brick Veneer
 Int Wall: Drywall or Equiv.
 Windows: Comm. Steel Sash

HORIZONTALS..Roof: Rubber Membrane/Wood
 Ceiling: Unfinished
 Drywall
 Struc Floor: Concrete
 Floor Cover: Ceramic
 Partitions: Incl. w / Base
 Framing: Wood - Average
 HVAC: Combination FHA - AC

PLUMBING.....Toilet Room (2)
 Stainless Stl Sinks-(Lounge Type) 3 Tub (1)
 Sink-Kitchen (2)
 Urinal - Wall (1)

BLDG EXTRAS..1 Cold Storage: 147 SF, Freezer, 32 SFSA Door, No Door
 1 Cold Storage: 444 SF, Cooler, 32 SFSA Door, No Door

YARD EXTRAS..Paving - Concrete 25,500 SF, Concrete Parking Lots
 Tank - Underground Fiberglass - Double Wall, 10,000 Gal, 3 Pump Stations
 Canopy - Lighted 2,160 SF, Steel
 Tank - Underground Fiberglass Multi-compt - Double Wall, 12,000 Gal, 5 Pump Stations

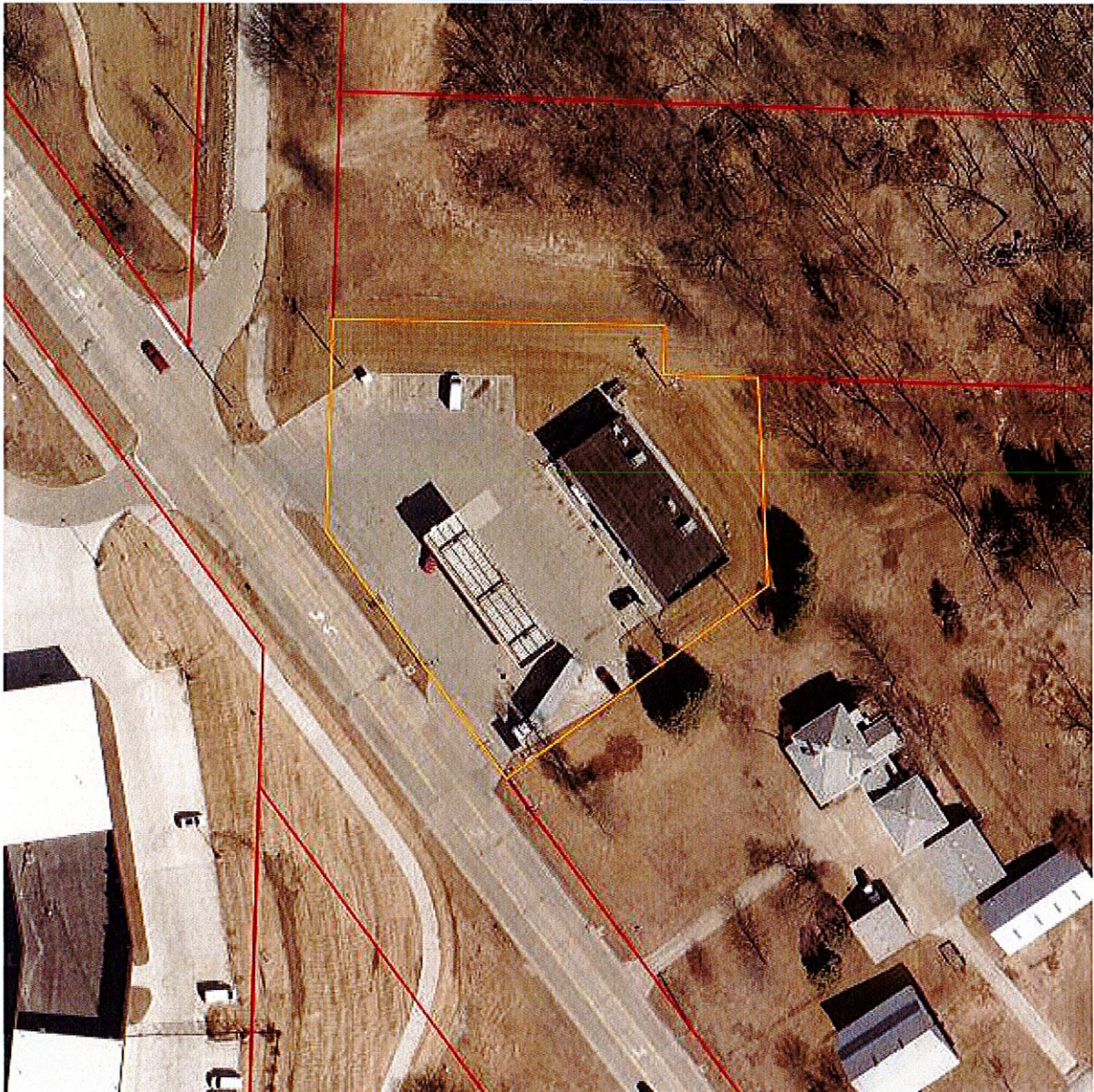


14151 WABASH AVE, TAYLOR OIL COMPANY INC



14151 WABASH AVE, TAYLOR OIL COMPANY INC, 1 06/25/2020

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



600ft x 600ft

Scheduled Sessions

**Matt Wyant/Director, Planning
and Development and Pam
Kalstrup/Coordinator, Zoning
and Land Use, Planning and
Development**

**Public Hearing on proposed preliminary plat of
Stoneybrook East Phase 1 and 2, a subdivision situated in
Lewis Township; and to approve and authorize the Board
to sign Planning and Zoning Resolution No. 2023-01.**

RECORDER'S COVER SHEET

Prepared by:

Pottawattamie County Office of Planning and Development
223 South 6th Street, Suite 4
Council Bluffs, IA 51501-4245
(712) 328-5792

Return Document to:

Pottawattamie County Office of Planning and Development
223 South 6th Street, Suite 4
Council Bluffs, IA 51501-4245
(712) 328-5792

Document Title:

Pottawattamie County
Planning and Zoning Resolution #2023-01

**PLANNING AND ZONING
RESOLUTION NO. 2023-01**

WHEREAS, the proposed preliminary plat and supporting documents for **Stoneybrook East Phase 1 and 2**, a subdivision situated in **Lewis Township**, has been filed with the Pottawattamie County Planning and Zoning Commission for its study and recommendation under **Case #SUB-2023-01**; and

WHEREAS, said Commission conducted a public hearing on **July 17, 2023**, in accordance with Chapter 9.04 of the Pottawattamie County, Iowa, Code and Chapter 354, Code of Iowa, and has given all parties an opportunity to be heard; and

WHEREAS, after careful study and being thoroughly familiar with the involved real estate and the surrounding area, said Commission has submitted its written recommendation to this Board to approve the preliminary plat; and

WHEREAS, this Board conducted a public hearing on **August 29, 2023** in accordance with the above-noted Ordinance and Statute, and has examined the proposed preliminary plat; and

WHEREAS, after careful study, and due consideration this Board has determined that the proposed preliminary plat conforms to the requirements of Chapter 9.01-9.30. Subdivision Ordinance of the Pottawattamie County, Iowa, Code; the Pottawattamie County, Iowa, Land Use Plan and Chapter 354, Code of Iowa, and has deemed it to be in the best interest of Pottawattamie County, Iowa, to concur with the County's Planning and Zoning Commission's recommendation:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF POTTAWATTAMIE COUNTY, IOWA: That the proposed preliminary plat of **Stoneybrook East Phase 1 and 2**, be, and the same is hereby approved as the preliminary plat of said subdivision.

Provided however, that this Resolution shall not be construed as being a final acceptance or approval of said Plat with the meaning of Chapter 9.01-9.30, Subdivision Ordinance, of the Pottawattamie County, Iowa, Code and Chapter 354, Code of Iowa; that after completion of all improvements and satisfaction of all requirements for final plats required by the State and County Ordinances and this Resolution, the final plat shall be submitted to this Board for its consideration.

PASSED AND APPROVED August 29, 2023.

	AYE	ROLL NAY	CALL ABSTAIN	VOTE ABSENT
_____ Brian Shea, Chairman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Scott Belt	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Susan Miller	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Tim Wichman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Jeff Jorgensen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Attest: _____
Melvyn Houser, County Auditor
Pottawattamie County, Iowa

RECORD: After Passage

TO: Board of Supervisors
FROM: Matt Wyant
DATE: August 10, 2023

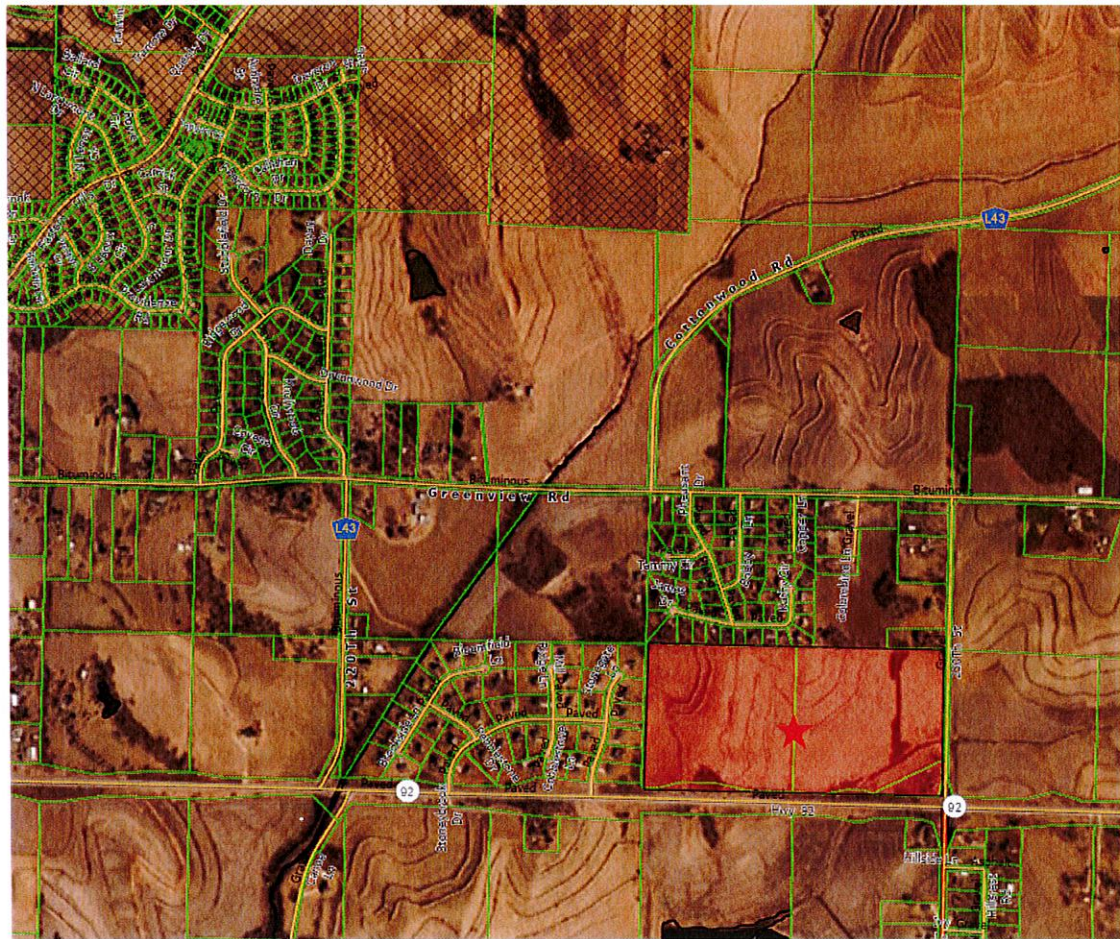
RE: Case #SUB-2023-01

REQUEST: Preliminary plat approval of Stoneybrook East Phase 1 and 2.

LOCATION: Lewis Township

LEGAL DESCRIPTION: 2-74-43 SW SE EXC HWY and 2-74-43 SE SE EXC HWY & EXC COMM 44'N 55'W OF SE COR W577' NE669' S162' SW151' TO POB

The subject properties are located approximately .60 miles south of the city limits of Council Bluffs on Hwy 92.



PROPERTY OWNER: Robert J and Jani S Mings

SURVEYOR: Land Surveying Services, Inc.

ENGINEER: Eagle Engineering Group LLC

GENERAL INFORMATION:

The applicant has made this request in order to allow the extension of Stoneybrook Subdivision. Phase 1 consists of 12 lots and Phase 2 consists of 15 lots. Phase 1 will have access from a proposed concrete road that will be constructed in and off an existing out lot that was platted with the original subdivision. A cul de sac road is also proposed. On March 14, 2023, the Board of Supervisors voted to fund the street infrastructure up to \$420,000. Legal counsel is currently drafting a Development Agreement.

SITE REVIEW:

The parcels consist of 70.3. These parcels are currently undeveloped.



ZONING:

The subject property is currently located in a Class R-2 (Urban Transitional) District.

8.020.010 INTENT: The Class R-2 District is intended to provide for single-family residential areas at suburban densities. It is intended that this district shall provide residential areas which combines certain of the advantages of both urban and rural locations by limiting the concentration of development and by permitting limited number of animals to be kept on the premises. (Ordinance #2007-01/03-09-07)

Subsection 8.020.020.04 of the Pottawattamie County, Iowa, Code, lists "Platted major subdivisions for single-family dwellings, when located on a hard surfaced street, as a permitted principal use in the Class R-2 District.

The minimum standards for the R-2 District with individual septic systems and wells are as follows:

	<u>Minimum</u>
Lot Size	2.0 Acres
Lot Width	175'
Lot Depth	300'

It appears that the proposed lot sizes, lot widths and lot depths conform to the minimums.

OTHER AGENICES COMMENTS: A copy of the preliminary plat has been forwarded to the following agencies.

Pottawattamie County Engineer (no comment received)
Lewis Central School District (no comment received)
Lewis Township Fire & Rescue (no comment received)
Pottawattamie County Sheriff (no comment)

LAND USE PLAN: In 2015 the County Comprehensive Plan 2030 was adopted. That Plan designates the Future Land Use of the subject property as Urban Transitional.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the majority of the property as being in a Zone X-Areas of minimum flooding.

COMMISSION

RECOMMENDATION: On July 17, 2023 the Planning Commission conducted their public hearing on this request and made the following recommendation:

to recommend that the request of Robert – Jani Mings Preliminary plat approval of Stoneybrook East Phase 1 and 2, as filed under Case #SUB-2023-01, be **approved by the Board of Supervisors**.

Motion by: Larson.
Second by: Schultz.
Vote: Ayes –Larson, Leaders, Schultz. Motion Carried.



EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803 Omaha, Nebraska 68144
(402) 399-0227 | www.eagleengineeringgroup.com

March 23, 2023

Re: Stoneybrook East
Statement of Manner finance proposed Improvements
Pottawattamie County, Iowa
EEG #22-83

The Applicant and Owner of the property intends to work with Pottawattamie County to share in the costs of the proposed street paving. The overlot grading will be completed privately.



EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803 Omaha, Nebraska 68144
(402) 399-0227 | www.eagleengineeringgroup.com

March 23, 2023

Re: Stoneybrook East
Statement of Infrastructure
Pottawattamie County, Iowa
EEG #22-83

Water supply

All lots will be served by private on-site wells.

Sanitary sewage treatment

All lots will be served by private on-site wastewater and disposal systems (septic) on the site. Prior to final plat of Phase 1, the Developer team will complete soil boring tests and percolation tests within the boundaries of the development to ensure the location is acceptable.

Lots have adequate area to two on-site systems. In the event that the initial system fails, the lot has acceptable area for a second backup system.

Disposal of storm water

All stormwater runoff from the development will be conveyed to the natural, historic drainage locations. The proposed development will have an increase of impervious coverage but the runoff from the site will be reduced by converting a portion of the site from terraced row crop to turf grass lawns to provide infiltration and un-connected impervious conveyance to the impact points.



EAGLE ENGINEERING GROUP

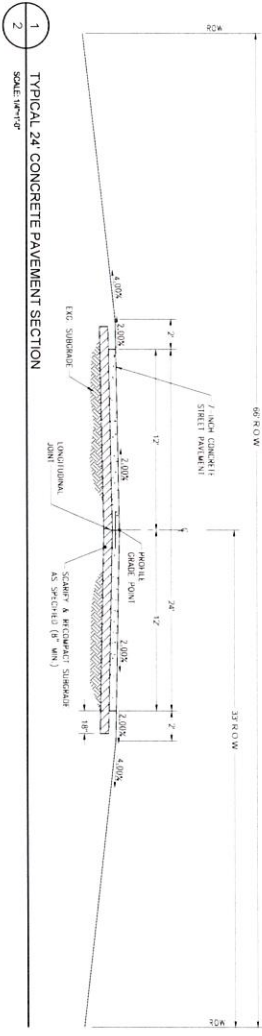
12100 West Center Road, Suite 803 Omaha, Nebraska 68144
(402) 399-0227 | www.eagleengineeringgroup.com

March 23, 2023

Re: Stoneybrook East
Statement of General Nature and Type Improvements
Pottawattamie County, Iowa
EEG #22-83

The Applicant and Owner of the property intends to create 27 single family residential estate acreage lots. The Applicant and Owner would continue a similar style of development from Stoneybrook into the proposed Stoneybrook East development. The lots and house will be valued between \$600,000-\$800,000 range.

The project timeline is gain preliminary plat approval from Planning Commission in April and County Board in May with intentions of completing the overlot grading in late September and street paving in October. The remaining electrical, gas, and communications would be installed after the completion of the public improvements. The Applicant and Owner intends to have the first phase of lots ready for building construction in early 2024.



1
2

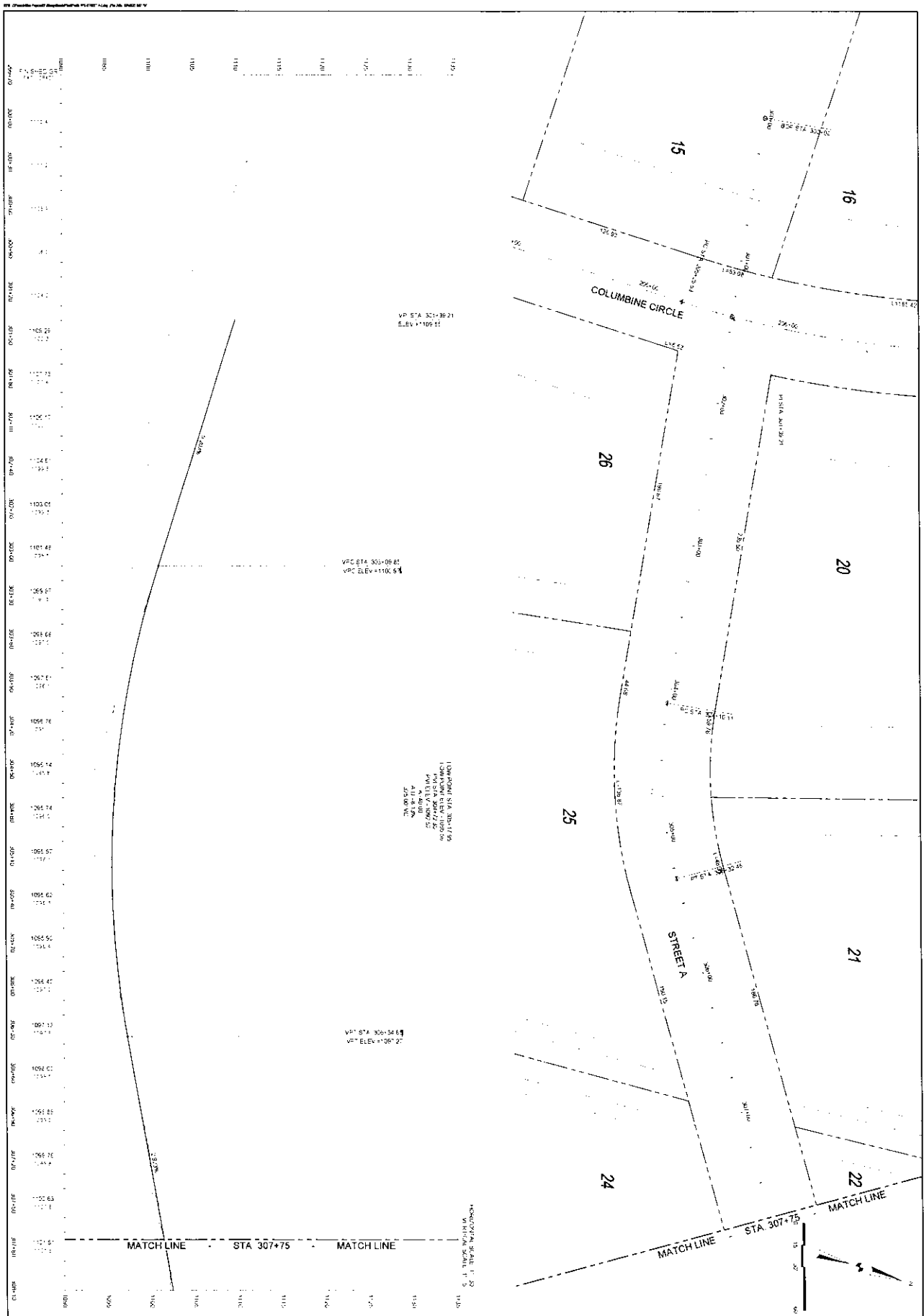
TYPICAL 24' CONCRETE PAVEMENT SECTION
SCALE: 1/4\"/>

Project	Stoney Brook East
Location	Pottawattamie County, Iowa
Date	March 2013
Scale	1/4\"/>
Sheet	2 of 2



EAGLE ENGINEERING GROUP
 12100 West Center Road, Suite 803
 Omaha, Nebraska 68144

NO.	DATE	REVISION

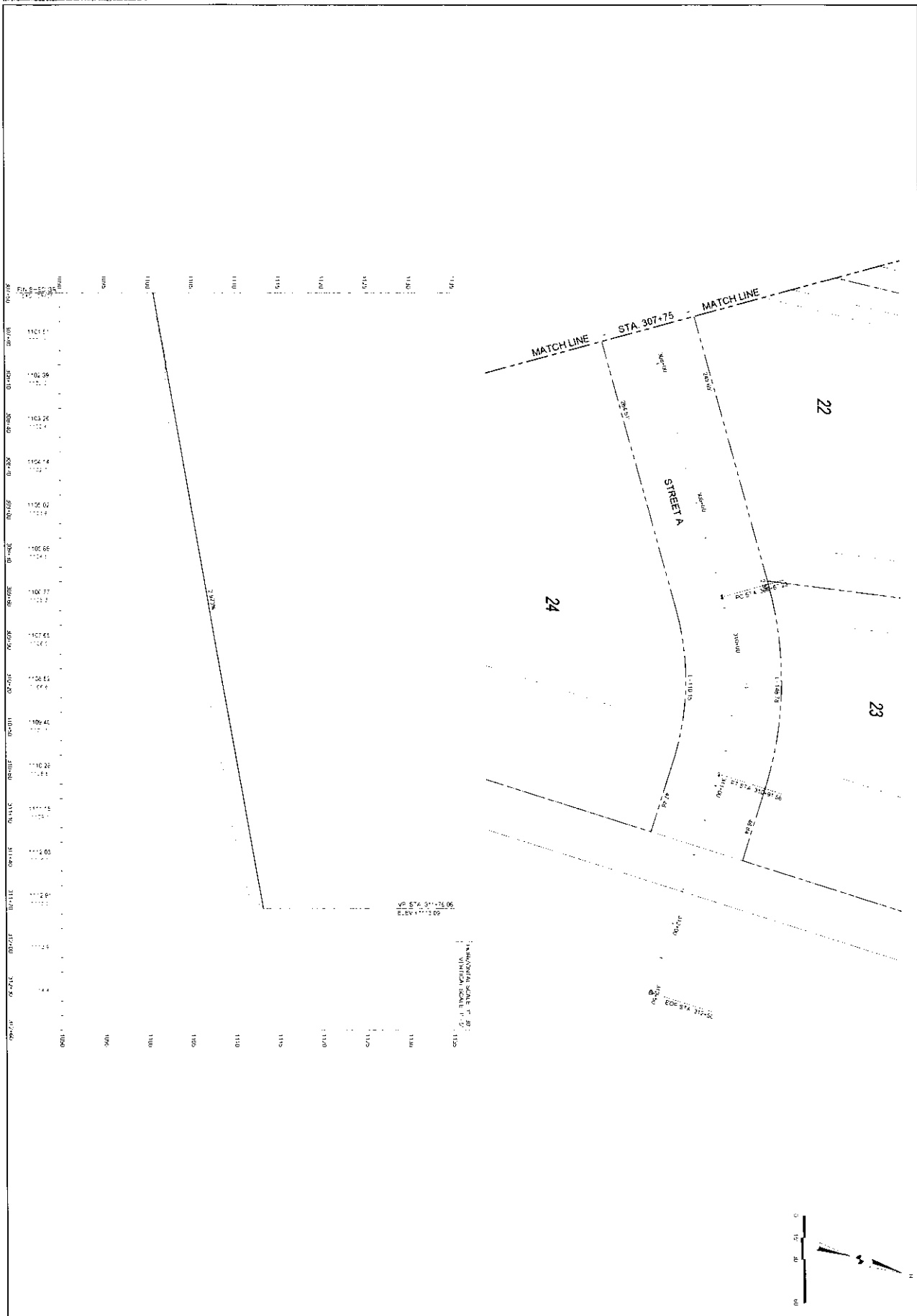


Stoney Brook
 East
 Pottawattamie County Iowa
 Street A
 Plan & Profile

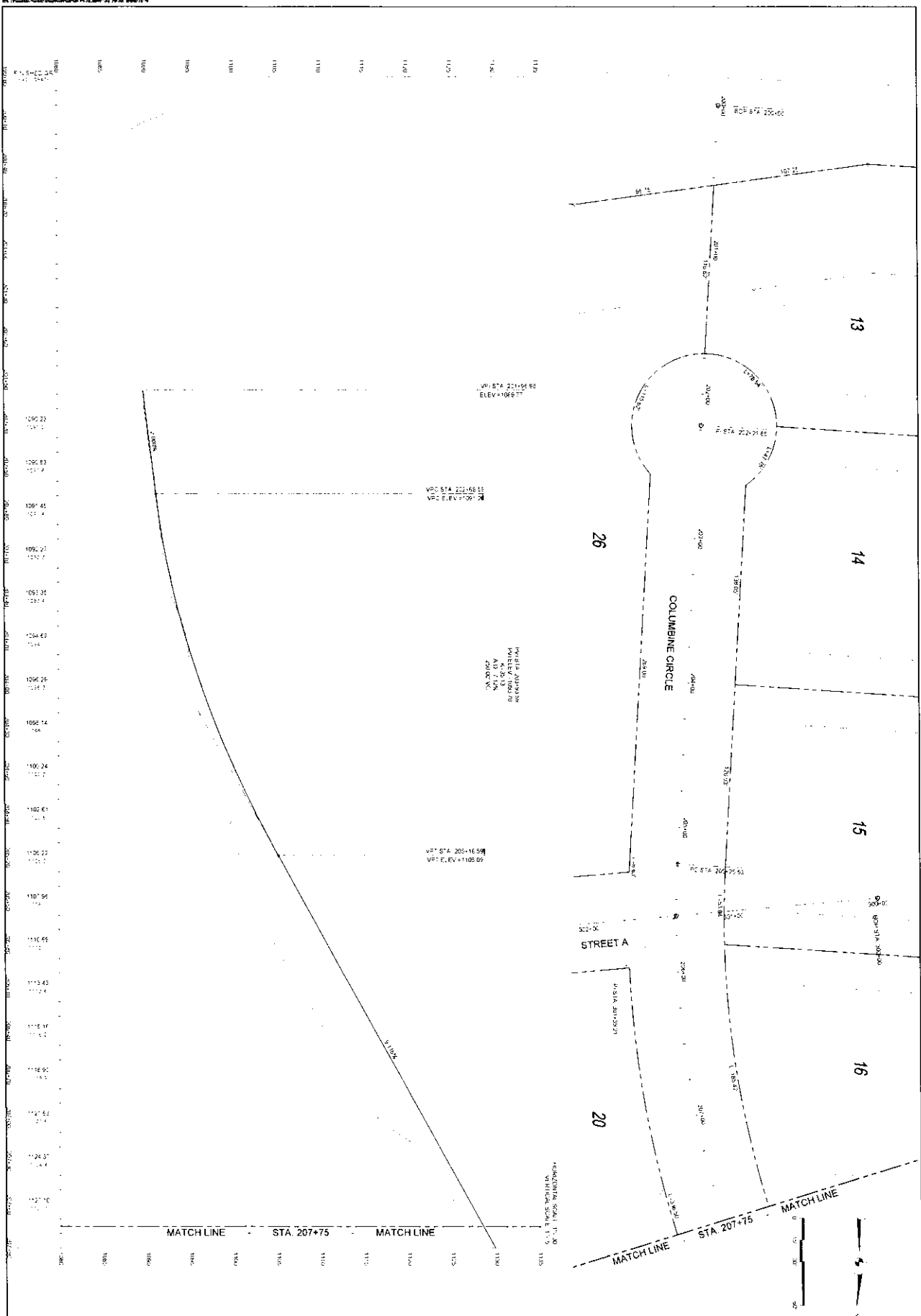


EAGLE ENGINEERING GROUP
 12100 WEST CENTER ROAD, SUITE 603
 OMAHA, NEBRASKA 68144

1 of 2



<p>2 of 2</p>	<p>Stoney Brook East Polk County Iowa</p>	<p>EAGLE ENGINEERING GROUP 12100 WEST CENTER ROAD SUITE 803 OMAHA, NEBRASKA 68144</p>	
	<p>Street A Plan & Profile</p>		

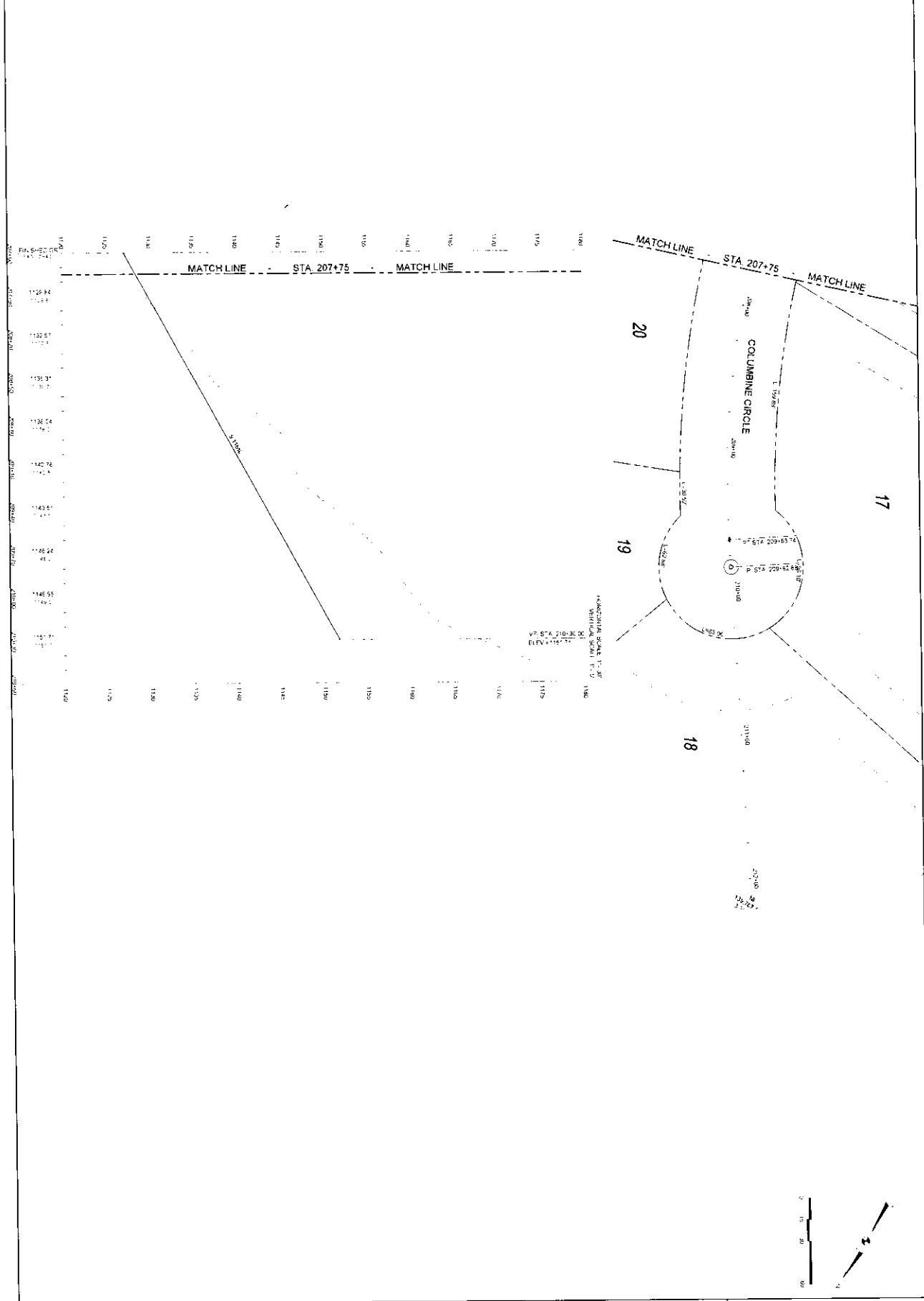


Stoney Brook
 East
 Pottawattamie County Iowa
 Columbine Circle
 Plan & Profile



EAGLE ENGINEERING GROUP
 12100 WEST CENTER ROAD, SUITE 803
 OMAHA, NEBRASKA 68144

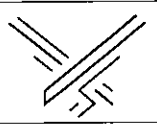
1 of 2



2 of 2

Stoney Brook
East
Pottawattamie County Iowa

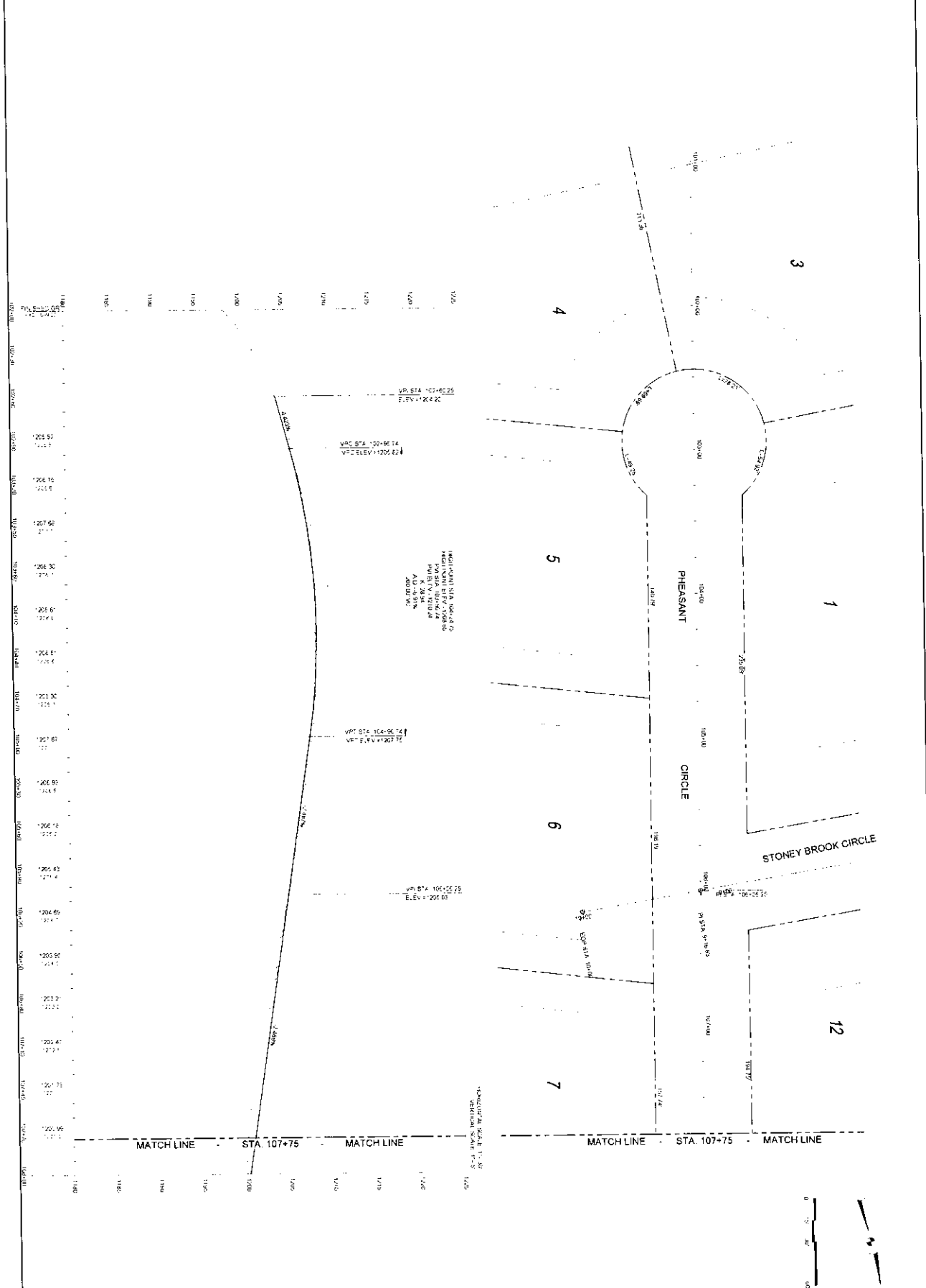
Columbine Circle
Plan & Profile



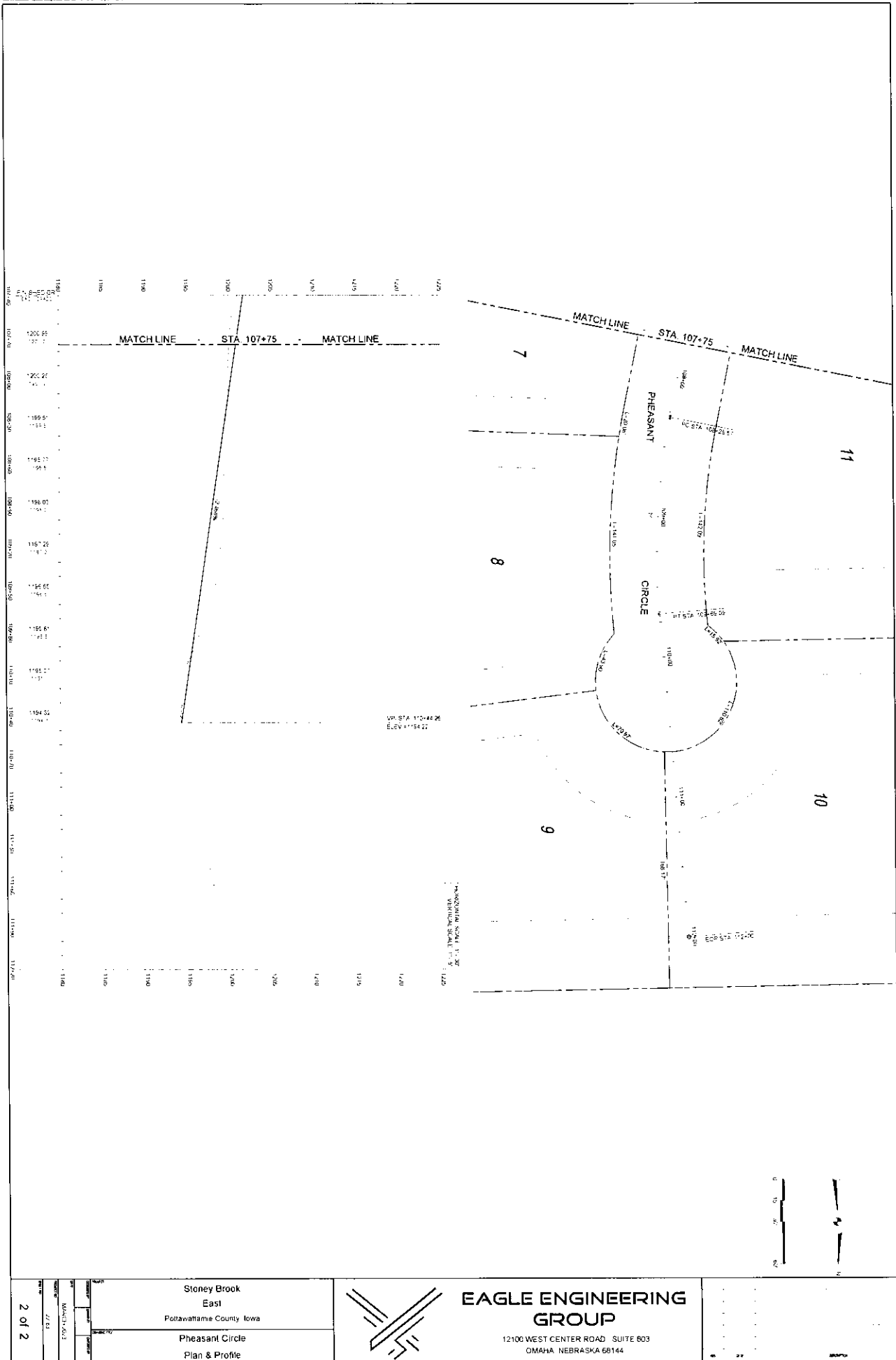
EAGLE ENGINEERING GROUP

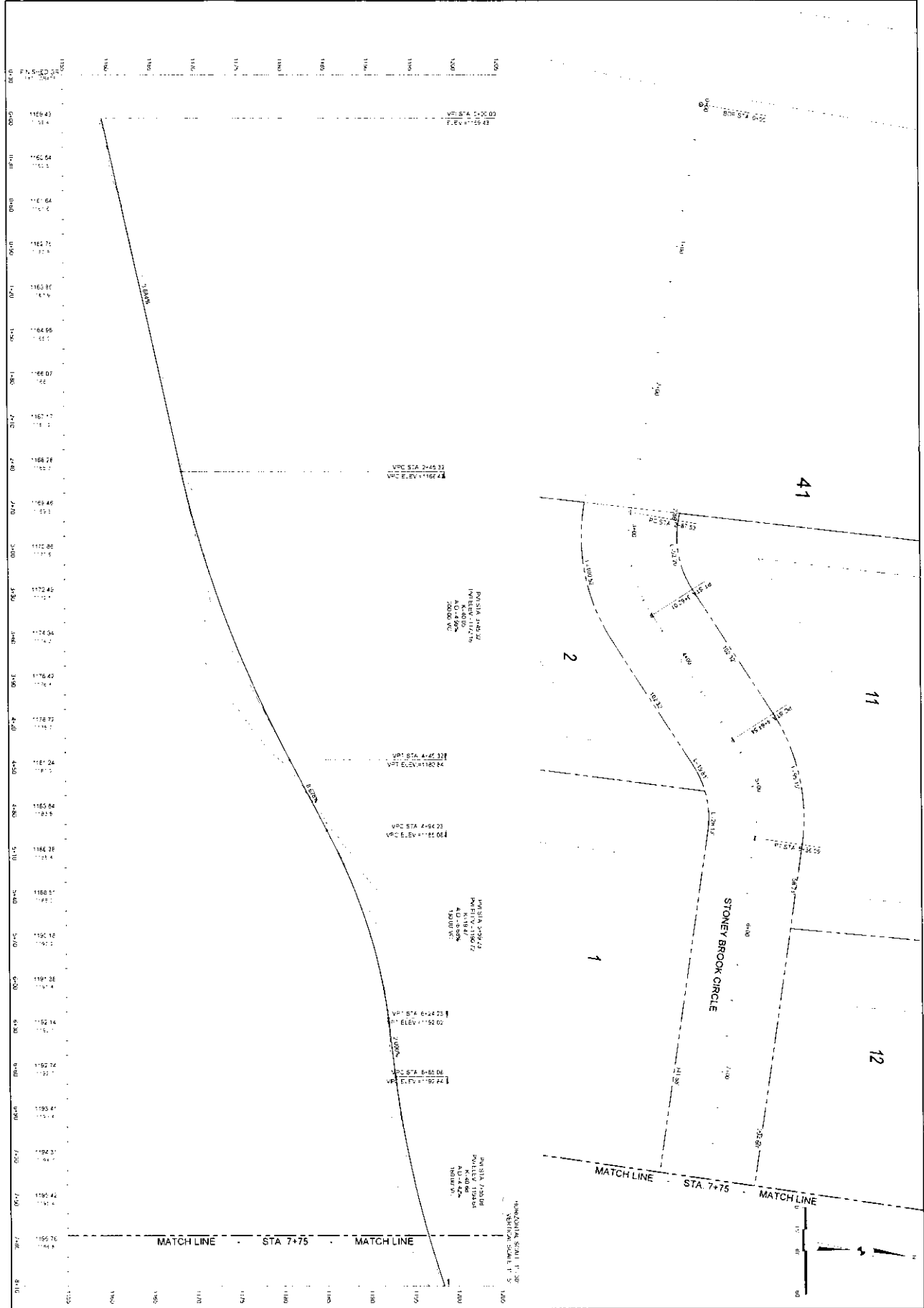
12100 WEST CENTER ROAD SUITE 803
OMAHA, NEBRASKA 68144

DATE	DESCRIPTION

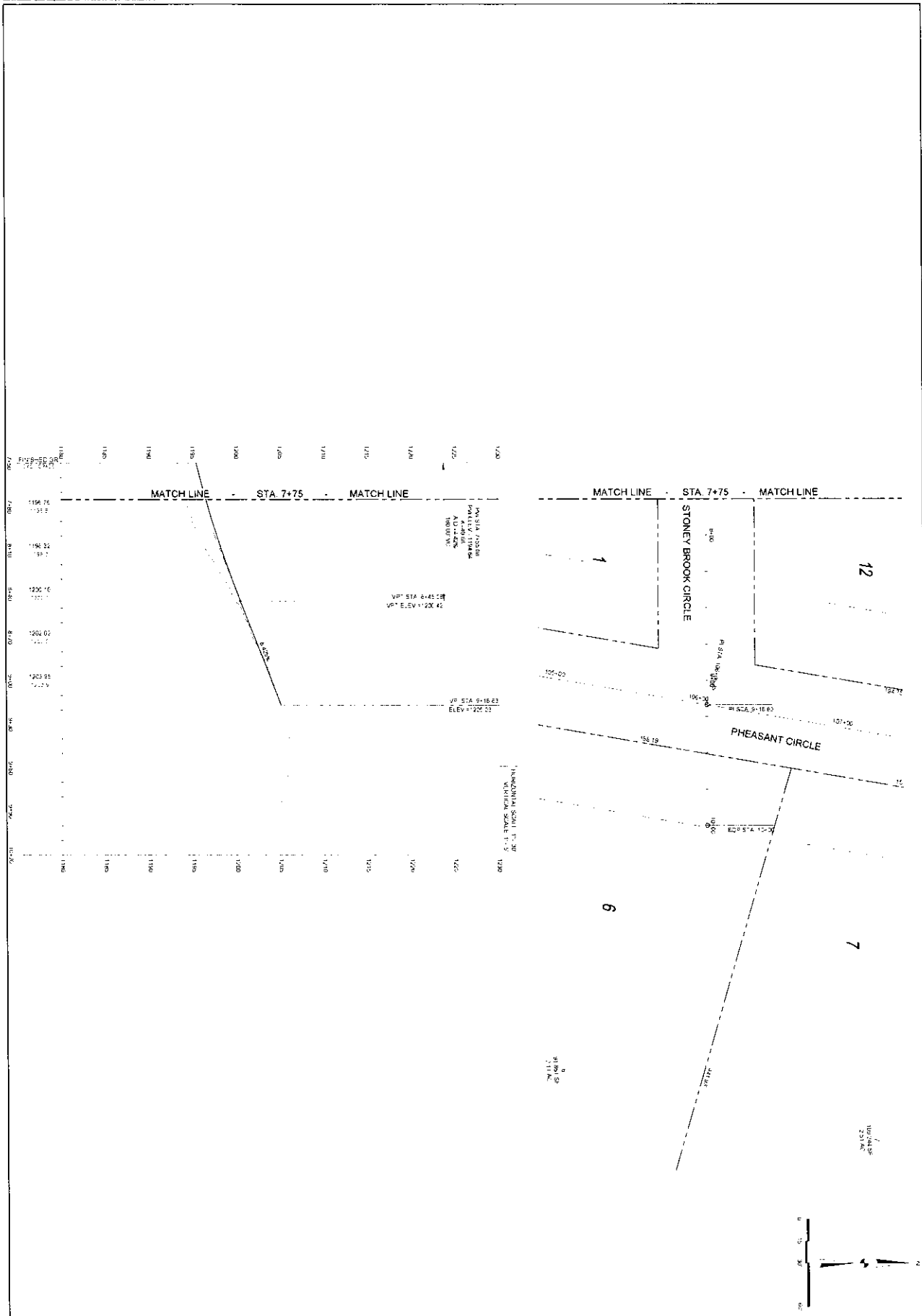


<p>Soney Brook East Pottawattamie County Iowa</p> <p>Pheasant Circle Plan & Profile</p>		<p>EAGLE ENGINEERING GROUP</p> <p>12100 WEST CENTER ROAD, SUITE 803 OMAHA, NEBRASKA 68144</p>
<p>1 of 2</p>		



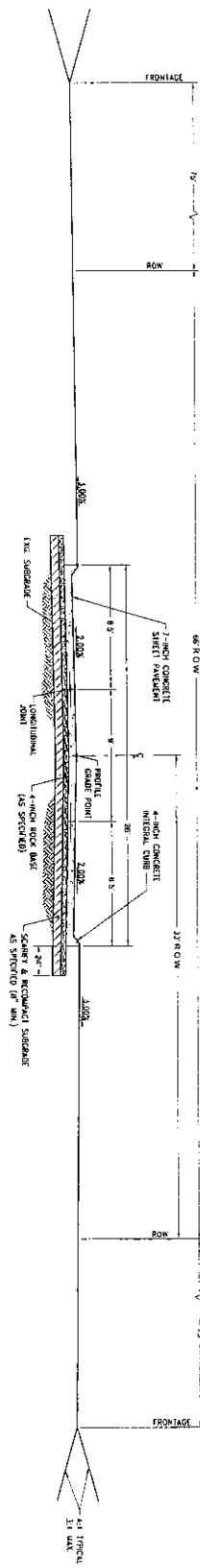


<p>1 of 2</p>	<p>STONEY BROOK EAST POTTAWATTAMIE COUNTY IOWA STONEY BROOK CIRCLE Plan & Profile</p>	<p>EAGLE ENGINEERING GROUP 12100 WEST CENTER ROAD SUITE 803 OMAHA, NEBRASKA 68144</p>	
	<p>DATE: 11/20/17</p>		



1
2

TYPICAL 28' CONCRETE PAVEMENT SECTION
Spall Repair



Stoneybrook East Subdivision Restrictive Covenants

In order to provide for the proper development of Stoneybrook East Subdivision, and each and every lot therein, to protect the owners of such lots, and to insure the future value, beauty, and use of Stoneybrook East Subdivision, the undersigned hereby subject of which is for the benefit of such subdivision and each lot therein and for the owners of each lot. These conditions, restrictions and limitations shall insure to the benefit of and pass with the title of each lot and bind the successors in title as the owners of such lots. Each lot shall be held, transferred, sold and conveyed subject to such conditions, restrictions and limitations, which shall be considered a part of the language of each instrument conveying, transferring of, passing any interest in or to any lot incorporated therein.

Therefore, it is hereby mutually agreed:

- (a) All lots described herein shall be used solely as residential lots, and no structure shall be erected on any residential building lot other than single-family dwellings.
- (b) No residential building lot shall be resubdivided into building lots.
- (c) No building shall be moved onto any lot, and all houses shall be of original construction and of a permanent structure.
- (d) No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereupon which may be or become an annoyance or nuisance to any other lot owner or the neighborhood.
- (e) No fence, hedge, or boundary wall shall be permitted without written approval of the developer.
- (f) No outbuilding of any type shall be placed on said lot without written approval of the developer. The developer shall not allow said outbuildings unless the same tend to add to the neighborhood as a whole.
- (g) No vehicles, including but not limited to trailers, buses, campers, motor homes, recreational vehicles, boats, trucks or commercial vehicles shall be stored on said property in excess of 24 hours outside of a garage. All said vehicles shall be parked, maintained or stored inside the residence or other outbuilding and shall not be parked on the street. It is the intent that all automobiles and vehicles be kept inside an enclosed garage whenever possible. No motorized vehicles shall be operated or kept on any lot other

than in the street or driveways. No all terrain vehicles shall be operated in the entire boundary of Stoneybrook East.

- (h) No incinerator or trash burner shall be allowed on any lot, no fuel tank shall be permitted to remain outside any residence, and except on pick-up days, no garbage or trash shall be permitted outside of any dwelling unless it is screened from view from any adjoining street or lot as shown on the plat.
- (i) All garage doors shall remain closed at all times except when necessary for entry or exit.
- (j) No exterior Christmas lights and/or decorations may be erected or maintained on any lot except during a 60-day period beginning November 15th of each calendar year.
- (k) No animals or poultry of any kind other than (2) household pets shall be kept on any part of the premises and all household pets shall be confined to the owners premises. One dog kennel will be allowed if and only if it is no larger than six feet by twelve feet in size, located on the back side of the residence with no more than five feet between the house and residence and is completely hidden from view. All dog kennels shall be kept clean and odor free. No loud or obnoxious animals shall be permitted.
- (l) No signs, billboards, or any other unsightly objects shall be erected, placed or maintained on any lot. No advertising signs shall be allowed except "For Sale" or "For Rent" may be placed on any lot. No business activities shall be conducted on any lot if the conduct of said business activity will result in an unreasonable increase in the traffic flow within the addition, or the presence of unsightly commercial vehicles within the addition. Notwithstanding the foregoing provisions, this paragraph shall not restrict the business activities, advertising, signs and billboards or the construction and maintenance of structures by the developer, its agents and assigns, during the construction and sale period of this addition.
- (m) It is further understood and agreed that the grantor will use discretion in the sale of lots to maintain a high standard of ownership.
- (n) The titleholder of each lot shall keep his lot or lots free of weeds and debris and maintain the exterior of their residence so that it is appealing to other property owners.

- (o) Unused vehicles or equipment shall be removed from the premises and no lot shall be used for the purpose of selling, leasing, showing, or repairing vehicles or equipment for commercial purposes.
- (p) No B.B. or pellet guns shall be discharged within the subdivision.
- (q) All pools and hot tubs shall be fenced. All pools and hot tubs shall be clean and maintained in operable condition.
- (r) All basketball goals shall be freestanding and not attached to the residence. All basketball goals shall be consistent with the standard designs and materials to be selected by the developer or its designee. All backboards shall be clear or white and made of fiberglass, plastic, or other approved materials. All poles shall be an earth tone color and one-piece construction. There shall be no more than one basketball goal per lot. The location of each goal shall be approved by the developer or its designee.
- (s) Each lot owner under these covenants has the right to enforcement thereof. The grantor has no duty or obligation to enforce these covenants and is not obligated to do so.
- (t) Invalidation of any one of these covenants by decree or order of any Court shall in no way effect the validity of any of the other provisions, which shall remain in full force and effect.
- (u) These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2050, at which time said covenants and restrictions herein shall terminate.
- (u) A perpetual easement is reserved for utility installation, maintenance and drainage over the rear ten feet and side five feet of each lot, or as specified on the final plat.

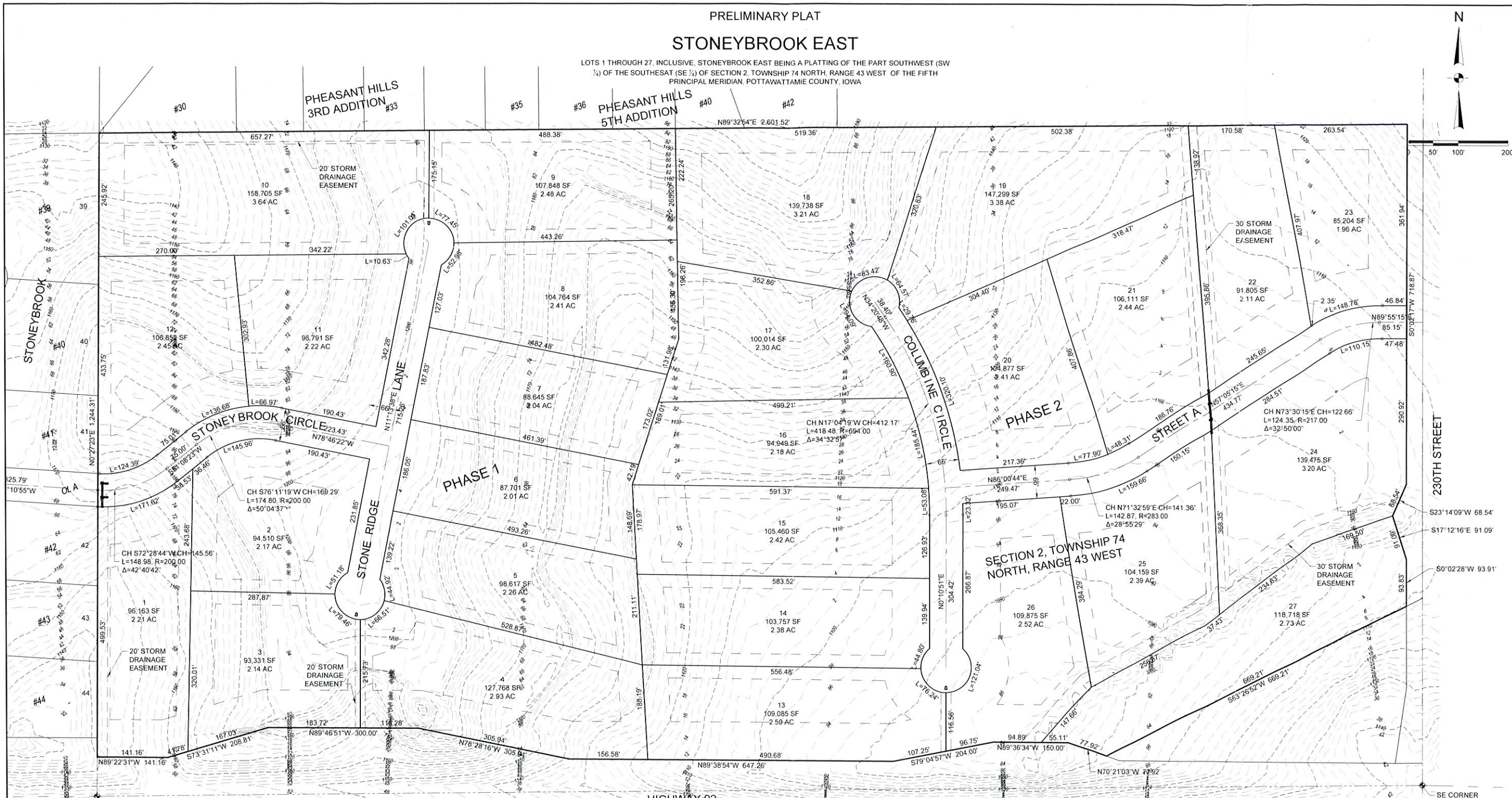
Grantors further represent that said subdivision is with their fee consent and in accordance with the desires of the undersigned owners and grantors. This ___ day of June, 2023.

Jani S. Mings

Robert J. Mings

PRELIMINARY PLAT
STONEBROOK EAST

LOTS 1 THROUGH 27, INCLUSIVE, STONEYBROOK EAST BEING A PLATTING OF THE PART SOUTHWEST (SW 1/4) OF THE SOUTHWEST (SE 1/4) OF SECTION 2, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA



OWNER
 ROBERT J. & JANI S. MINGS
 15040 STONEGATE LANE
 COUNCIL BLUFFS, IOWA 51503

ZONING
 EXISTING: R-2
 PROPOSED: R-2
 FRONT YARD SETBACK: 75'
 SIDE YARD SETBACK: 25'
 REAR YARD SETBACK: 50'
 HIGHWAY/COUNTY ROAD SETBACK: 75'

SURVEYOR
 LONNIE R. MARYBERRY
 LAND SURVEYING SERVICES, INC.
 12 NORTH WALNUT STREET
 GLENWOOD, IOWA 51534

ENGINEER
EAGLE ENGINEERING GROUP
 12100 WEST CENTER ROAD, SUITE 803
 OMAHA, NEBRASKA 68144

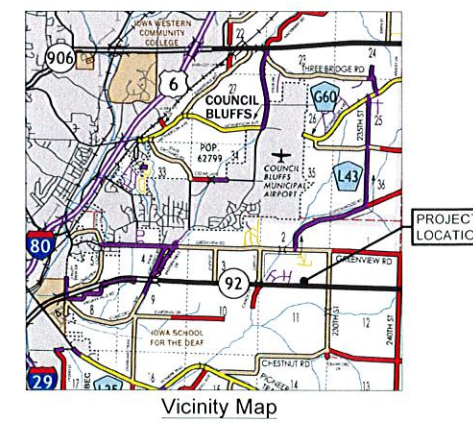
LEGAL DESCRIPTION
 SW 1/4, SE 1/4 OF SECTION 2, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH P.M. POTTAWATTAMIE COUNTY, IOWA, EXCEPT RIGHT OF WAY OF HIGHWAY 92 A NO SUBJECT TO RIGHTS OF WAY TO PUBLIC HIGHWAYS SITUATED IN POTTAWATTAMIE COUNTY, IOWA AND THE SE 1/4 SECTION 2, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH P.M. POTTAWATTAMIE COUNTY, IOWA, EXCEPT HIGHWAY RIGHT OF WAY AND EXCEPT THAT PARCEL OF LAND CONVEYED TO THE STATE OF IOWA FOR ROAD PURPOSES AND USE AS PUBLIC HIGHWAY DESCRIBED AS FOLLOWS
 BEGINNING AT THE SE CORNER OF SECTION 2, TOWNSHIP 74, RANGE 43 THENCE WEST 1325.3 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 2 THENCE NORTH 60.5 FEET, THENCE S88°12' EAST 270.8 FEET, THENCE N79°26'E 204.0 FEET, THENCE S89°15'5"E 150.0 FEET, THENCE S69°58'E 105.9 FEET, THENCE S89°15'5"E EAST 550.0 FEET, THENCE N9°01'E 151.5 FEET, THENCE S89°24'5"E 33.0 FEET, THENCE S0°35'5"W 193.4 FEET TO POINT TO BEGINNING, CONTAINING 1.80 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED ROAD, AND EXCEPT PART OF THE SE 1/4 SECTION 2, TOWNSHIP 74, RANGE 43 DESCRIBED AS FOLLOWS
 COMMENCING AT THE SE CORNER OF SAID SE 1/4 SECTION 2, THENCE NORTH 44.4 FEET, THENCE N89°51'W 55.2 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING ON THE SAME BEARING N89°51'W 550 FEET, THENCE N70°22'W, 27.97 FEET, THENCE N 63°12'30" EAST 669.65 FEET, THENCE SOUTH AND PARALLEL AND 33 FEET WEST OF THE EAST LINE OF SAID SE 1/4 SECTION 2, THENCE S8°20'30"W 151.43 FEET TO THE PLACE OF BEGINNING, SUBJECT TO EASEMENTS OF RECORD AND RIGHT OF WAYS OF PUBLIC ROADS

UTILITY PROVIDER

STREETS	POTTAWATTAMIE COUNTY
POWER	MIDAMERICAN ENERGY
GAS	BLACK HILLS ENERGY
TELEPHONE/CABLE	COX COMMUNICATIONS CENTURYLINK

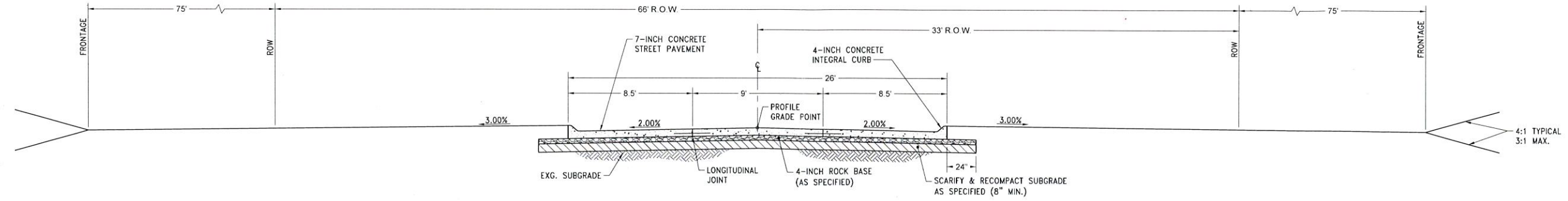
FLOOD ZONE CLASSIFICATION
 THE PLATTED AREA LIES OUTSIDE OF ANY DESIGNATED FLOOD ZONES PER THE POTTAWATTAMIE COUNTY, IOWA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 19155C0582F DATED APRIL 16, 2013

- NOTES**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL
 - ALL DISTANCES ARE SHOWN IN DECIMAL FEET
 - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES
 - EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND THAT THEY ARE NOT BEING REDEDICATED
 - NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED TO HIGHWAY 92 OR 230TH STREET



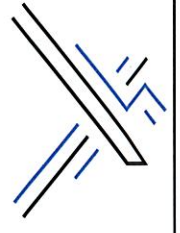
EAGLE ENGINEERING GROUP
 12100 West Center Road, Suite 803
 Omaha, Nebraska 68144

DESIGNED BY	EJC	DRAWN BY	EJC	CHECKED BY	GEF
DATE	MARCH 2023				
PROJECT NO.	22-83				
SHEET NO.	1 of 2				



1
2
TYPICAL 26' CONCRETE PAVEMENT SECTION
SCALE: 1/4"=1'-0"

EAGLE ENGINEERING GROUP
 12100 West Center Road, Suite 803
 Omaha, Nebraska 68144



Stoneybrook East
 Highway 92 & 230th Street
 Pottawattamie County, Iowa
 Typical Pavement Section

DESIGNED BY EJC	DRAWN BY EJC	CHECKED BY GEP
DATE MARCH 2023		
PROJECT NO. 22-83		
SHEET NO. 2 of 2		

PTG - P:\Projects\2022\22-83\Drawings\22-83-11-11.dwg, 5/13/2023 10:11 AM

**Matt Wyant/Director, Planning
and Development and Pam
Kalstrup/Coordinator, Zoning
and Land Use, Planning and
Development**

**Public Hearing on Case #MIS-2023-01 to amend the
Pottawattamie County 2030 Comprehensive Plan by
adopting and incorporating the Joint City-County Land
Use Study and the associated 28E two- mile limit
agreement between the City of Council Bluffs and
Pottawattamie County.**

County Planning Commission

Department: Pottawattamie County Planning Department CASE # #MIS-2023-01	Resolution No.:	Planning Commission: 8/21/2023
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Subject/Title

Request: Amend the Pottawattamie County 2030 Comprehensive Plan by adopting and incorporating the Joint City-County Land Use Study and the associated 28E two-mile limit agreement between the City of Council Bluffs and Pottawattamie County.

Background/Discussion

Chapter 354.9 of the Code of Iowa (2023) allows the City of Council Bluffs to establish an extra- territorial area within two miles of the City’s municipal boundaries for the purpose of reviewing and approving subdivisions. This Chapter further grants the City the authority to require that subdivisions within the two-mile area adhere to the City’s subdivision standards and conditions, unless an alternative set of standards and conditions are created via a 28E agreement between the City and Pottawattamie County.

Chapter 28E of the Code of Iowa (2023) enables two or more local governments to enter into agreements to cooperate for their mutual advantage. In December 1995, the City and Pottawattamie County adopted a *Two-Mile Limit Area Policy Agreement* which identified and defined the administrative policies and responsibility for development regarding subdivisions, zoning, and annexation within two-miles of the City’s municipal boundary. The agreement was later amended in March 1998, November 1999, June 2002, June 2005, August 2005, September 2007, and March 2010. The last 28E agreement amendment implemented a new growth service area map that was adopted by the City and County in February 2010 (see Attachment A). The new map created four service area designations (City Service Area 1, City Service Area 2, County Service Area 1, and County Service Area 2) and was accompanied by a set of goals, policies, and implementation strategies for guiding development within the two-mile area.

Below is a description of each service area adopted as part of the 2010 amendment:

- City Service Area I – Development served by municipal utilities, which are constructed to City subdivision and design standards. Annexation is required. The County will approve zoning requests, not involving annexation.
- City Service Area II – Developed served by municipal waste and septic systems or common sewage treatment plants, which are constructed to City subdivision and design standards. Annexation is required. The County will approve zoning requests, not involving annexation.
- County Service Area I – Development served by municipal water and septic systems or common sewage treatment plants. Location of these properties is such that they are beyond a reasonable expectation of future annexation by the City. All zoning requests will be reviewed and approved by the County. County subdivision and design standards will be applied to regulate development.
- County Service Area II – Development served by a combination of public/common water systems or individual private wells and septic systems or common sewage treat plants. Location of these properties is such that they are beyond a reasonable expectation of future annexation by the City.

All zoning requests will be reviewed and approved by the County. County subdivision and design standards will be applied to regulate development.

In 2020, the City and County mutually agreed that a new joint land use study and associated 28E agreement was needed to address current and future growth needs within the two-mile limit of Council Bluffs. As part of the study, the City and County sought to create new goals, policies, and implementation strategies to allow orderly and efficient growth within the two-mile limit area of Council Bluffs, and to provide the ability for development to occur in a non-haphazard manner and which does not preclude the City from making major infrastructure extensions in the future within the study area.

The proposed Joint City-County Land Use Study and associated 28E agreement (see Attachments B and C) are the embodiment of a cooperative planning effort between the City of Council Bluffs and Pottawattamie County over the last three years. The study evaluated existing land uses, current zoning maps, and the future land use plans as most recently adopted by Pottawattamie County and the City of Council Bluffs within a three-mile area adjacent to Council Bluffs' municipal boundary. The study identified appropriate and desirable land uses while taking into consideration the ability to serve areas with infrastructure, appropriate roadway networks, and natural development constraints within said three mile area. Additionally, the study established a set of mutually agreed upon goals, policies, and implementation strategies to promote orderly growth and efficient development within the two-mile area. The policies also serve to protect and preserve natural resources and environmentally sensitive features, direct development to areas with physical characteristics which can accommodate development, and effectively and economically provide services for future growth and development.

The study was completed by the firm Bolton and Menk and was led by a project steering committee comprised of members from the Council Bluffs Mayor's Office, Council Bluffs Community Development Department, Council Bluffs Public Works Department, Council Bluffs City Planning Commission, Pottawattamie County Board of Supervisors, Pottawattamie County Planning Department, Pottawattamie County Engineering, Council Bluffs Chamber of Commerce, Advance Southwest Iowa Corporation, and Steve Jensen (Planner).

A general overview of the content in each chapter of the study is stated below:

1. Chapter 1: Introduction of Process.

- This chapter provides an overview of the purpose and intent of the joint land use study, identifies the three-mile study area around the perimeter of Council Bluffs' municipal boundary, discusses the current "Two-Mile Limit Policy Agreement" between the City of Council Bluffs and Pottawattamie County, and discusses the various analytical processes that were used to complete the study.

2. Chapter 2: Three-Mile Study Area

- The joint land use study evaluated all parcels within three miles of the Council Bluffs municipal boundary for planning purposes only. This was the desired approach by the steering committee in order to provide guidance on appropriate land use and growth area designations of parcels as the City's municipal boundary expands beyond the two-mile limit area. The policies outlined in Chapter 6: Proposed Land Use Recommendations are only applicable to parcels within the two-mile limit area.
- The entire three mile area consists of 54,417 acres of land. An evaluation of geological/environmental constraints within the three-mile area determined that 18,132 acres (33%) are not

encumbered with steep slopes (12% grade or more), floodplain, open surface water, and/or poor soil suitability and could be developed with a variety of commercial, industrial, and residential uses without any major engineering constraints. The remaining 36,285 acres (67%) contain one or more geological/environmental constraints, as stated above, and would not be as easily developable as the aforementioned less constrained areas.

- Infrastructure such as sanitary sewer, storm sewer, water, electricity, gas, and telecommunications were evaluated within the City of Council Bluffs and the three-mile study area. In general, the City of Council Bluffs has access to necessary utilities and infrastructure to support infill and new growth within their corporate limits. Major infrastructure extensions for sanitary sewer, storm sewer, and water must occur to develop the three mile-study area with a variety of land uses at urban and/or sub-urban densities, which is necessary to support the installation and maintenance costs of said major infrastructure extensions.
- Five specific geographic areas on the periphery of the Council Bluffs municipal boundary were reviewed for development and potential extensions of sanitary sewer service, as follows:
 - a) Area 1: Southlands
 - b) Area 2: South 192nd Street
 - c) Area 3: Highway 92
 - d) Area 4: Highway 6/I-80
 - e) Area 5: Old Lincoln Highway

The result of the analysis identified potential sanitary sewer trunk line extensions within the Indian Creek, Mosquito Creek, and Pony Creek basins that could facilitate new development in the five areas above. A general overview of the cost to provide sanitary sewer to said areas is outlined on Pages 18-22 of the study. A detailed engineer's opinion of probable costs for extending sanitary sewer throughout the Pony Creek Basin is shown on Pages 81-82 of the study.

3. Chapter 3: Council Bluffs Infill Areas

Eight infill areas within the City of Council Bluffs were analyzed based on the characteristics of the property, proximity to and/or location on the transportation network, and the proximity to and/or availability of infrastructure, as stated below. This evaluation resulted in a future land use recommendation for each infill area.

- Area 1: East Manawa Drive
- Area 2: Council Bluffs Country Club
- Area 3: South 192nd Street
- Area 4: Highway 92/Harry Langdon Boulevard
- Area 5: Veterans Memorial Highway (from Gifford Road to Council Pointe Road)
- Area 6: Eastern Hills Drive (from McPherson Avenue to State Orchard Road, and Cedar Lane/Stevens Road extension)
- Area 7: Highway 6 (from Railroad Highway to Hunt Avenue)
- Area 8: Dodge Park Golf Course

The future land use categories identified for each infill area are generally consistent with existing land use terminology used by the Pottawattamie County 2030 Comprehensive Plan. Each land use category is described in detail on Page 26 of the study.

4. Chapter 4: Transportation and Traffic

An assessment of existing transportation networks, traffic/roadway conditions, roadway connectivity, and roadway safety/capacity was conducted to help determine future land uses within the three-mile study area and the eight infill sites within the City. Data sources for this analysis were collected from the City of Council Bluffs, Pottawattamie County, Iowa Department of Transportation (IDOT), and

the Omaha-Council Bluffs Metropolitan Area Planning Agency (MAPA).

5. Chapter 5: Development and Infrastructure Funding Considerations

This chapter discussed the development patterns of Council Bluffs over the last 20 years, and identified local and external funding sources that could assist with costs of infrastructure improvements (i.e., maintenance, repair, and extensions) within the three-mile study area and infill sites. Local funding sources include, but are not limited to, general obligation bonds, local option sales tax funds, tax increment financing, special assessment, self-supported municipal improvements districts (SSMIDs), and recapture agreements. External funding sources include, but are not limited to, private grants, RISE grants, road use tax funds, community development block grants (CDBG), U.S. Department of Transportation - Better Utilizing Investments to Leverage Development (BUILD) grants, and state revolving loan funds. Furthermore, this chapter discussed how infrastructure extensions can become cost prohibitive when development occurs in areas that are not adjacent to other existing development sites and/or infrastructure. This type of scenario is commonly known as “leap frog development”, which typically has high infrastructure related costs that require municipal financial support.

6. Chapter 6: Proposed Land Use Recommendations

This Chapter identifies appropriate future land uses, as well as, proposed new growth service areas and their associated goals/policies/implementation strategies for parcels within the study area. The proposed policies were created by the steering committee to promote orderly and sustainable growth and development within the two-mile limit. The policies also allow opportunities for development to occur with or without immediate annexation depending upon factors such as growth service area designation, existing development pattern, proximity to the City’s municipal boundary, and potential to be served with future urban services (i.e., sanitary sewer, storm sewers, and water).

Additionally, the following definitions were created to provide clarity to terms that are stated throughout the proposed policies:

- A. Development shall mean the subdividing of land for the purpose of providing a buildable lot(s) for any new commercial, industrial, and/or residential land use(s) and/or structure(s);
- B. City development standards shall mean all land development, building, and construction regulations, as specified below:
 - i. Iowa Statewide Urban Design and Specifications (SUDAS), as administered by the Council Bluffs Public Works Department;
 - ii. Title 12: Council Bluffs Fire Code, of the Council Bluffs Municipal Code, as administered by the Council Bluffs Fire Department;
 - iii. Title 13: Buildings and Construction, of the Council Bluffs Municipal Code, as administered by the Council Bluffs Permits and Inspections Division; and
 - iv. Title 14: Subdivisions of the Council Bluffs Municipal Code, as administered by the Council Bluffs Community Development Department;
- C. Homestead parcel split shall be the dividing of a parcel or tract of land that contains one habitable residential unit into two parcels in which the “homestead” parcel (i.e., the parcel retaining the residential unit) contains no more than four acres, and the remainder of the parcel to be split is 20 acres or greater;
- D. Parent parcel shall mean the existing parcel(s) or tract(s) of land, according to the Pottawattamie County Assessor’s Office as of the first adoption date of this study. Parent parcel excludes any lots that are within a platted subdivision that was formally reviewed and approved by the

Pottawattamie County Board of Supervisors as of the first adoption date of this study.

Four new service area classifications were created as part of the study in order to distinguish areas that are/are not a priority for future City growth, as follows:

- A. City Growth Area 1A – *Land located within the three-mile study area that is generally adjacent to City limits and is substantially developed with subdivisions and smaller lots in County jurisdiction and may or may not have access or planned access for services including: water, sanitary sewer, storm sewer, emergency services, electricity, natural gas, communications, and roadways. Property in this area is not expected to be further developed unless assembled into larger development projects and fully served to urban standards. This area is not a priority for future annexation unless it provides a contiguous connection to future development, but may be annexed as subdivision or development of individual sites occur.*
- B. City Growth Area 1B – *Land located within the three-mile study area that is a priority for growth in an urban development pattern. The land is identified as an area having access, or planned access, for services including water, sanitary sewer, storm sewer, emergency services, power, natural gas, communications, and roadways. Areas should be developed to City standards. The area is projected to have access to a roadway network. In many cases this area can be serviced from existing infrastructure with extension and does not require installation of new main service trunk lines. Areas will be annexed and reclassified into the appropriate City zoning district as subdivision or development of individual sites occur.*
- C. City Growth Area II – *Land located within the three-mile study area that lies between areas that will likely be developed to urban densities and areas that will remain rural in character. It is possible that some areas may be serviced to the extent that urban densities could be achieved, but the timing of extension of services is uncertain and a level of development should still be allowed in the transitional time. In specific instances development could occur prior to the extension of services provided an agreement is reached that ensures connection would be made when available. Area should be developed to City standards, such that annexation and absorption into the City is possible in the future as infrastructure arrives and becomes adjacent to City limits. Upon annexation, property would be reclassified into the appropriate City zoning district. This area may also be suitable for transitional areas where some level of development is possible, provided it does not hinder the full development of the parcel at a later date. Development in this growth area shall be served by municipal water service and septic systems or common sewage treatment plants constructed to City subdivision and design standards.*
- D. County Development Area – *Land within the three-mile study area that is not likely to develop beyond rural and agricultural uses as the location of these properties is such that they are beyond a reasonable expectation of future annexation by the City due to difficulty of extending services to an extent that would support urban density patterns. Urban level of services and transportation enhancements area unlikely to occur. It is possible that water service may be available in portions of this area, but sanitation facilities will be by individual septic system. The transportation network varies in characterization from pavement, bituminous and gravel surface, and rural section without curb and gutter.*

Each service area has its own set of goals, policies, and implementation strategies for subdividing land and allowing development to occur in an orderly and efficient manner. Some of the more notable policy changes between the current City-County two-mile agreement and the new agreement include the following:

- Delayed voluntary annexation agreements in situations where development is proposed but cannot be annexed since they are not immediately adjacent to the City's municipal boundary. Said annexation agreements will be recorded with Pottawattamie County and will apply to the current landowners as well as any future successors or assigns;
- Allowing lot line adjustments, which do not create new parcel(s) of land, without annexation in certain areas of the two-mile limit;
- Allowing a 'homestead parcel split', as defined above, so that a property owner or estate can retain an existing habitable residential dwelling and sell the remaining acreage, or vice-versa.
- Establishing minimum acreage requirements for parcel splits, homestead parcel splits, and subdivisions so that development in the two-mile limit area occurs at urban and/or sub-urban densities, which is necessary for funding and maintaining major infrastructure extensions.

The last component of Chapter 6 is a service area matrix that provides guidance for subdivision activity within each growth service area, as stated above. This matrix indicates each type of subdivision action that is allowed, infrastructure and annexation requirements, and the jurisdictional roles of the City of Council Bluffs and Pottawattamie County in each area. A copy of this service area matrix is included with this report as Attachment 'D'

On June 22, 2023, a study session meeting was held between the City/County elected officials, City/County Planning Departments, and City/County Planning Commissions in the Council Bluffs Public Library to discuss the goals, policies, and implementation strategies stated in the joint City-Council Land Use study. The following people attended the meeting:

- City Council: Steve Gorman, Chris Petersen, and Roger Sandau
- City Planning Commission: Doug Rew, Dan VanHouten, Dave Stroebele, Susan Opperman, and Deborah Bass
- Mayor's Office: Mayor Walsh and Brandon Garrett
- Community Development Department: Courtney Harter, Christopher Gibbons, and Moises Monrroy
- Legal Department: Graham Jura

- County Board of Supervisors: Scott Belt, Brian Shea, Jeff Jorgensen, and Tim Wichman
- County Planning Commission: Dolores Silkworth
- County Planning Department: Matt Wyant and Pam Kalstrup

The general consensus amongst the meeting attendees was the proposed goals, policies, and implementation strategies ensure orderly and efficient growth will occur within the two mile limit area of Council Bluffs and provide the ability for development to occur in a non-haphazard manner which does not preclude the City from making major infrastructure extensions within the study area.

The next steps in the process to complete the joint City-County Land Use Study and to implement the study's goals and policies are as follows:

1. City/County adopt the study as part of their respective comprehensive plans and adopt the associated 28E agreement;
2. City/County continue to work together to create a set of unified development standards that will apply to new developments within the two-mile limit area;
3. The City of Council Bluffs will undertake a sanitary sewer study of the two-mile area to determine costs and feasibility of sanitary sewer extensions. The results of the sewer study will be used to re-examine the boundaries of the service areas and make decisions on future land uses within the study area; and

4. City/County coordinate to amend their adopted future land use plans based on the sanitary sewer study findings.

Recommendation

The Planning Department recommends approval of the request to amend the Pottawattamie County 2030 Comprehensive Plan by adopting and incorporating the Joint City-County Land Use Study and associated 28E two-mile limit agreement between the City of Council Bluffs and Pottawattamie County into the document.

Attachments

- Attachment A: 2010 Service Area Map
- Attachment B: Proposed Joint City-County Land Use Study
- Attachment C: Proposed 28E agreement
- Attachment D: Service Area Matrix

Prepared by: Matt Wyant, Planning Director, Pottawattamie County Planning Department

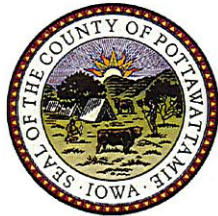
**Matt Wyant/Director, Planning
and Development and Pam
Kalstrup/Coordinator, Zoning
and Land Use, Planning and
Development**

Discussion and/or decision to authorize the board to sign Resolution No. 2023-02, to authorize Board to amend the Pottawattamie County 2030 Comprehensive Plan, specifically by adopting and incorporating the joint city/county land use study.

ATTACHMENT B

JOINT CITY | COUNTY LAND USE STUDY

CITY OF COUNCIL BLUFFS, IOWA
POTTAWATTAMIE COUNTY, IOWA



ACKNOWLEDGMENTS

SPECIAL THANKS TO:

Project Steering Committee
City Staff & Elected Officials
County Staff & Elected Officials

PROJECT STEERING COMMITTEE:

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Scott Belt, Pottawattamie County Board of Supervisors
Matt Cox, P.E., Public Works Director
Brandon Garrett, AICP, Chief of Staff
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Drew Kamp, Council Bluffs Area Chamber of Commerce, President & CEO
Moises Monrroy, Planner
John Rasmussen, P.E., Pottawattamie County Engineer
David Stroebele, City Planning Commission
Matt Walsh, Mayor
Matt Wyant, Pottawattamie County Director of Planning and Development

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TABLE OF CONTENTS

- 1 INTRODUCTION & BACKGROUND** **4**
 - Introduction of Process.....6
 - Project Background.....7
 - Study Approach and Process.....8

- 2 THREE-MILE STUDY AREA** **10**
 - Introduction of Three-Mile Study Area.....12
 - Environmental and Geological Constraints.....13-15
 - Infrastructure.....16-17
 - Potential Expansion Areas.....18-22

- 3 COUNCIL BLUFFS INFILL AREAS** **24**
 - Introduction of Infill Areas.....26
 - East Manawa Drive.....27-28
 - Lakeshore Golf Course.....29-30
 - South 192nd Street.....31-32
 - Highway 92.....33-34
 - Veterans Memorial Highway.....35-36
 - Eastern Hills Drive.....37-38
 - Highway 6.....39-40
 - Dodge Park Golf Course.....41-42

- 4 TRANSPORTATION & TRAFFIC** **44**
 - Transportation and Traffic.....46-47
 - Capacity Calculations.....48
 - Crash Analysis.....49-51
 - High Crash Maps.....52-55
 - Conclusion.....56

- 5 DEVELOPMENT & INFRASTRUCTURE FUNDING CONSIDERATIONS** **58**
 - Historic Development Patterns.....60
 - Funding Instructure.....61
 - Right-Sizing Public Involvement.....62
 - Development Phasing Recommendations.....63

- 6 PROPOSED LAND USE RECOMMENDATIONS** **64**
 - Future Land Use.....66-67
 - Service Areas.....68
 - City Growth Area IA.....69
 - City Growth Area IB.....70-71
 - City Growth Area II.....72-73
 - County Development Area.....74
 - Service Area Matrix.....75

- APPENDIX** **76**
 - Maps and Figures.....78-89

INTRODUCTION & BACKGROUND

1

INTRODUCTION OF PROCESS

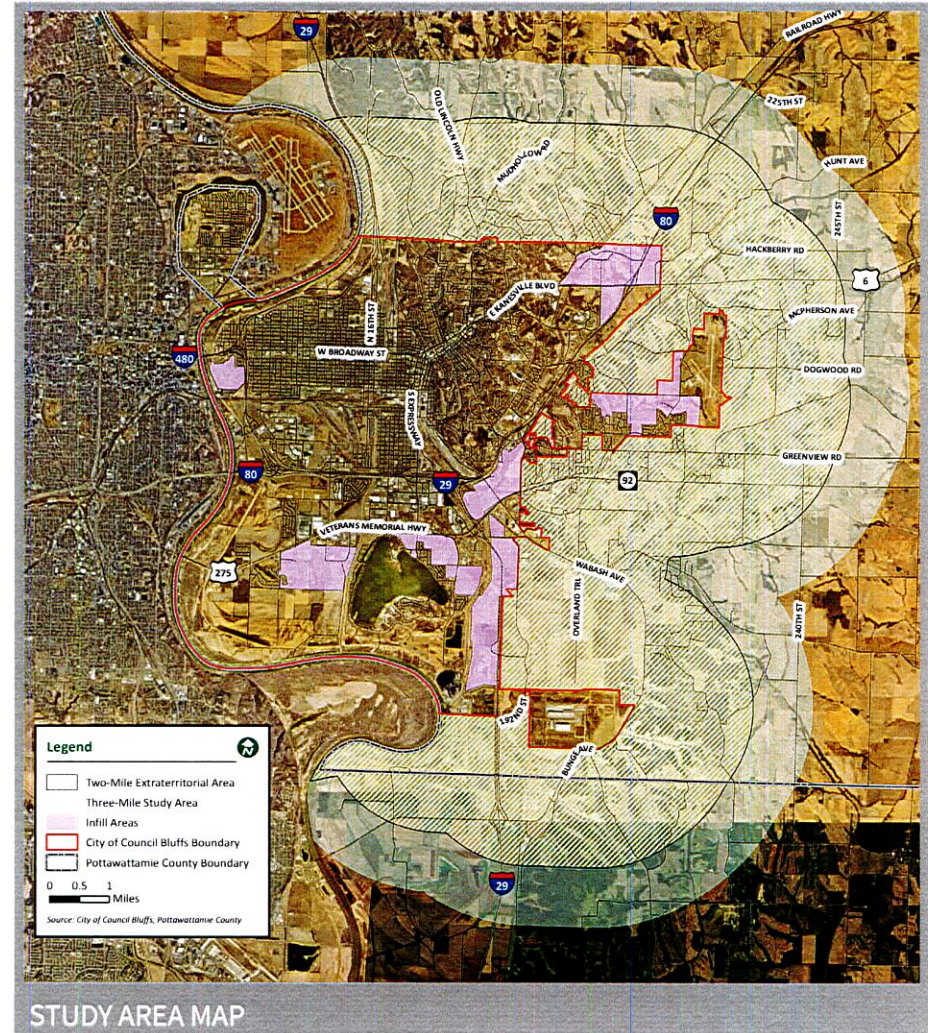
The project represents a joint land use study between the City of Council Bluffs and Pottawattamie County. The study and planning process is intended to identify appropriate and desirable land uses while taking into consideration the ability to serve areas with infrastructure, an appropriate roadway network, and natural development constraints.

It is acknowledged that State of Iowa Code Chapter 414.23 provides that a City may extend its zoning authority by two miles beyond its limits into the unincorporated area (i.e., two-mile extraterritorial area) except in counties where a Zoning Ordinance exists. The City of Council Bluffs and Pottawattamie County entered into an agreement in accordance with State of Iowa Code Chapter 28E: Joint Exercise of Governmental Powers. The adopted 28E agreement acknowledges the need to plan collectively for the development of the two-mile extraterritorial area. Since Pottawattamie County has an adopted Zoning Ordinance, the current agreement between the City and the County does not impact zoning decisions. For planning purposes, this study evaluates a three-mile area around the perimeter of the corporate limits of the City of Council Bluffs (i.e., three-mile study area). The study also considers development opportunities for properties located within eight identified infill areas in the corporate limits of the City of Council Bluffs (additional information about each infill area can be found in Chapter 3: Council Bluffs Infill Areas).

A well-thought-out plan for land use and development helps to ensure projects will not occur in a haphazard way. The resulting land use study includes recommendations for policy and regulatory changes (where appropriate) to facilitate the implementation of the findings of the study.

The challenge in identifying an appropriate land use plan in the study area was creating a balance between the desired typologies of land use(s) that result in an increased tax base and the potential for providing high-quality jobs at an intensity that can be adequately serviced without creating negative externalities to the surrounding development(s). This balance can be achieved by encouraging development in areas that have greater access to services that can sustain a higher density while protecting the value of less intense uses in the area where appropriate. The recommended land use plan must be sustainable—not only in an environmental way, but financially to fit the needs of the community.

The study evaluated existing land uses, current zoning maps, and the future land use plans as most recently identified in the Pottawattamie County Comprehensive Plan, The Bluffs Tomorrow: 2030 Plan, and other land use studies within the area. The final plan includes a future land use map, policy guidance, and recommendations for implementation.



STUDY AREA MAP

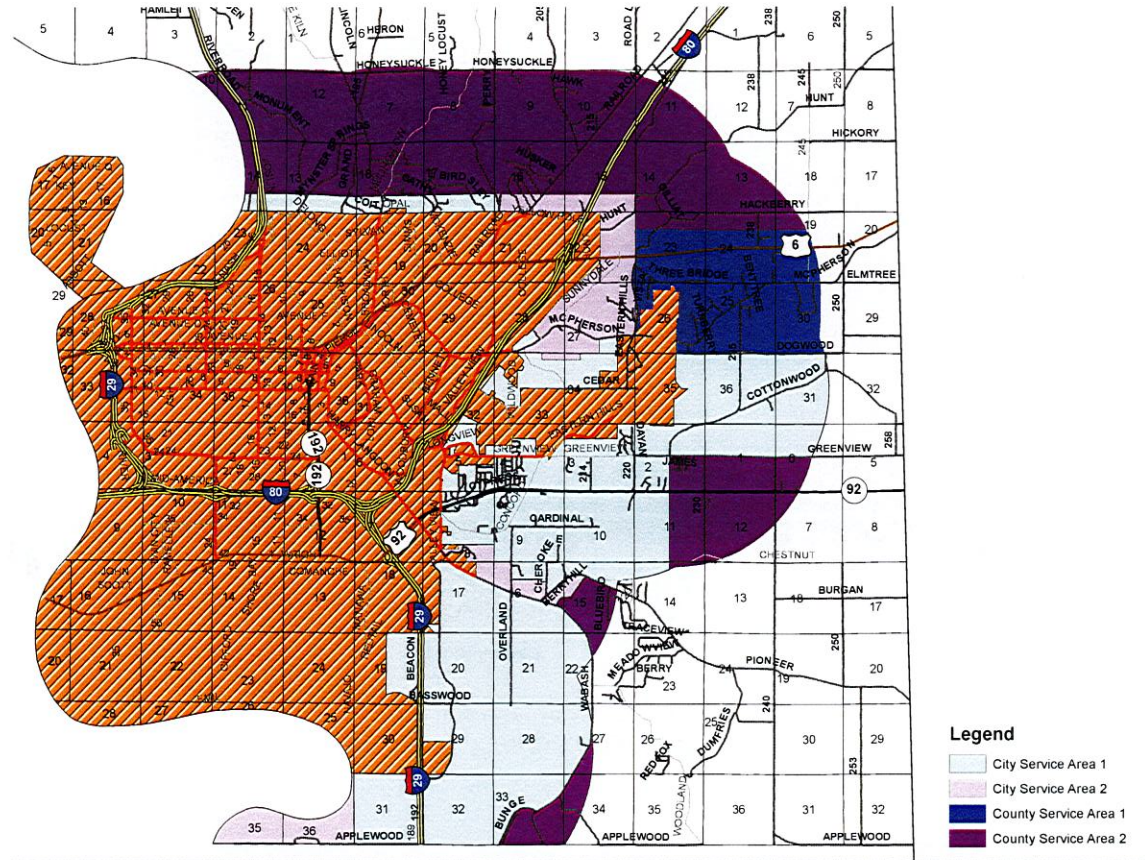
2018 CITY OF COUNCIL BLUFFS, IOWA

PROJECT BACKGROUND

The City of Council Bluffs and Pottawattamie County first adopted the "Two-Mile Limit Area Policy Agreement" in 1995. The current agreement was adopted in June/July 2002 and has been amended on subsequent dates to update the agreement boundaries as well as make changes to the requirements of the identified service areas.

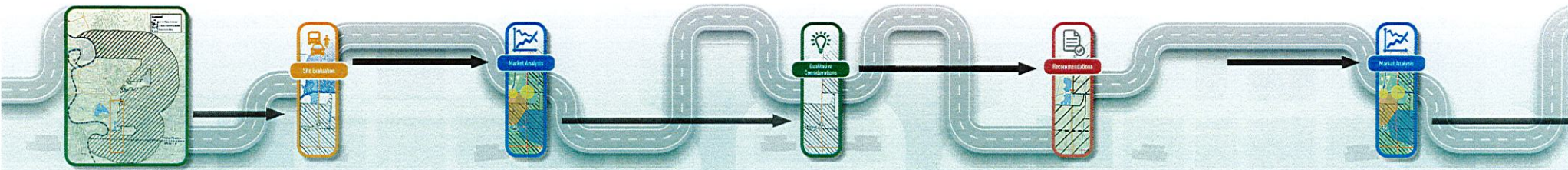
The current agreement identifies and categorizes the two-mile extraterritorial area located within the study area into four categories: City Service Area I, City Service Area II, County Service Area I, and County Service Area II. Each service area identifies the allowable land uses and administrative subdivision policies required in each area.

The current agreement focuses primarily on the availability of services to the geographic area and the subdivision policy of each, relying significantly on the City's ability to annex areas within City Service Area I.



SERVICE AREA MAP: 2010

SOURCE: TWO-MILE LIMIT AREA POLICY AGREEMENT BY ORDINANCE



STUDY APPROACH AND PROCESS

This study process was led by a steering committee made up of staff and elected officials of the City of Council Bluffs, Pottawattamie County, and stakeholders involved in the regional development of the area.

A series of criteria were used to evaluate the development potential of the land in the study area. The priority of each criterion was determined in conversation with City and County staff. The process was not intended to focus only on quantifiable data calculations. The physical attributes of the land were analyzed using available spatial GIS data and augmented with fiscal information and other qualitative factors. The process has been categorized into a series of considerations as described below:

- The first component of the analytical process was an evaluation of the actual land in the study area. The land evaluation included physical attributes such as slope conditions, soils type and suitability, floodplain and local waterways, drainage patterns, access to utilities and the existing transportation network.
 - A general assessment of infrastructure capacity, availability and need for improvements and/or extensions was considered.
 - A roadway and transportation infrastructure assessment was conducted based on information from a variety of sources, including the City of Council Bluffs, Pottawattamie County, Iowa Department of Transportation, and the Omaha-Council Bluffs Metropolitan Area Planning Agency.
- The second component of analysis was a historic review of development patterns to better understand the development potential in the three-mile study area. Market factors were considered, including the recent pace of development, proximity to existing developments, and infrastructure accessibility.
- The third component of the analysis was the qualitative considerations. This category of evaluation took into consideration many local factors that cannot be categorized directly into a numeric format like fiscal analysis or the cost of services, but rather factors like the overall quality of place for residents and employees. Specifically, the compatibility of existing uses, natural resources, and the overall desire for development in certain areas.

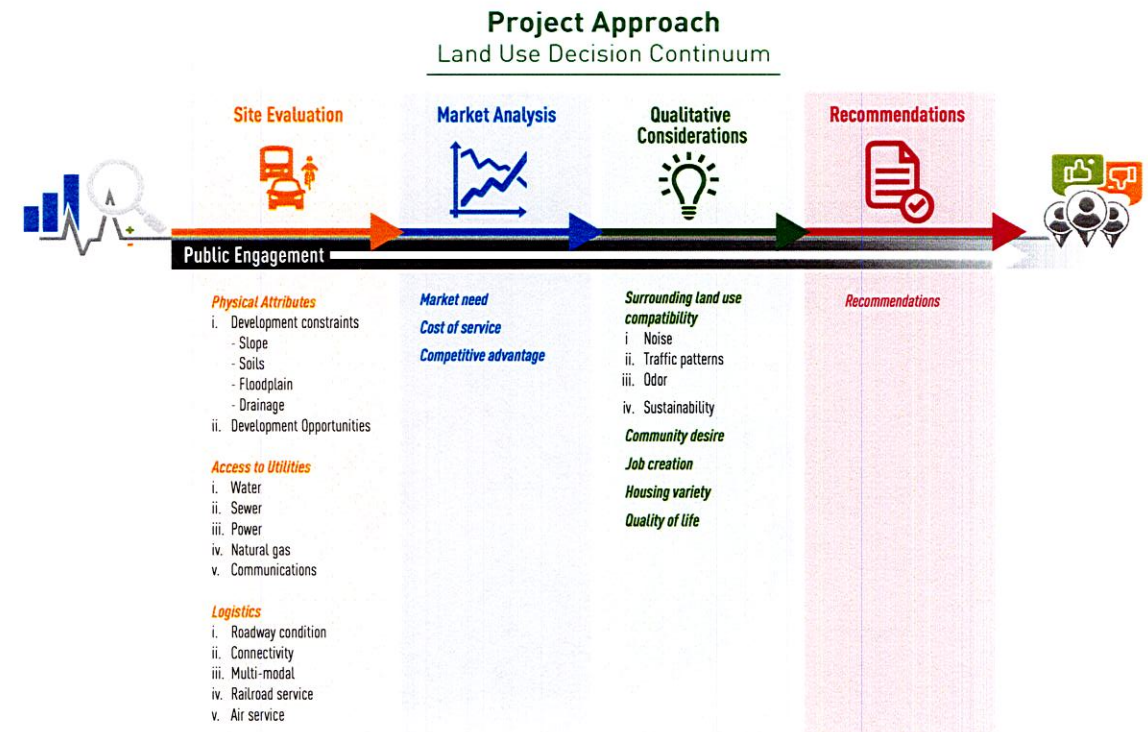
STEERING COMMITTEE

A steering committee was utilized to discuss the study findings and data throughout the process. The steering committee met six times over the course of the project as follows:

DATE	GENERAL SUBJECT
3/27/2020	Project Kick-Off and Approach
7/1/2020	Data Update - Existing Infrastructure, Transportation, and Funding Strategy
7/9/2020	Funding Strategy - Prioritizing Evaluation of Infrastructure Extension
8/26/2020	3-Mile Study Analysis - Future Land Use, Constrained and Probable
10/28/2020	3-Mile Study and Sub-Area Land Use discussion
10/29/2020	3-Mile Study Policy framework discussion

RECOMMENDATIONS

The result of the study is intended to provide the necessary tools for the City of Council Bluffs and Pottawattamie County to update the existing intergovernmental agreement between the jurisdictions as it relates to properties located within the two-mile extraterritorial area around the City and guidance to amend their respective comprehensive plans and subdivision and zoning ordinances. A future land use map and the policy framework that will serve as the basis of the update to the 28E agreement between the City and County are included in Chapter 6: Proposed Land Use Recommendations.



THREE-MILE STUDY AREA

2

INTRODUCTION OF THREE-MILE STUDY AREA

As stated in Chapter 1: Introduction & Background, the City and the County entered into a 28E agreement that governs the two-mile area beyond the corporate limits of the City of Council Bluffs (i.e., two-mile extraterritorial area). For planning purposes, however, this study evaluates the three-mile area around the perimeter of the corporate limits of the City (i.e., three-mile study area). The three-mile study area includes 54,417 acres of land and could be generalized as follows:

The area on the north side of the current City boundary can be characterized by steep slopes and floodplains that follow the existing creeks, including Indian Creek. Much of the land is in agricultural use or developed acreages. The area has limited access to potable water distribution systems and sanitary sewer service. There are limited opportunities for significant concentration of development, except for the area immediately adjacent to Old Lincoln Highway. Acreage development can be found along Mudhollow Road/County Highway L29, Mynster Springs Road, and Cathy Lane.

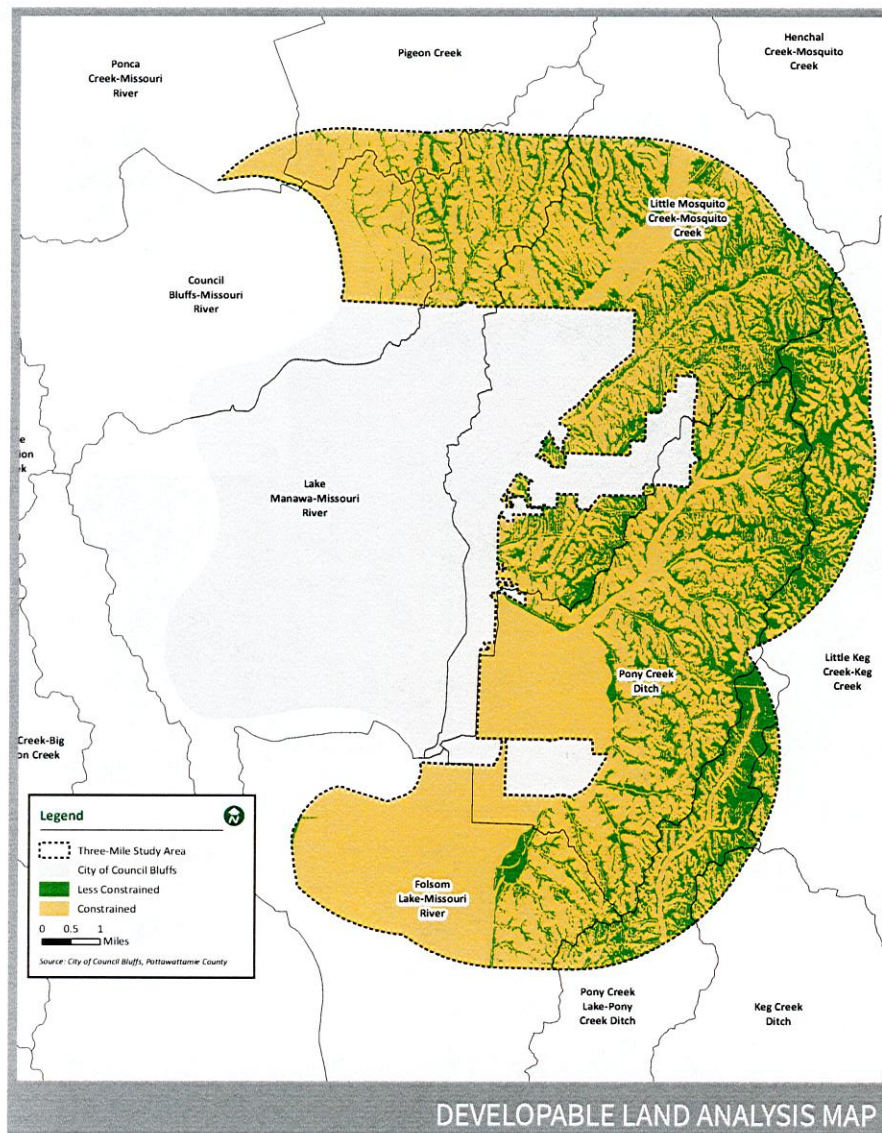
The area on the northeast side of the current City boundary can be characterized by steep slopes, Mosquito Creek, and Interstate 80. The area has limited access to potable water distribution systems and sanitary sewer service, although in most cases it is in much closer proximity and may yield specific areas that can be developed with utility extensions from existing service mains. The area has limited potential for concentrated development along Railroad Highway. Acreage development has occurred along Perry Road, Birdsley Road, and Jennings Lane.

The area located on the east side of the current City boundary can be characterized by steep slopes, a variety of existing development and challenges to storm drainage relative to Pony Creek. Development patterns in the area can be characterized by acreage development on individual treatment systems and potable water distribution systems. This area has been developed into destinations and neighborhoods such as: the Council Bluffs Municipal Airport (inside City limits), the Bent Tree Golf Course and surrounding residential area, and many county subdivisions along Longview Loop, Greenview Road, State Orchard Road, Concord Loop, and Highway 92. This area also includes commercial uses along the Highway 92 corridor.

The area located on the south side of the current City boundary can be characterized as flat with challenges to local stormwater management. The area is generally in agricultural use and includes industrial development along the Interstate 29 corridor, including Southwest Iowa Renewable Energy (SIRE), Bunge Grain Elevator, Vander Haag's, and a data center (inside City limits). The area is serviced by a potable water system and limited access to sanitary sewer service. A portion of the study area extends into Mills County, including the intersection of Interstate 29/Highway 370.



THREE-MILE STUDY AREA MAP



GEOLOGICAL AND ENVIRONMENTAL CONSTRAINTS

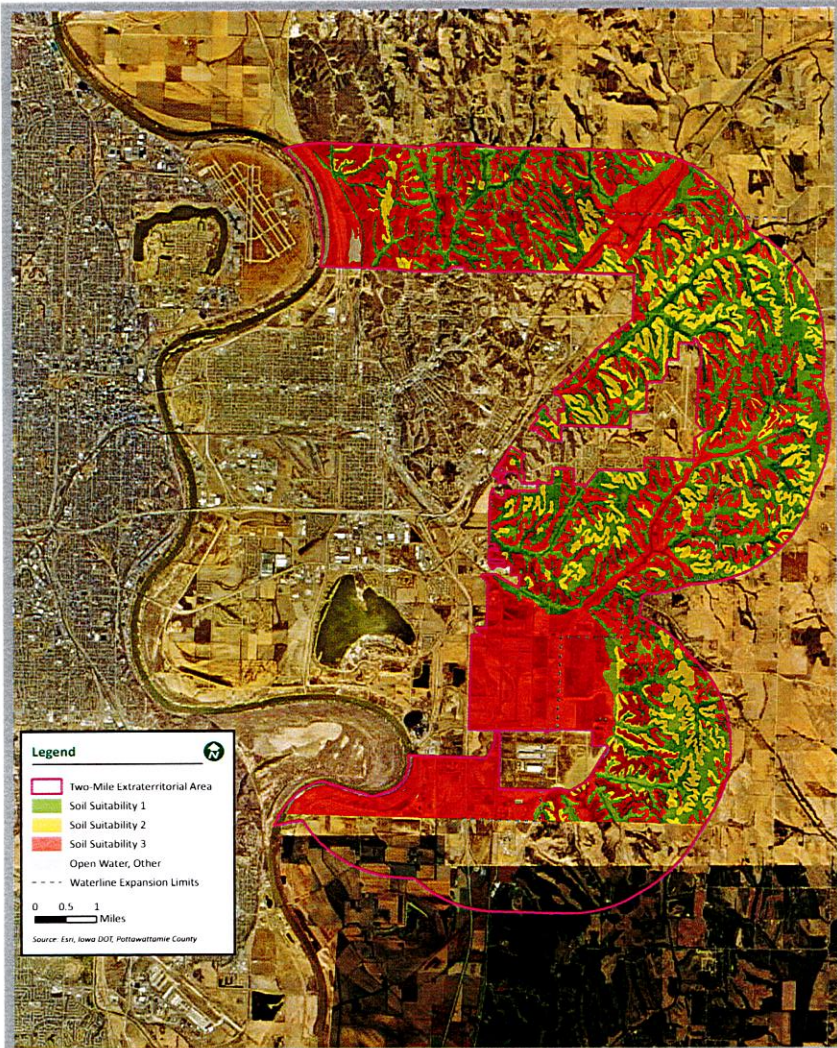
The three-mile study area was evaluated for overall development potential utilizing characteristics of the land. Properties in the study area that had an occurrence of one or more of the following factors are represented as 'Constrained':

1. Slopes greater than 12%;
2. Poor soil suitability according to the United States Geological Survey soils inventory (soil suitability is categorized as shown on Page 14);
3. Open surface water; and
4. The existence of floodplains and floodways according to the most recently adopted Flood Insurance Rate Maps (FIRMs).

Properties that did not include one of the previously listed factors are identified as 'Less Constrained'. A table which provides the acreage of 'Constrained' and 'Less Constrained' properties in the study area organized by Hydrologic Unit Code (HUC) 12 watershed is included in Figure 11 of the Appendix. The map to the left shows the study area with the overall analysis criteria applied.

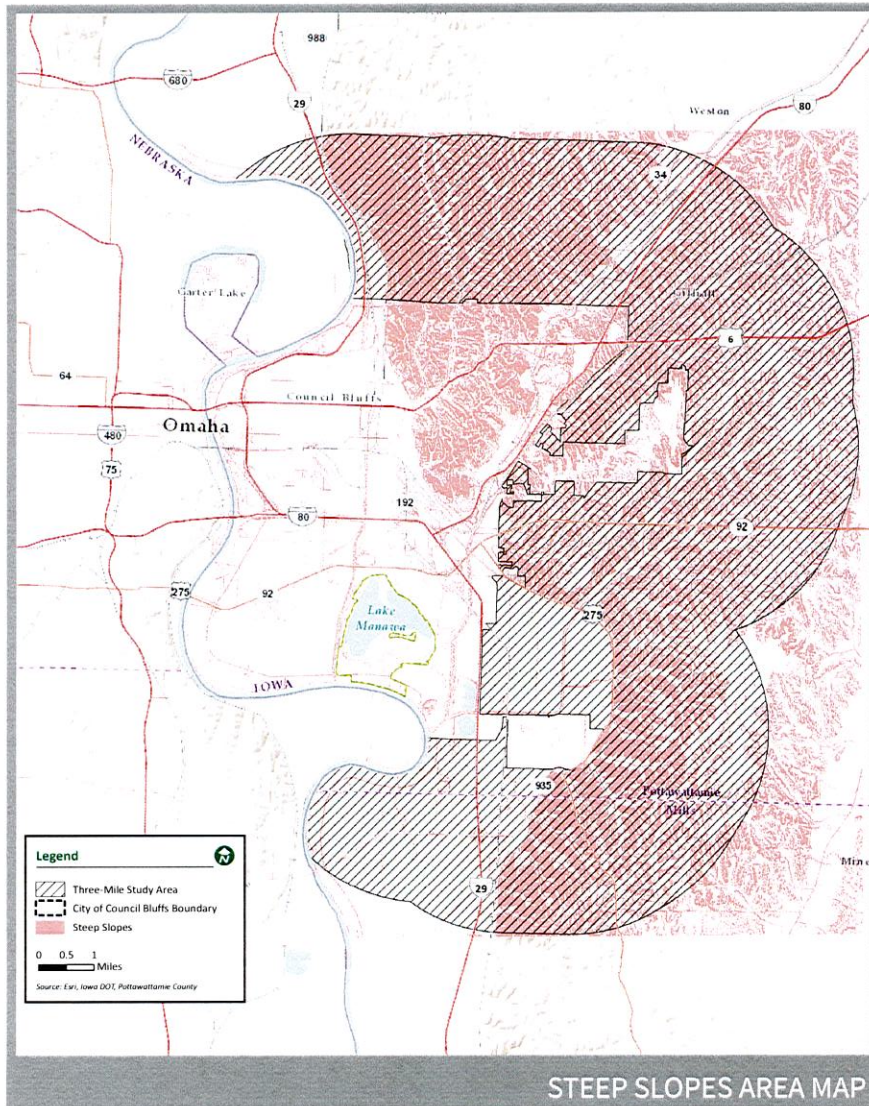
It is recognized that many parcels might individually face development constraints based on the criteria stated above. However, individual parcels that contain a significant amount of land or larger collections of parcels may have potential for development at varying densities. For example, a large parcel of land may have been identified with more than one type of land use, or a portion of the parcel may have poor soils, but the parcel in its entirety did not. In situations where multiple parcels of land with existing constraints are combined for development purposes, development may still be possible if the constraints do not apply to all areas of the combined premises.

The acreages of the areas identified as 'Constrained' and 'Less Constrained' (for development) were further evaluated by removing parcels two acres in area or less representing existing large lot development, and by considering the land that could be served by sanitary sewer. View the next pages for the following maps: soil suitability map, steep slope area map, flood zone map, sanitary service area map, and storm sewer area map.

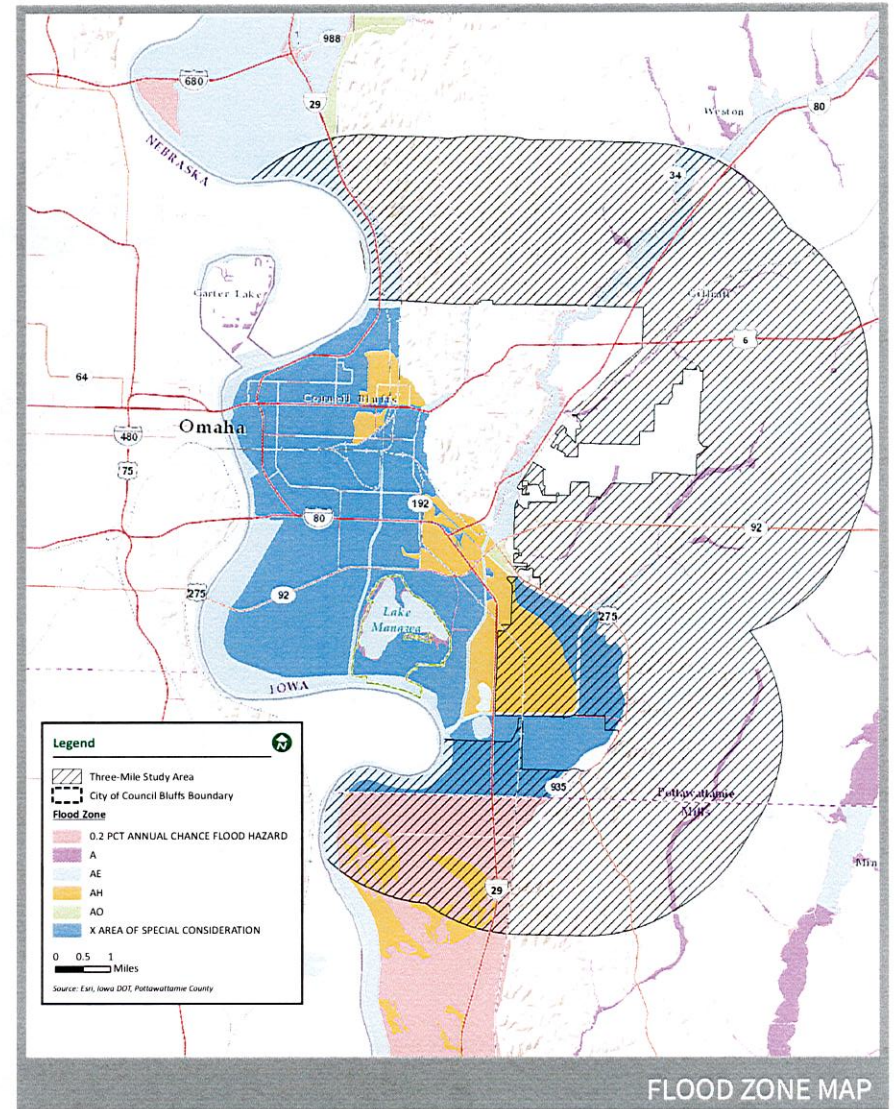


SOIL SUITABILITY MAP

Soil suitability is a key factor in determining the feasibility of development. Soil suitability 1 is the most suitable for development, while soil suitability 3 is the least suitable for development.



Steep slopes are those greater than 12%



SOURCE: FLOOD INSURANCE RATE MAPS, FEMA

INFRASTRUCTURE

The infrastructure within the study area is summarized below:

WASTEWATER

The City of Council Bluffs is served by a wastewater treatment plant on the Missouri River. The City has invested in the existing plant to keep up with current requirements and regulations. The plant has adequate capacity to meet current needs. Plant capacity must be evaluated periodically as growth in the community occurs and as water and sewer use changes. In general, the entire study area is not serviced by a wastewater collection system.

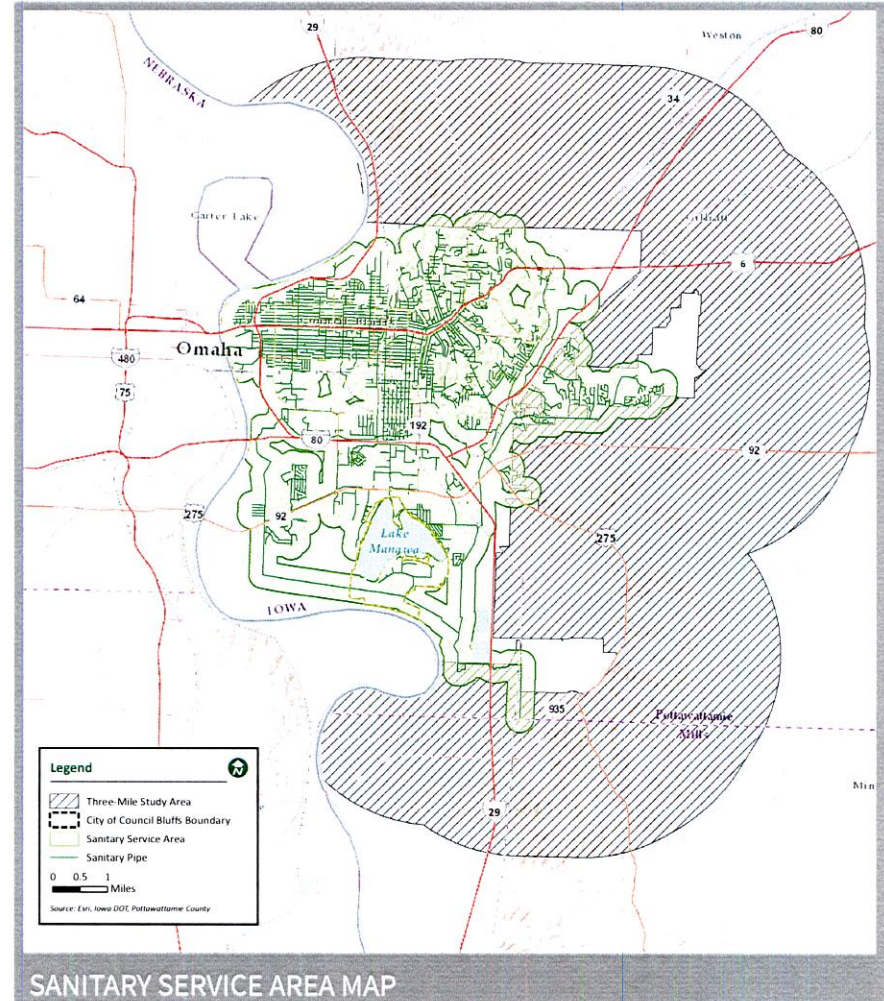
The western portion of the City has developed on the Missouri River floodplain and is extremely flat. In order to provide sanitary sewer service to this portion of the community, the system is comprised of many pump stations that either lift sanitary sewage for gravity flow or pump sanitary sewage in pressure force mains to the treatment plant.

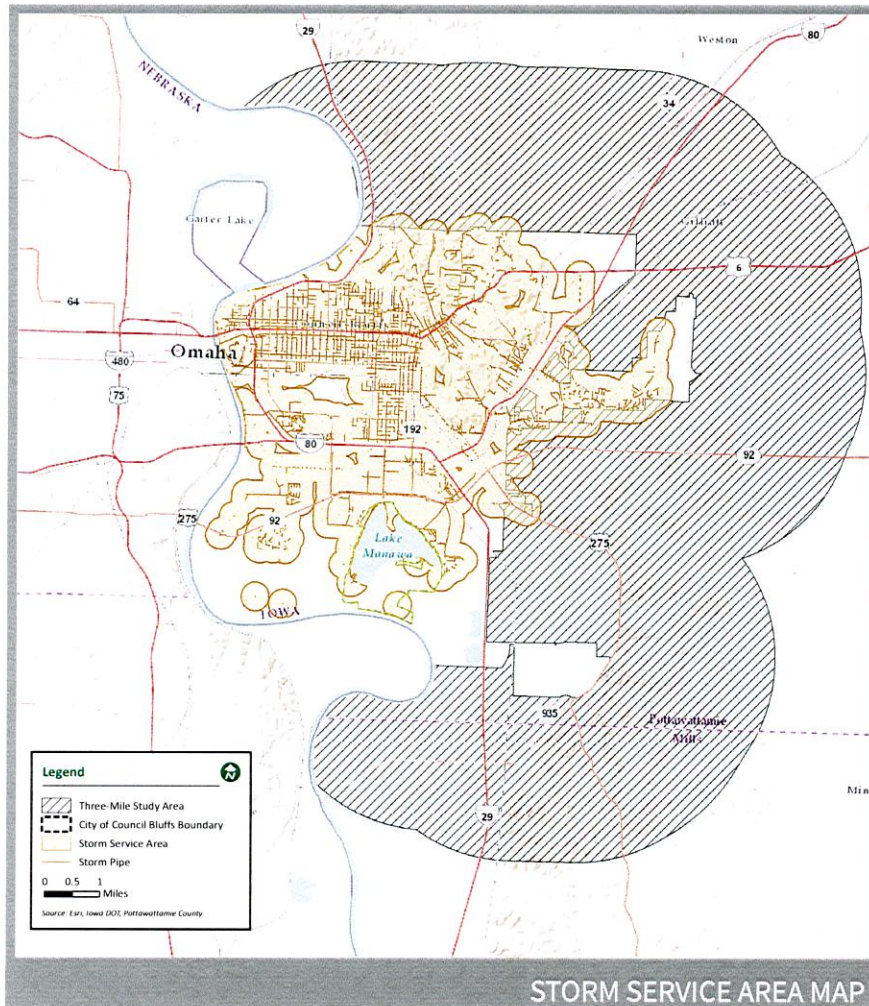
The eastern portion of the City has developed in the Loess Hills. In order to provide sanitary sewer service to this portion of the community, gravity trunk sewers generally follow the low area of the drainage basin and are pumped through pump stations and force mains when gravity flow cannot be achieved.

As part of this study, a new trunk line following Pony Creek from Mosquito Creek to Greenview Road was considered. Conceptual sizing and layout were completed and are shown in the overall plan. An Engineer's Conceptual Opinion of Probable Cost was prepared and is also shown in Figures 5, 6, and 7 of the Appendix. Total cost to construct this trunk line is estimated to be approximately \$31 million, exclusive of right-of-way and easement costs. This estimate does not include the cost to increase capacity of the current treatment plant or the construction of a new treatment plant. Construction of a trunk sewer up the Pony Creek drainage basin would provide gravity sewer service capacity to the South 192nd Street and Highway 92 expansion areas, which are further discussed in the Potential Expansion Areas section of this chapter. Neither of these expansion areas is readily serviceable with the City's existing sanitary sewer system.

It is estimated that an additional \$61 million would be needed to extend sanitary service to the other drainage basins in the study area. An Engineer's Conceptual Opinion of Probable Cost is shown in Figure 8 of the Appendix.

The study area is not served by a wastewater collection system.





STORM SEWER

The storm sewer system in the western portion of the City generally flows by gravity to the Missouri River during normal river flow conditions. When the river elevation is high, storm water that normally flows in gravity pipes through the levee must be pumped over the levee. This creates capacity restrictions that are difficult and costly to overcome. Development will require limiting the runoff to predevelopment flow levels so that the existing storm sewer network and downstream sites are not negatively impacted by development. This is generally accomplished with stormwater detention, which can require significant investment and land consumption needs. Storm sewers on the eastern portion of the City generally follow the existing topography and the volume of storm water must be reduced so that downstream property owners are not negatively impacted. The three-mile study area is not serviced by a collected storm sewer system.

COUNCIL BLUFFS WATER WORKS

The water supply system in the City of Council Bluffs is run by Council Bluffs Water Works, which operates as an independent utility company separate from the City of Council Bluffs. Council Bluffs Water Works has invested in capacity and distribution system improvements throughout the years to keep up with current and projected future growth needs. Water service is generally more available to sites for development than sanitary sewer service because water is distributed in a pressurized pipe system that is not dependent on gravity for distribution. As future development occurs and is planned, careful coordination with Council Bluffs Water Works is necessary to ensure that site water supply needs can be met without adversely affecting the existing distribution network. The Council Bluffs Water Works service territory ends at the County line.

RURAL WATER

Water service in the study area that is located beyond the Council Bluffs Water Works service area is provided by Rural Water, operated by Regional Water Inc., in Avoca, Iowa. Generally, Rural Water is not able to supply the quantity of water required for fire protection for dense commercial and industrial development. Coordination with Rural Water needs to occur for potential development that is outside the Council Bluffs Water Works service area.

UTILITY PROVIDERS

Electricity

The electric service provider in the study area is Mid-American Energy. Mid-American Energy has a plant south of the City that produces electricity, which generally has adequate capacity to meet future development needs. Potential large electricity users in the study area should consult the provider on the needed distribution improvements.

Gas

The gas service provider in the study area is Black Hills Energy. Black Hills has invested significantly in the past several years to increase the capacity and redundancy of its distribution network. They generally have adequate capacity to support development and can improve their distribution network as required to meet future needs.

Communications

There are several private communication providers in the study area, including Lumen Technologies, Cox Communications, and others. There is generally adequate capacity and location of these networks to meet the needs of future development.

POTENTIAL EXPANSION AREAS

This section identifies five geographic areas considered for development and potential extension of sanitary service:

- Area 1: Southlands
- Area 2: South 192nd Street
- Area 3: Highway 92
- Area 4: Highway 6/I-80
- Area 5: Old Lincoln Highway

The potential expansion areas are shown in yellow on the map to the right. The areas were identified based on the following criteria: whether it is located within the Pony Creek, Mosquito Creek, or Indian Creek drainage basins; whether it included a significant amount of undeveloped land; and its proximity to an arterial roadway of the transportation network. Areas 1 and 2 are located within the Pony Creek drainage basin, Area 3 is located within the Mosquito Creek drainage basin, and Area 5 is located in the Indian Creek drainage basin. Area 4 is split between the Pony Creek and Mosquito Creek drainage basins.

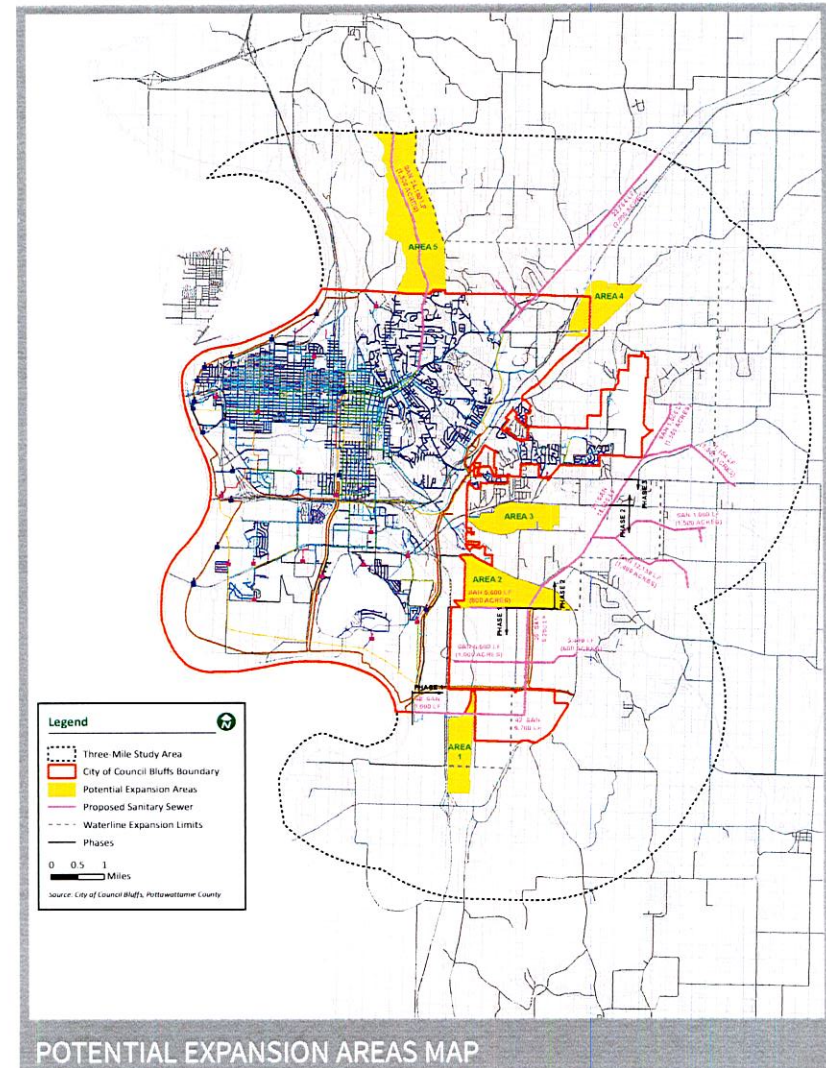
The study identified three potential phases of sanitary sewer extension. The establishment of a new sanitary sewer trunk line to make land available for development also requires the expansion of the current treatment capacity. Treatment facility expansion and modification was not studied as part of this project. Further analysis of sewer capacity and expansion will need to be conducted in a future study.

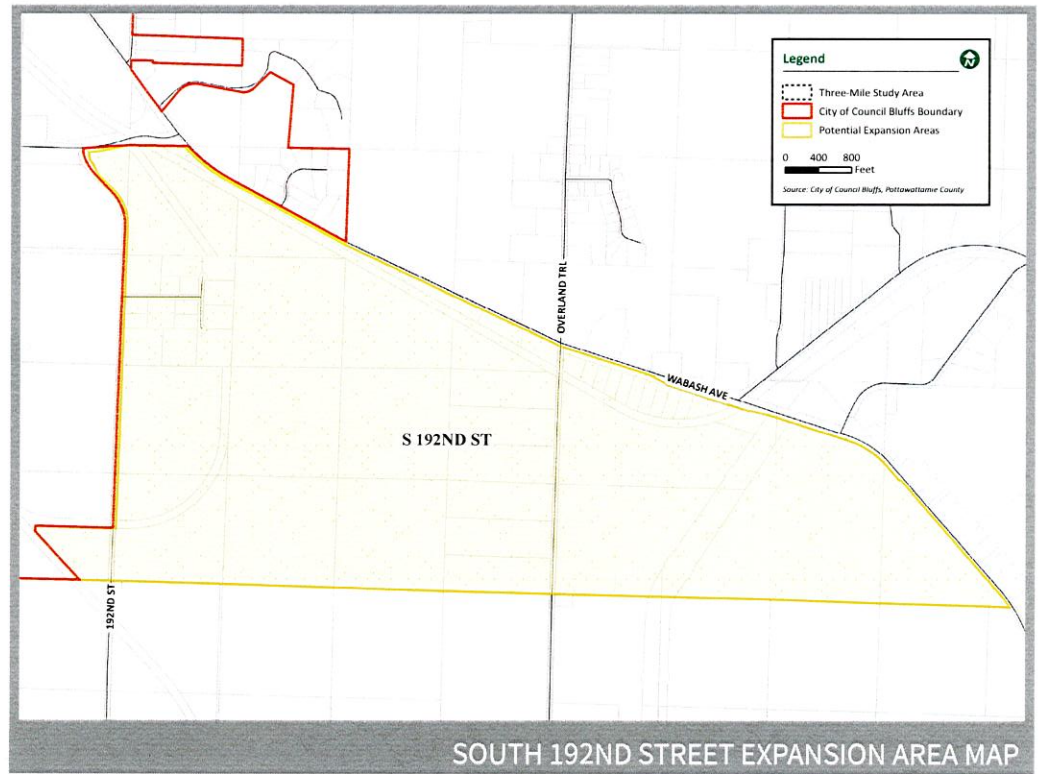
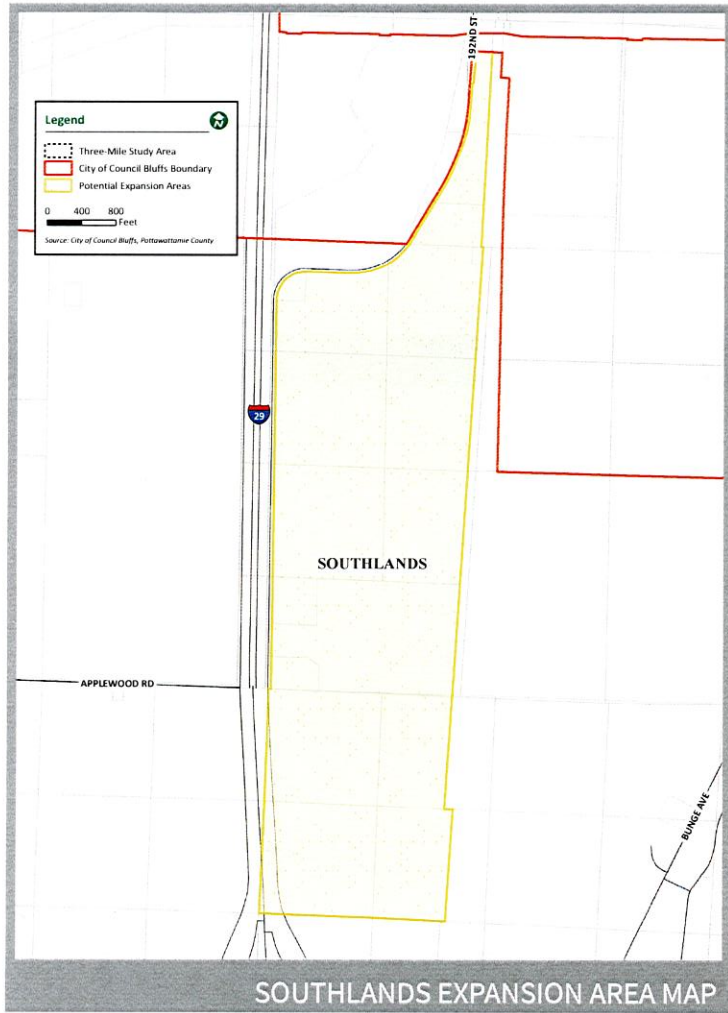
AREA 5: SOUTHLANDS

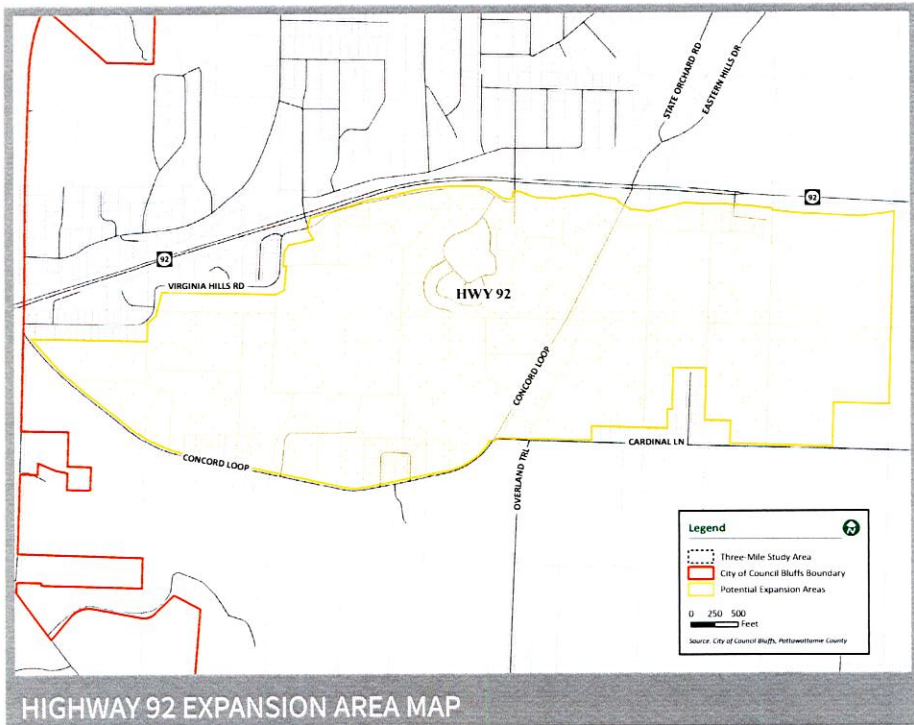
The Southlands area has the potential to be served with sanitary sewer service by a planned new pump station located near the Southwest Iowa Law Enforcement Training Center on South 192nd Street. This pump station is being planned to serve existing private users in the area, but the capacity could be increased to meet the needs of private development in the area. Gravity sewer is planned to be constructed in South 192nd Street from the pump station to the north that could serve the north half of the area. A trunk line to the south into Mills County is not currently planned, but the pump station is located and sized so that a gravity flow sewer line could be constructed to the Interstate 29 interchange, which could serve the south portion of the area.

AREA 2: SOUTH 192ND STREET

The South 192nd Street area does not have access to sanitary sewer service. The existing development uses septic systems for their sanitary sewer needs. The closest sanitary sewer is the 48-inch trunk line that runs to the treatment plant on the west side of Mosquito Creek. The area could be served by a new trunk line following the alignment of Pony Creek; however, this line would ideally be sized to handle future upstream flows, which makes the costs very high. Cost estimates were prepared for a trunk sanitary sewer extension to serve this area. Over four miles of large diameter sewer would be required, which is estimated to cost around \$24 million to get to the south portion of the area. Additional on-site sewer would be needed to get to the trunk line which would be located adjacent to Pony Creek.

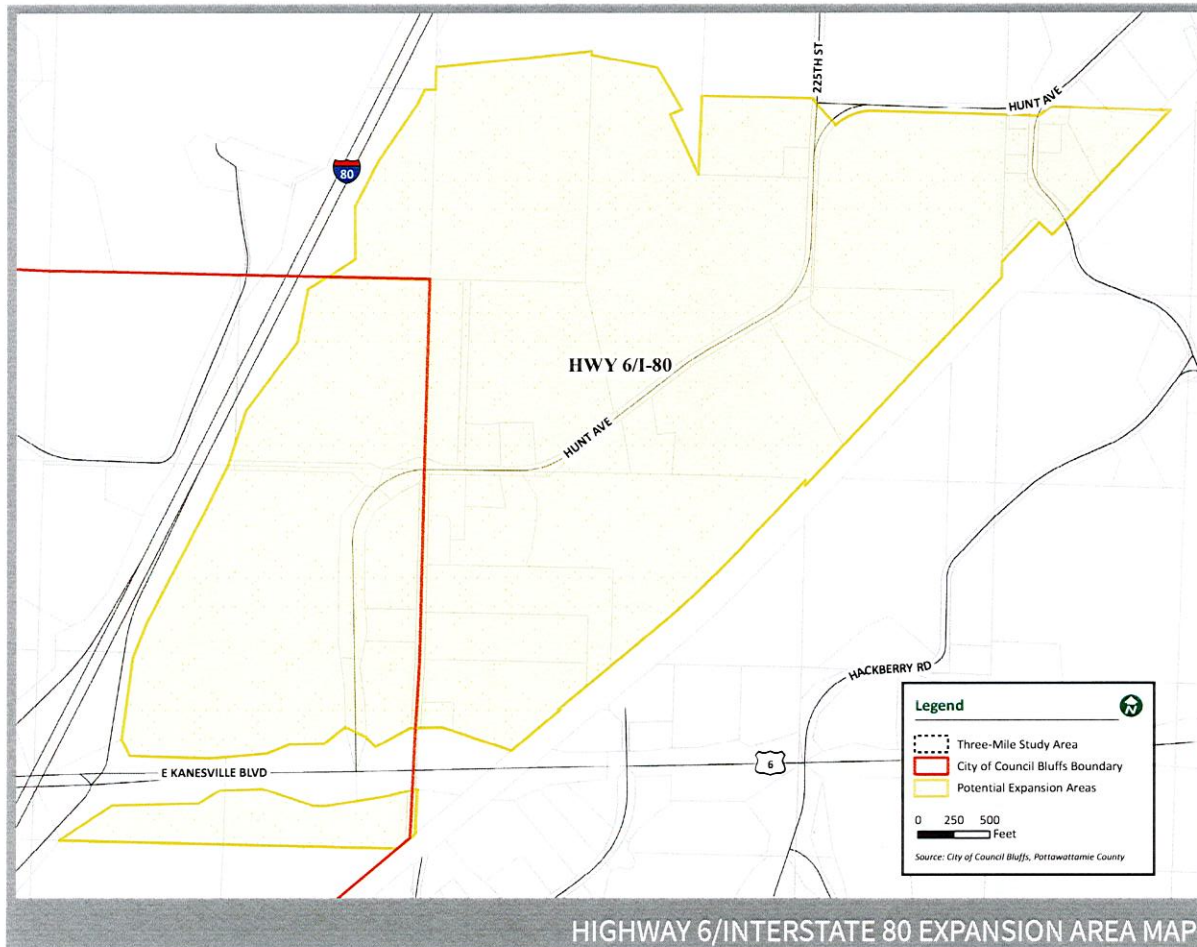






Area 3 - Highway 92

The Highway 92 area is not served by existing sanitary sewer. The surrounding residential properties use private on-site septic systems. The area is in Mosquito Creek drainage basin. There is sanitary sewer on the east side of Mosquito Creek at Harry Langdon Boulevard. One way to service this area would be to connect to this sewer and run a new trunk line up Highway 92 right-of-way to get to the area.



AREA 4: HIGHWAY 6/INTERSTATE 80

The area east of Interstate 80 is not served by sanitary sewer. The area south of Highway 6 is in the Pony Creek drainage basin while the area north of Highway 6 is split with the west portion in the Mosquito Creek basin and the east portion in the Pony Creek basin. The closest sanitary sewer to this area is on the west side of Mosquito Creek in Kanesville Boulevard (Highway 6) right-of-way. A new pump station and force main would be required to extend sanitary sewer service to this area. It is estimated that approximately 15,000 feet of 12-inch force main would be needed to extend sanitary sewer to the low point of this area at 225th Street and Hunt Avenue. Based on the expected cost of the Southlands sanitary sewer pump station, it is estimated that a pump station big enough to serve the entire area with industrial flows would cost between \$4.5 million to \$5.5 million, depending on the specifics of the development in the area. The 12-inch force main is expected to cost an additional \$3 million.

Sanitary Sewer Service

The Old Lincoln Highway area does not have sanitary sewer service. Existing residential development in the area utilizes private septic systems. It is anticipated that future residential development in the area will also utilize private septic systems.

Storm Sewer Service

Storm Sewer

There is no existing storm sewer infrastructure in any of the potential expansion areas. Site development will require stormwater detention to meet runoff requirements. Shallow groundwater elevations will limit the depth that is available for stormwater detention.

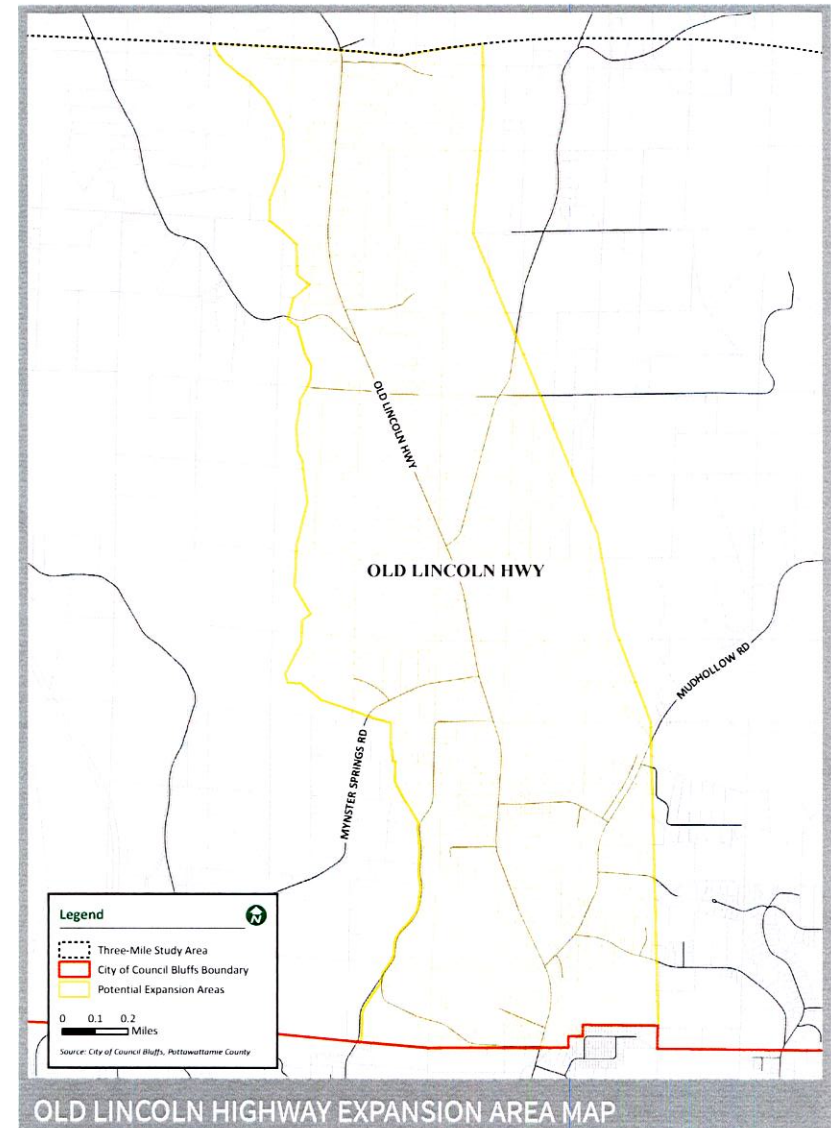
Water Service

Areas 1 (except for the portion in Mills County), 2, 3 and 4 are located within the Council Bluffs Water Works service territory. Specific water service needs for the development of these areas must be coordinated with Council Bluffs Water Works.

There is rural water in Area 5 that connects to the Council Bluffs Water Works distribution system in Old Lincoln Highway. Development that occurs in this expansion area can be served by Rural Water, but service or main extensions will be required to connect into the existing main.

Utility Providers

Gas, power, and communication services are available in all potential expansion areas. Specific needs for site development will need to be coordinated with each private utility company.



**COUNCIL BLUFFS
INFILL AREAS**

3

INTRODUCTION OF INFILL AREAS

Chapter 3 identifies eight infill areas that are located within the City of Council Bluffs. The identified infill areas are discussed on the following pages and are labeled as follows:

Area 1: East Manawa Drive

Area 2: Council Bluffs Country Club

Area 3: South 192nd Street

Area 4: Highway 92

Area 5: Veterans Memorial Highway

Area 6: Eastern Hills Drive

Area 7: Highway 6

Area 8: Dodge Park Golf Course

Each infill area was analyzed based on the characteristics of the property, proximity to and/or location on the transportation network, and the proximity to and/or availability of infrastructure. The evaluation results in future land use recommendations for each infill area. The transportation evaluation for each area can be found in Chapter 4: Transportation and Traffic.

FUTURE LAND USE

Land use categories were identified to reflect existing terminology used by the City.

1. Residential:

Generally intended for land that supports the construction of housing. For the purpose of this study, all typologies of residential units are consolidated into one category. It is assumed that the characteristics and constraints of the land as well as availability of infrastructure and access to the transportation network will be the primary determinants of the form and density of the housing units. Residential typologies can include detached single-family units, attached single family units, and multiple dwelling unit buildings.

2. Commercial:

Generally intended for providing consumer goods and services for the area. Fully serviced with sanitary sewer collection and potable water distribution systems and located on paved roadways with adequate capacity for traffic.

3. Industrial:

Generally intended for uses conducting manufacturing and/or assembly or logistical services. Fully serviced with sanitary sewer collection and potable water distribution systems and located on paved roadways with adequate capacity for traffic.

4. Agricultural:

Generally intended for land that is in production of agricultural commodities, livestock and/or are not likely suitable for the efficient extension of services to support more intensive land uses.

INFRASTRUCTURE

Sanitary and Storm Sewer

Sanitary and storm sewer considerations for each infill area are discussed later in this chapter.

Council Bluffs Water Works

The entire City of Council Bluffs is within the Council Bluffs Water Works service territory. Specific water service needs for the development of each infill area must be coordinated with Council Bluffs Water Works.

Utility Providers

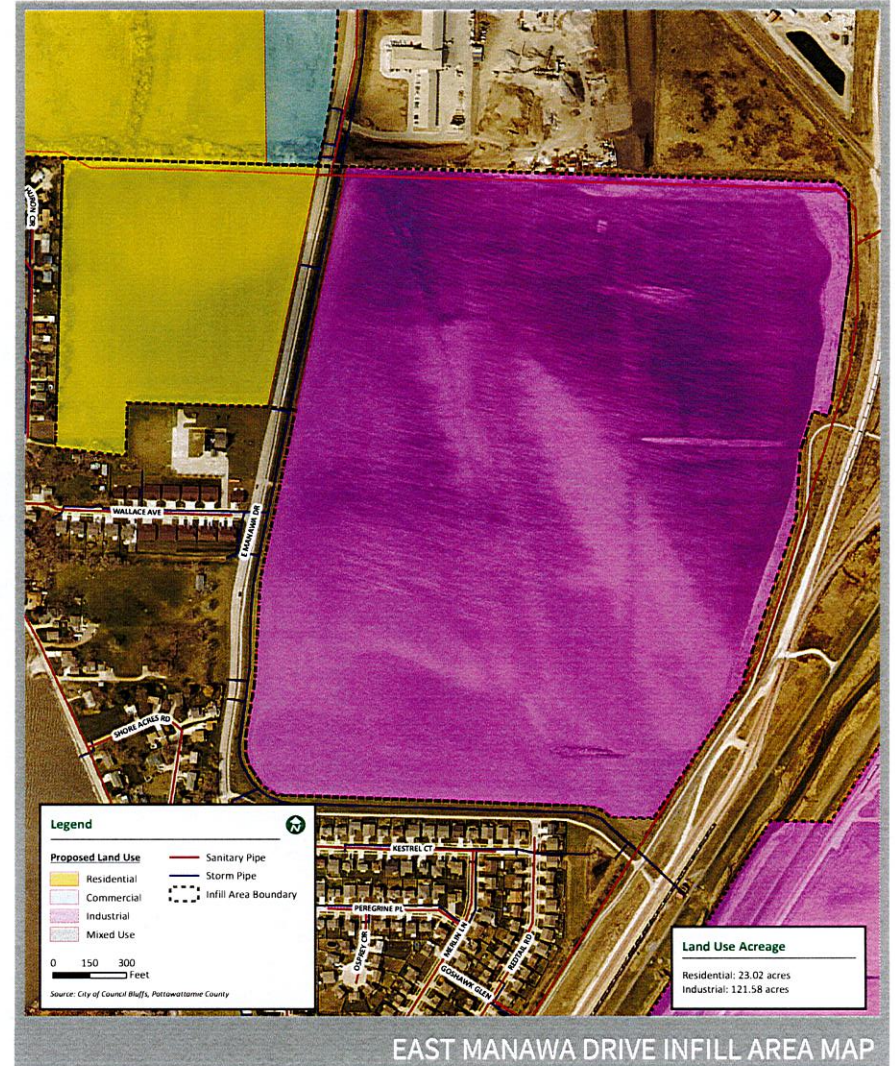
Gas, power, and communication services are available in all eight infill areas. Specific needs for site development will need to be coordinated with each of private utility company.

EAST MANAWA DRIVE

The East Manawa Drive infill area is bounded by the Lateral 5 Drainage-way/bike trail on the east, East Manawa Drive on the west, Eagle Trail Subdivision on the south, and industrial development on the north. The area is located within a transitional area between heavy industrial uses, including concrete recycling and a storage tank farm on the north, and a single-family residential neighborhood on the south. East Manawa Drive was installed to connect the Mid-American power plant to Veterans Memorial Highway. The roadway was partially funded with Reinvest In our Sound Economy (RISE) funds. The area is currently undeveloped.

FUTURE LAND USE

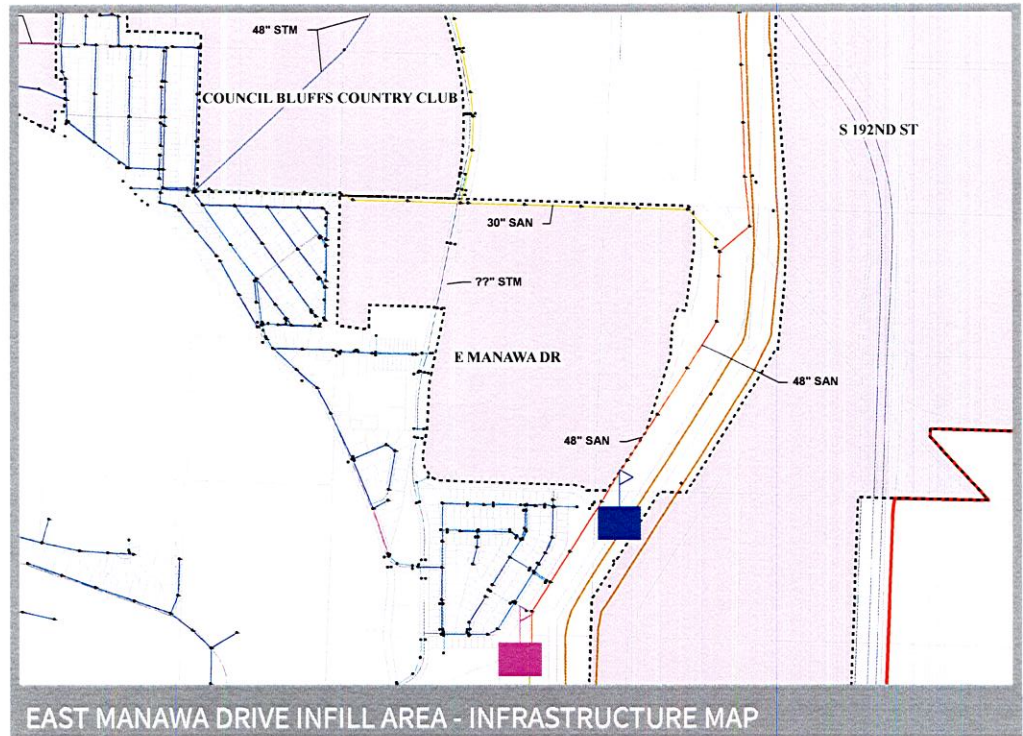
The compatibility of surrounding land uses is a priority consideration in this location. Industrial is recommended on the east side of East Manawa Drive. The portion of the infill area located on the west side of East Manawa Drive is recommended for residential development. Buffering and screening through design will be required between the residential and industrial uses.





APPENDIX 11.5

There is a 30-inch sanitary sewer on the north side of this area and a 48-inch sanitary sewer on the east side of the site. On-site sanitary sewer extension would be needed to connect to these trunk lines.

This area is adjacent to Lateral 5 on the west side of the site. Lateral 5 is an open channel that connects to a pump station at the southeast corner of the site, where it flows into Mosquito Creek. Lateral 5 has limited capacity so additional storm sewer improvements would most likely be needed to support development at this site. That could include additional stormwater detention and storm sewer through the levee with a gate, and possibly even a pump station depending on the specifics of the site development.



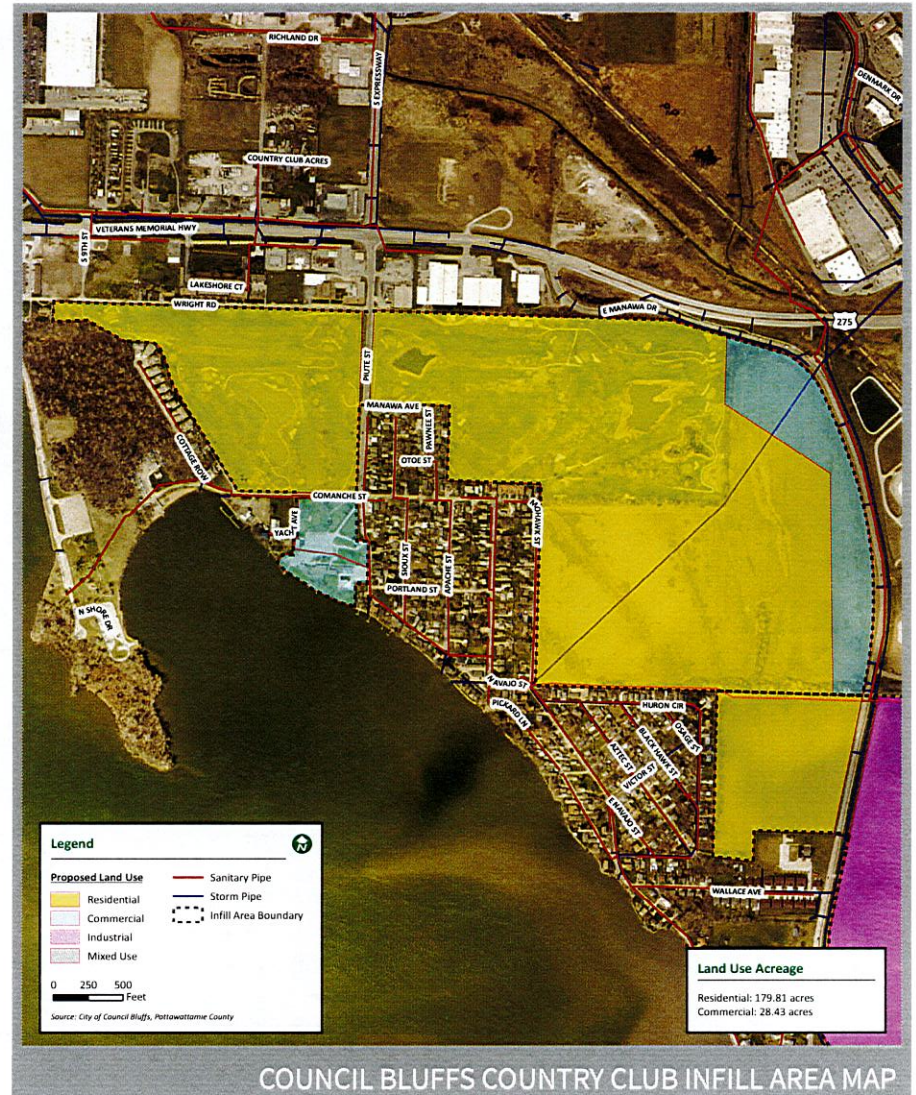
-  SANITARY - PUMP STATION
-  STORM - PUMP STATION

COUNCIL BLUFFS COUNTRY CLUB

The Council Bluffs Country Club infill area includes the Council Bluffs Country Club, which is adjacent to Lake Manawa, the golf course, located on both sides of Piute Street, and undeveloped land owned by the City of Council Bluffs lying to the east and south of the golf course. The area operates as a membership-based golf club.

PROPOSED LAND USE

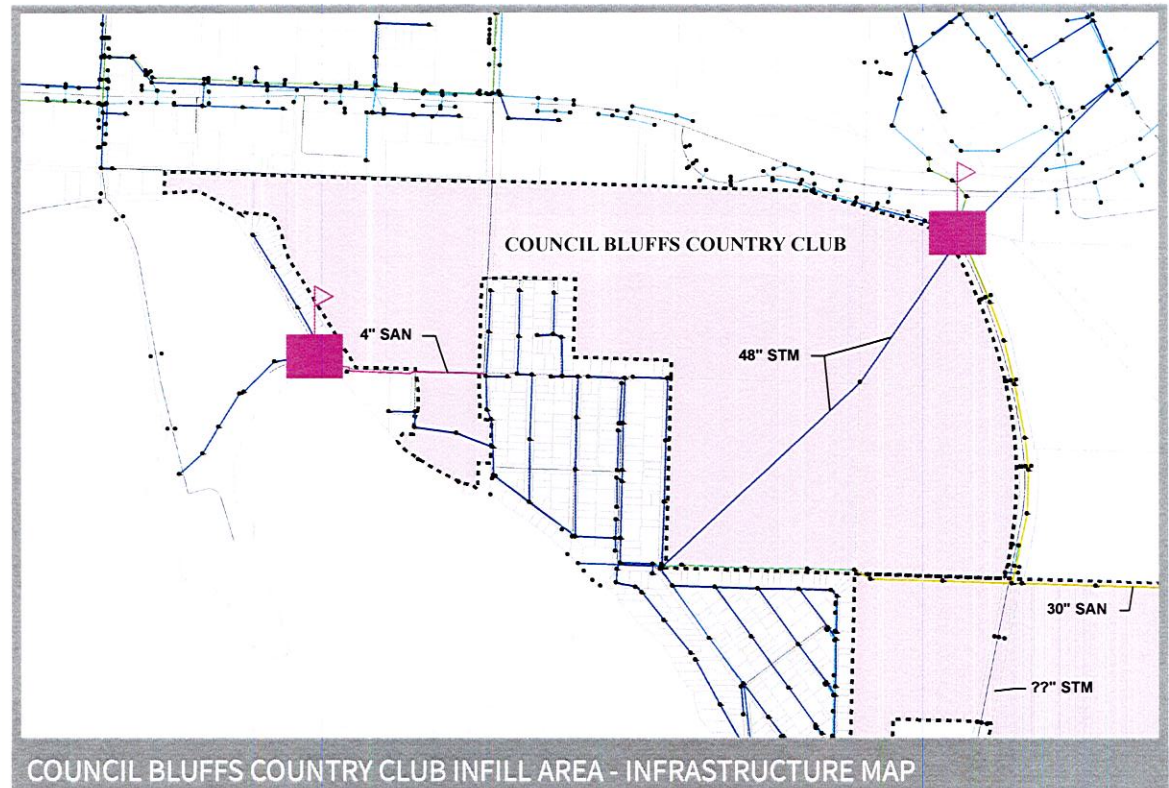
The golf course and the majority of undeveloped land owned by the City are identified as residential. The land that immediately abuts East Manawa Drive and the Council Bluffs Country Club property are identified as commercial. The residential component of the infill area can be developed at a higher density and still be compatible with surrounding areas as it is bordered on the north and south by commercial uses. The commercial component of the infill area should include uses that are compatible with the existing neighborhood or serve recreational users on the lake.





INFRASTRUCTURE

There is a four-inch sanitary sewer line on the north side of Comanche Street, north of the Country Club facility, which could serve commercial development near Lake Manawa. There is no sanitary sewer service in the golf course. Sewer would have to be extended to the site from the north where there is service in Veterans Memorial Highway.

Storm sewer is also limited in this area. For instance, stormwater on the golf course currently flows into several ponds. If the impervious area were to increase with development in the golf course, significant stormwater infrastructure improvements would be required. On the undeveloped parcels of land owned by the City, stormwater either flows into existing drains in East Manawa Drive or is absorbed into the soil via ground infiltration. Development of the Council Bluffs Country Club and the undeveloped land owned by the City will require an analysis of existing stormwater infrastructure and on-site retention of stormwater.



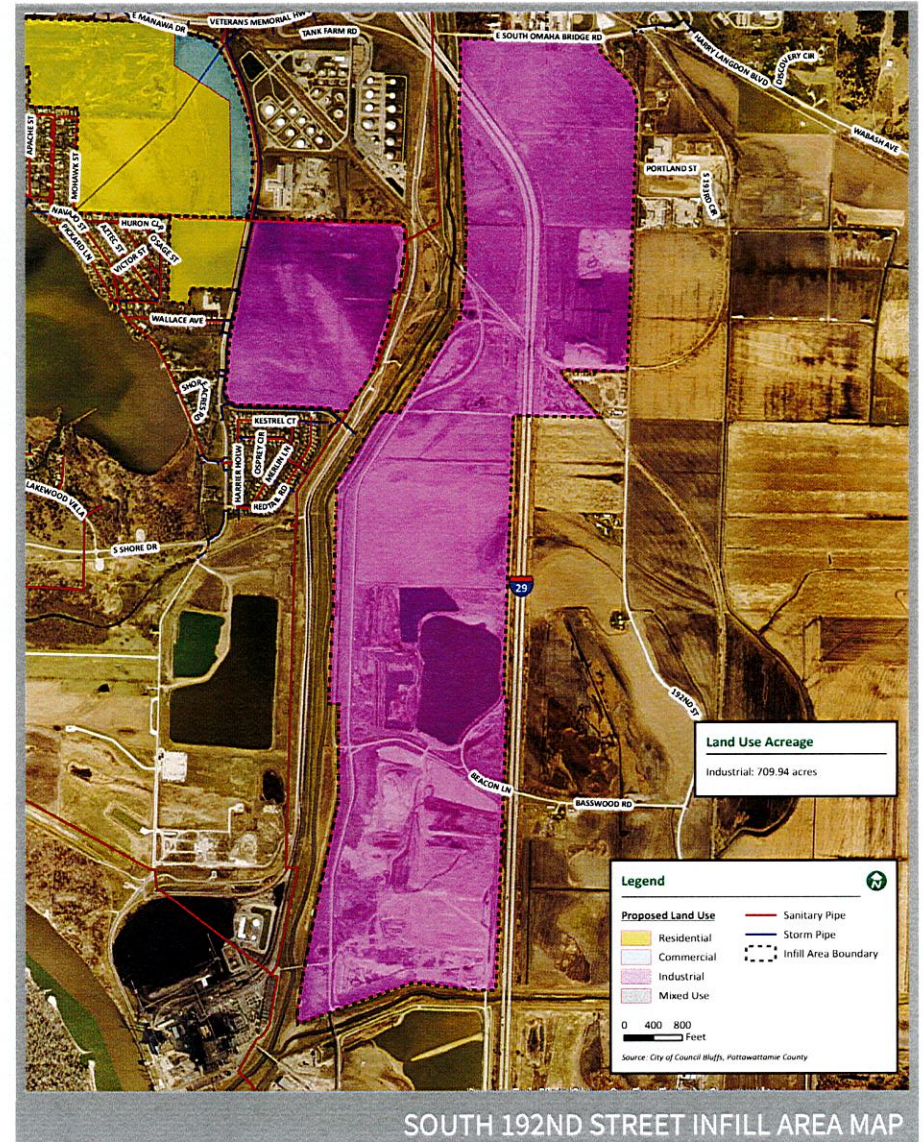
-  SANITARY - PUMP STATION
-  STORM - PUMP STATION

SOUTH 192ND STREET

The South 192nd Street infill area includes the land between the Lateral 5 Drainage-way and Interstate 29, extending from East South Omaha Bridge Road on the north to the Mid-American Energy Power Plant on the south.

Future Land Use

The entire area is identified to develop with industrial uses. Extension(s) of sewer as well as upgrades to the transportation network are necessary. Surrounding uses in the vicinity include agricultural/undeveloped and industrial. This infill area would be suitable for more intensive industrial uses as it is located between railroad tracks, the Lateral 5 Drainage-way and Interstate 29, but would have to be protected from flood events by a certified levee. In the case of no man-made flood protection, the area is best suited for open space and agricultural uses that would minimize the value of property damage following a flood event.



Infrastructure

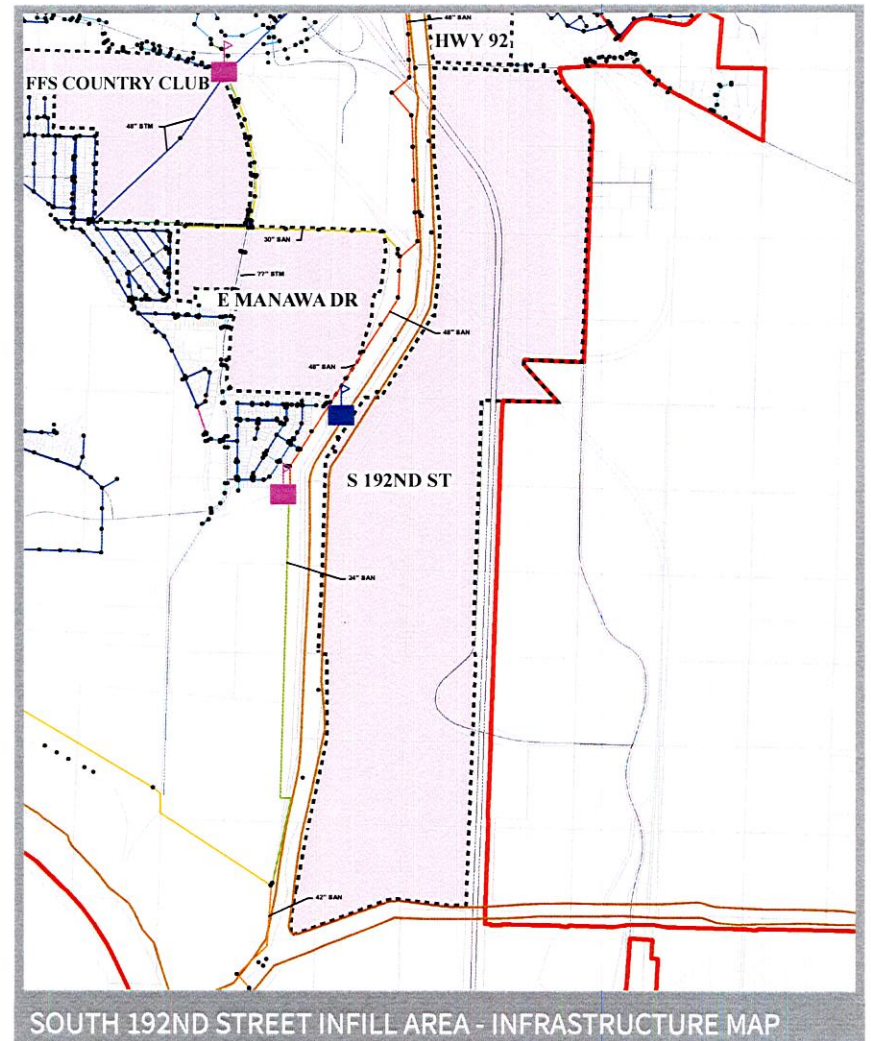
Sanitary sewer is located on the west side of Mosquito Creek, which is the nearest stormwater outlet to this infill area.



A new sanitary sewer pump station is planned at the current location of the firearm shooting range. A new gravity sanitary sewer is planned in South 192nd Street. A new force main is planned to the existing sanitary sewer treatment plant.

It would be possible to serve the South 192nd Street infill area with a new Pony Creek sanitary trunk sewer line on the west side of Mosquito Creek. Additional information about the proposed sanitary sewer line up the Pony Creek drainage basin can be found in Chapter 2: Three-Mile Study Area.

A significant portion of this infill area is located within a special flood hazard area and is protected by the M & P levee. The levee system periodically undergoes a certification program. If the elevation of the levee is found to be deficient and the levee cannot be certified to provide protection from flooding, then participation in the National Flood Insurance Program (NFIP) may not be possible.

Federally insured lenders are obligated to require flood insurance for loans that secure property located in special flood hazard areas. Securing conventional financing will be extremely difficult for properties and/or projects that are not eligible for flood insurance.



-  SANITARY - PUMP STATION
-  STORM - PUMP STATION

HIGHWAY 92

The Highway 92 infill area includes the land between Interstate 80/Interstate 29 and Valley View Drive. Much of the area is located within the mapped floodplain or has significant access issues relative to the interstate system. The portions of land not in designated special flood hazard areas are known locally in context of nearby developments to have a seasonally high-water table and dewatering is often necessary. The area is primarily undeveloped. A portion of the Iowa Interstate Railroad inter-modal facility is located in this area. Additionally, a few residential uses are located between Interstate 80 and Mosquito Creek, accessed by an extension of East 29th Avenue.

FUTURE LAND USE

The far west portion of the area is identified for industrial use, although development and access are challenging in the area. The property located on the west side of Mosquito Creek is identified as commercial. This designation is based on the ability to address floodplain development concerns and provide suitable access. The area on the east side of the creek lying north of Highway 92 is identified as commercial and transitions to residential on the westerly side of Valley View Drive.

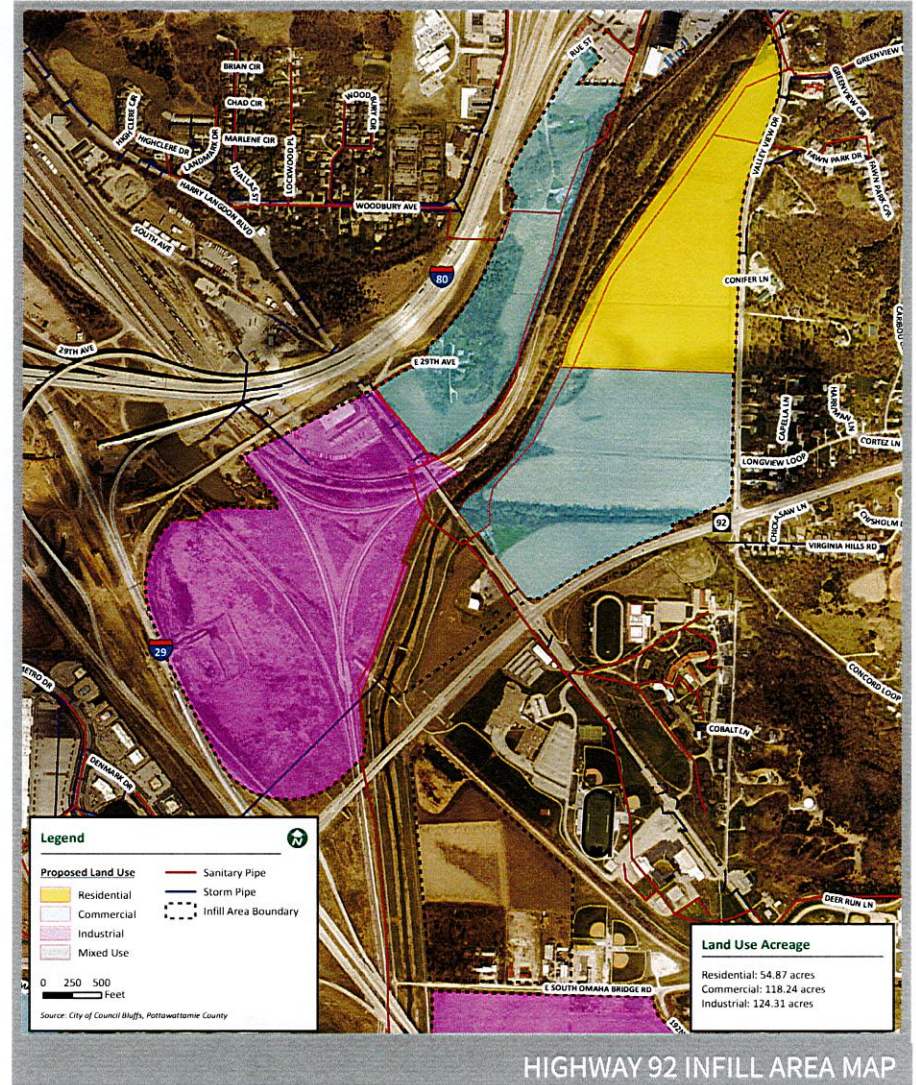
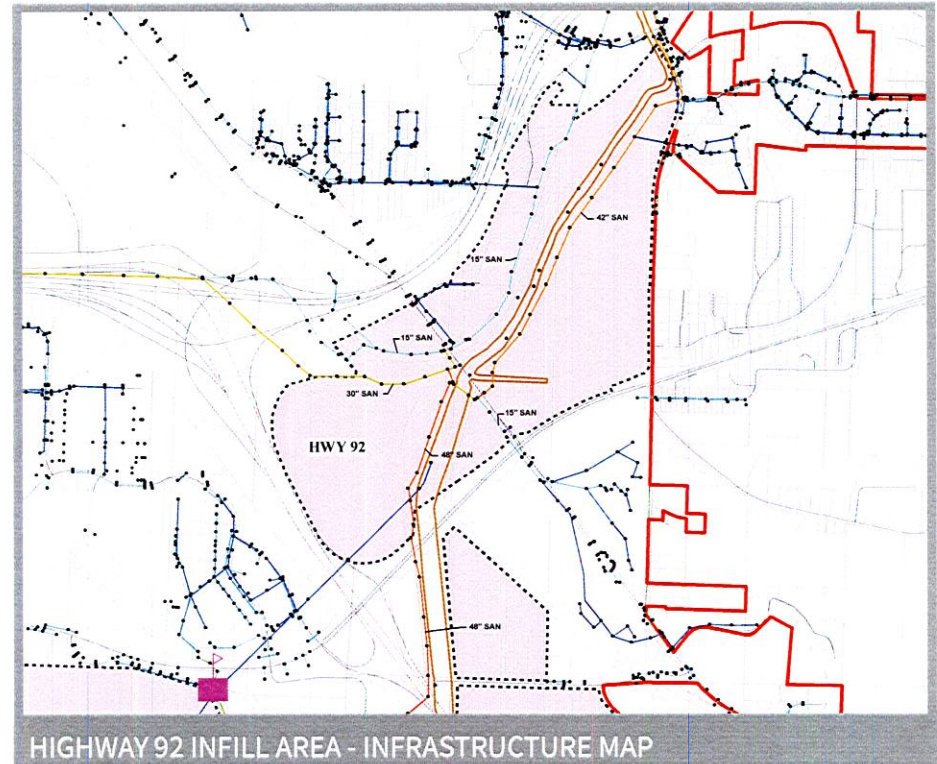




Figure 3-10-1

This area has a 42-inch sanitary sewer trunk line running through it on the east side of Mosquito Creek, which could be accessed to handle sanitary sewer flows from new development. Storm sewers could be constructed to support development and could outlet into Mosquito Creek. On-site stormwater detention will be required.



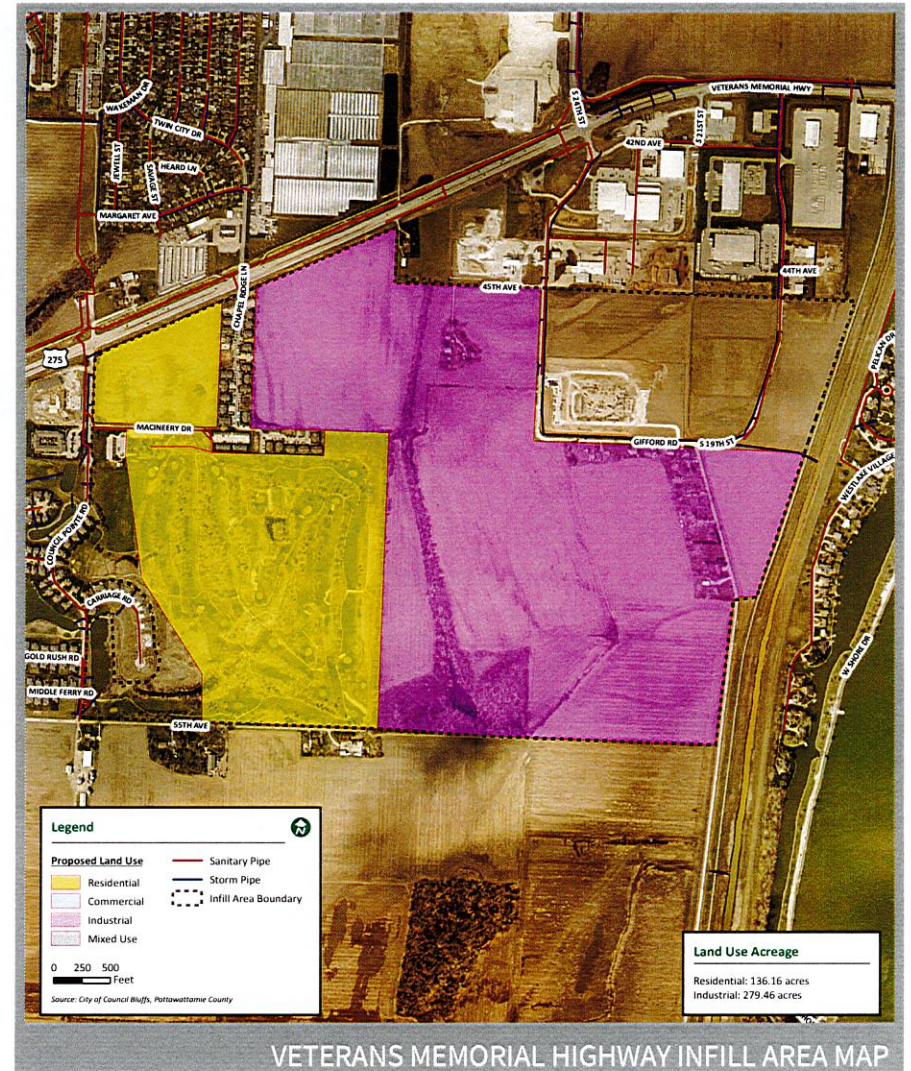
-  SANITARY - PUMP STATION
-  STORM - PUMP STATION

VETERANS MEMORIAL HIGHWAY

The Veterans Memorial Highway infill area includes land south and west of South Pointe Industrial Park, the far east side of the Fox Run Golf Course, and the frontage of Veterans Memorial Highway located on either side of Chapel Ridge Apartments.

FUTURE LAND USE

The area surrounding the existing industrial development is identified to continue as a similar type and scale of industrial development. The frontage of Veterans Memorial Highway lying east of Chapel Ridge Apartments is identified as industrial, and the frontage of Veterans Memorial Highway lying west of Chapel Ridge Apartments and the golf course are identified as residential. The proposed land use typologies are intended to be compatible with existing and planned developments in this area. Careful buffering of land use types will be necessary to ensure on-going compatibility in the area.



VETERANS MEMORIAL HIGHWAY INFILL AREA MAP

WATER AND SEWER

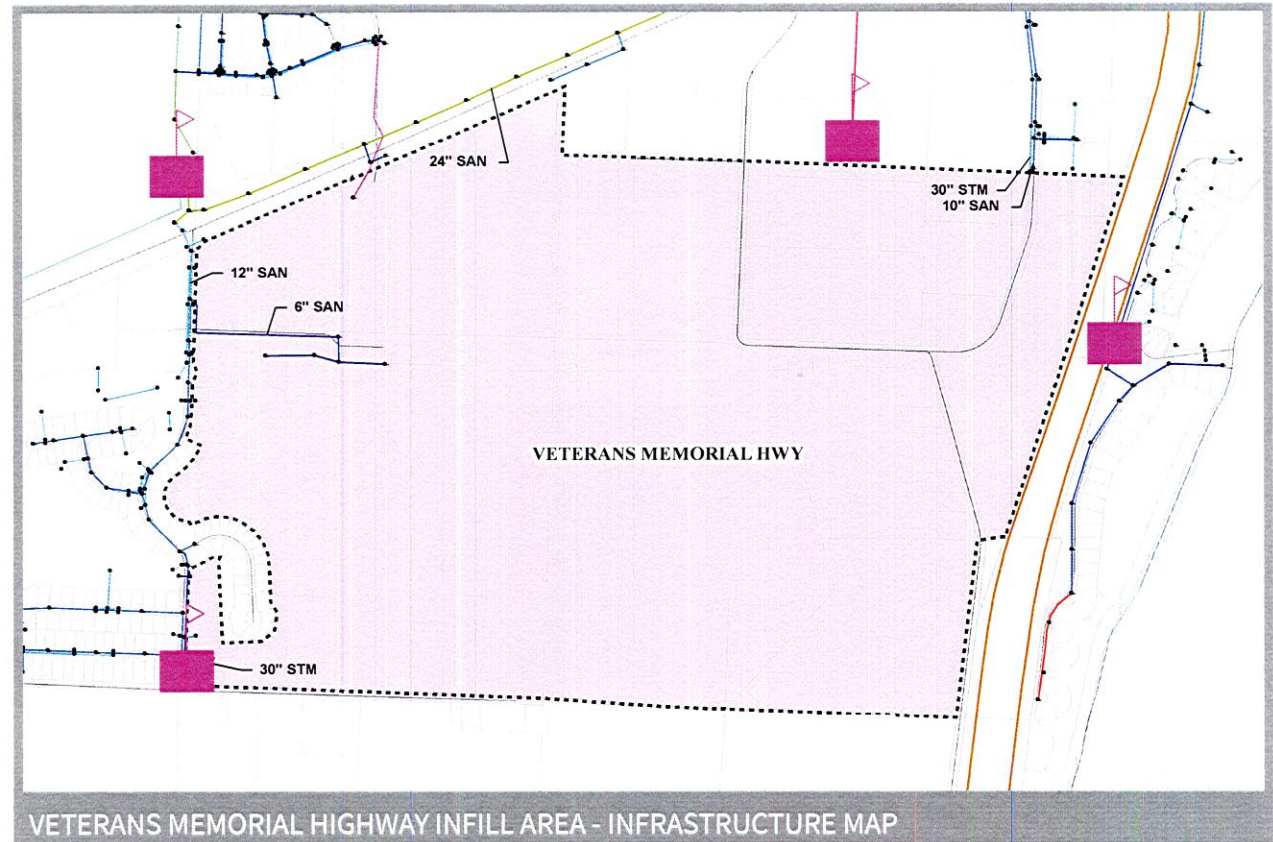
The area is generally served by sanitary sewer but would require extensions with development. Storm drainage in the area now relies on part of the pond capacity at Fox Run and will need to be evaluated if there is an increase in impervious surface.

Recent investments by the City have extended sanitary sewer service to the Gifford Road area. There is sanitary sewer in Gifford Road and in South 19th Street that can be connected for development that occurs in the Gifford Road area. There is a 24-inch sanitary sewer on the north side of Veterans Memorial Highway and there is a 12-inch sanitary sewer line in Council Pointe Road.

There is a sanitary sewer pump station at Council Pointe Road and 35th Avenue that pumps sewage from the Fox Run neighborhood to the main in Veterans Memorial Highway.

This pump station would likely need improvements to increase capacity if the golf course area were to be developed.

Storm sewer has also been recently constructed in the Gifford Road area. There is an existing 60-inch storm sewer in Gifford Road that connects to Indian Creek with a gate structure at the levee. When flows into the Missouri River and Indian Creek are high, this gate is closed, and stormwater does not flow away from the site. For this reason, this area has increased stormwater detention requirements so there is adequate storage when the storm gates are closed. Stormwater in the golf course on the west half of the site currently flows to the existing ponds that are amenities for the residential neighborhood to the west. These ponds do not have adequate stormwater storage capacity to support additional development. If the impervious area were to increase with development in the golf course area, significant stormwater infrastructure improvements would be required.

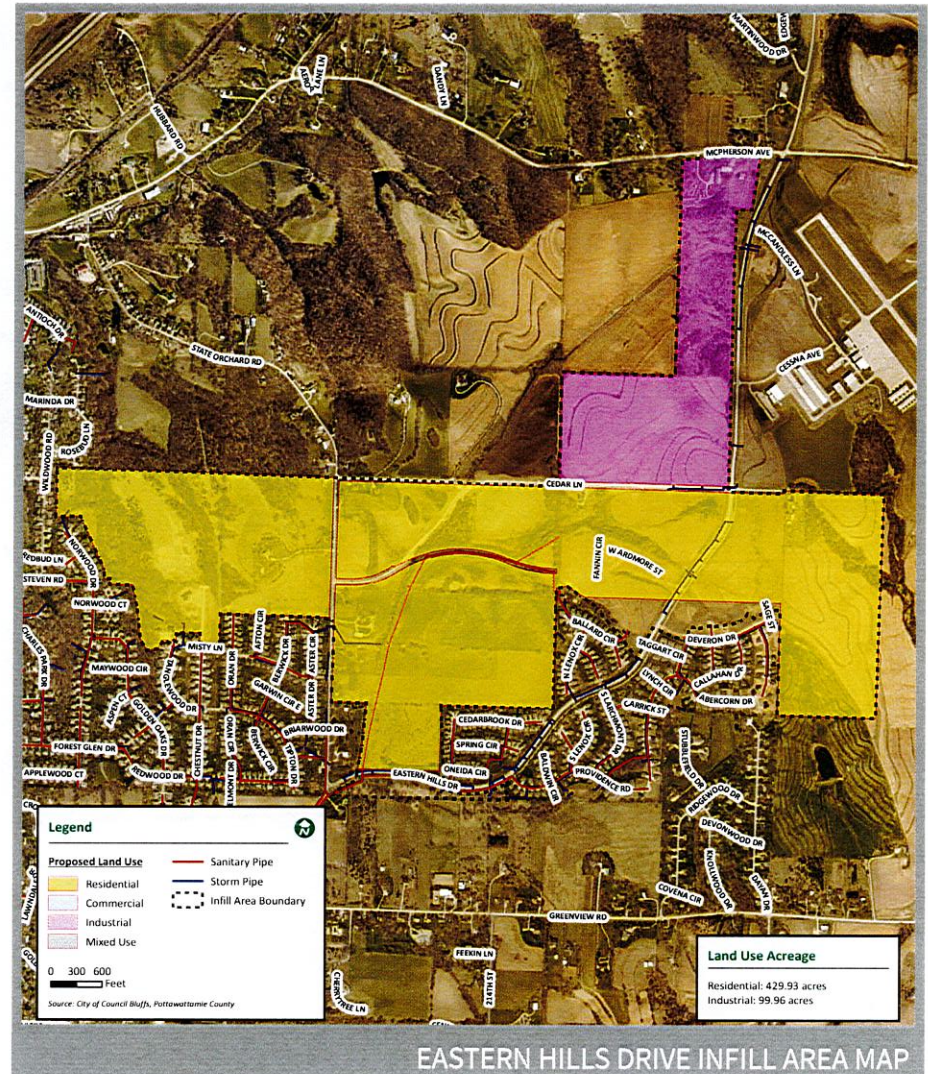


EASTERN HILLS DRIVE

The Eastern Hills Drive infill area extends from the intersection of Eastern Hills Drive/McPherson Avenue on the north to the intersection of Eastern Hills Drive/State Orchard Road on the south, and from Wildwood Subdivision on the west to undeveloped land lying east of Hills of Cedar Creek. The land included in this infill area is not developed and is in agricultural use, with the exception of a few residential acreages. The area is immediately adjacent to other neighborhoods developed in the city at a single-family density. The land in the northwest portion can be characterized with steep slopes and a deep ravine with less significant slopes and a more rolling terrain moving east in the area. This location is immediately adjacent to the Council Bluffs Municipal Airport. Each parcel in this infill area has some level of constraint, which limits the amount of developable land. Development should avoid steep slopes and minimize grading and erosion where possible.

FUTURE LAND USE

Eighty percent of this area is identified for residential development. The areas between Cedar Lane and Stevens Road (to be extended) are identified as residential along with the land south of the airport. The area located on the west side of Eastern Hills Drive across from the airport is identified as industrial.

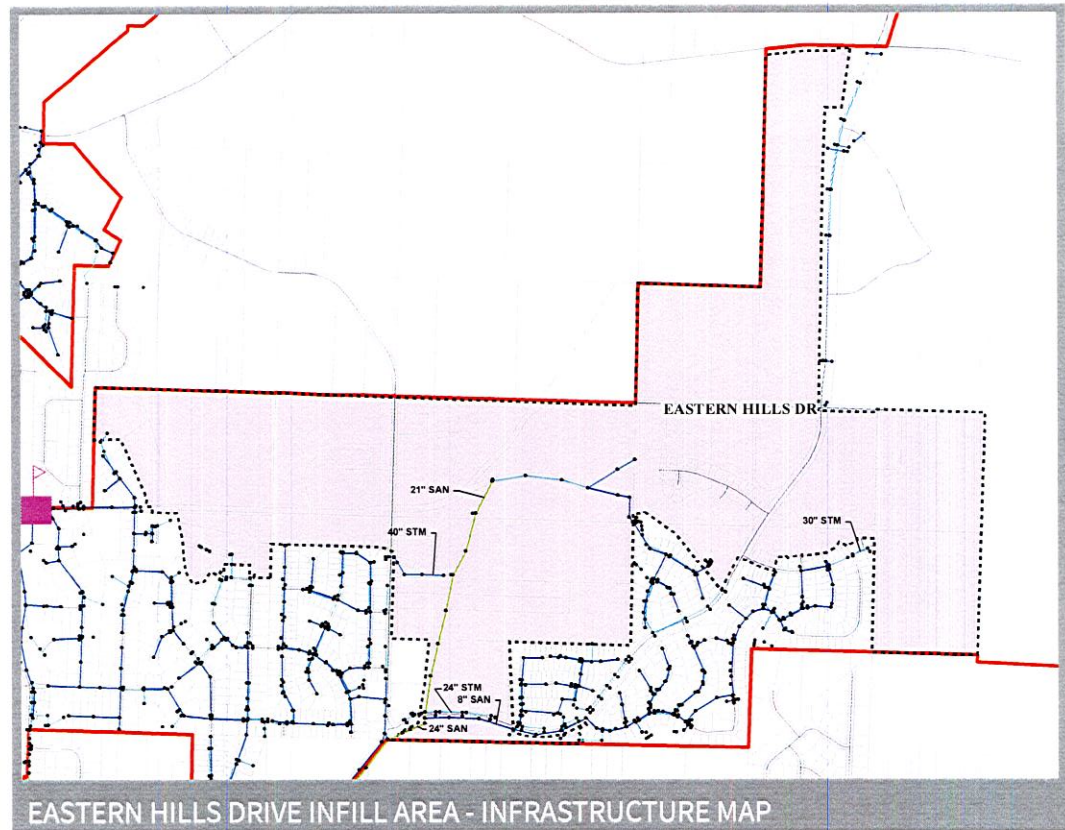




EASTERN HILLS DRIVE INFILL AREA MAP

Infrastructure

There is an existing 21-inch sanitary sewer trunk line that has been extended to Cedar Lane that is intended to provide sewer service to this area. This line can be extended up the drainage basin as needed to support development.

There is storm sewer on the east side of this area in the recently constructed Eastern Hills Drive right-of-way. The area is in the upper reaches of a tributary of Mosquito Creek. On-site storm sewer and stormwater detention can be constructed to meet development needs.



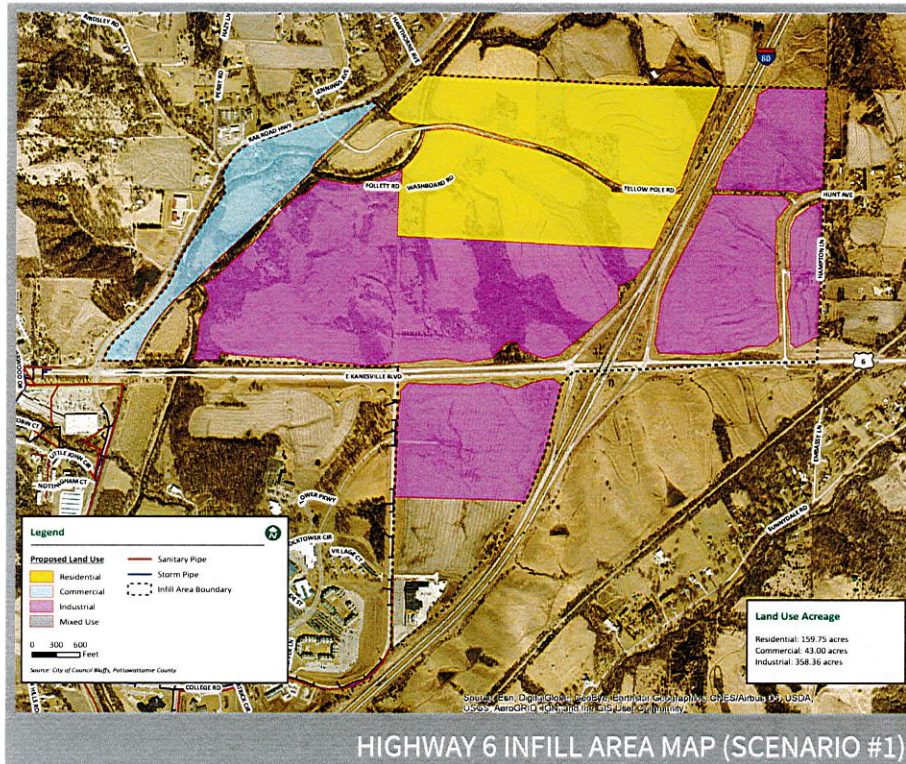
-  SANITARY - PUMP STATION
-  STORM - PUMP STATION

HIGHWAY 6

The Highway 6 infill area is primarily located north of Highway 6 and east of Railroad Highway, and includes properties on both sides of Yellow Pole Road and Interstate 80, as well as the southwest corner of the intersection of Highway 6/Interstate 80. The land in this infill area can be characterized as steep slopes and floodplains associated with Mosquito Creek. Much of the land in the study area is in agricultural use or has been developed with large residential estates.

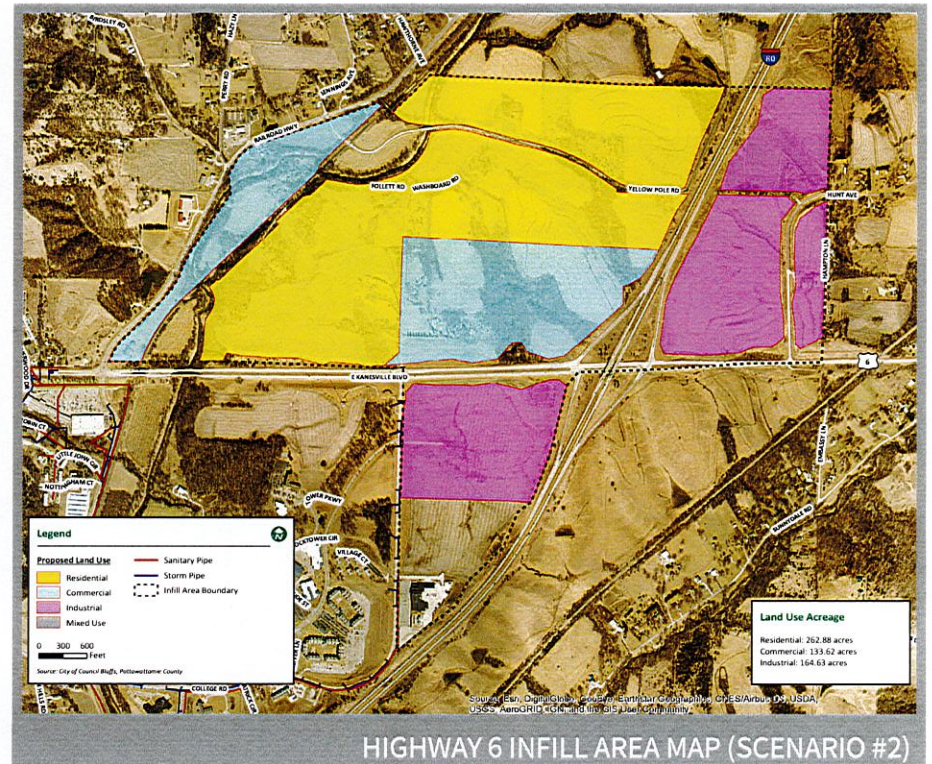
Future Land Use

Two unique land use scenarios have been identified for this area:



HIGHWAY 6 INFILL AREA MAP (SCENARIO #1)

Scenario One: This scenario includes commercial uses on the west side of Mosquito Creek, residential adjacent on both sides of Yellow Pole Road, and industrial uses on the remaining land area. The land directly adjacent to Highway 6 would be suitable for industrial development due to its proximity to the Interstate 80/Highway 6 interchange, provided sanitary sewer infrastructure is available.



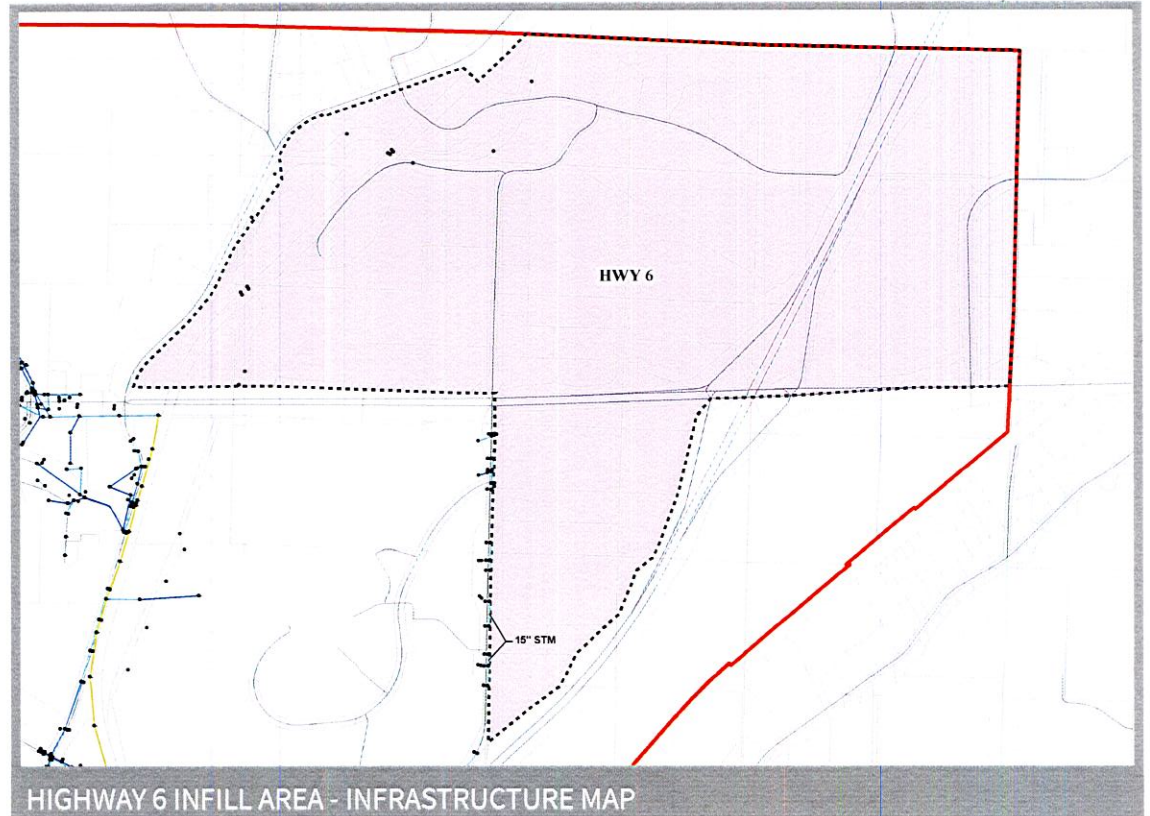
HIGHWAY 6 INFILL AREA MAP (SCENARIO #2)

Scenario Two: This scenario includes commercial uses on the west side of Mosquito Creek and at the northwest corner of the Interstate 80/Highway 6 interchange. Residential development is identified on both sides of Yellow Pole Road and between Washboard Road and Mosquito Creek. Industrial use is identified on the portions of the infill area south of Highway 6 and east of Interstate 80.



Sanitary Sewer

The south portion of the infill area currently has sanitary sewer service, which flows south in College Road right-of-way. The portion of the infill area north of Highway 6 does not have sanitary sewer service. The closest sanitary sewer to this area is on the west side of Mosquito Creek in Kanesville Boulevard (Highway 6) right-of-way. A new pump station and force main would be required to extend sanitary sewer service to this area. This area is adjacent to Mosquito Creek on the west side.

Storm sewer and on-site stormwater detention that flows to Mosquito Creek could be constructed to support development in this infill area.



HIGHWAY 6 INFILL AREA - INFRASTRUCTURE MAP

-  SANITARY - PUMP STATION
-  STORM - PUMP STATION

DODGE PARK GOLF COURSE

Dodge Park Golf Course is a publicly owned and operated golf course located east of the Missouri River, west of Interstate 29, and south of Interstate 480.

Future Land Use

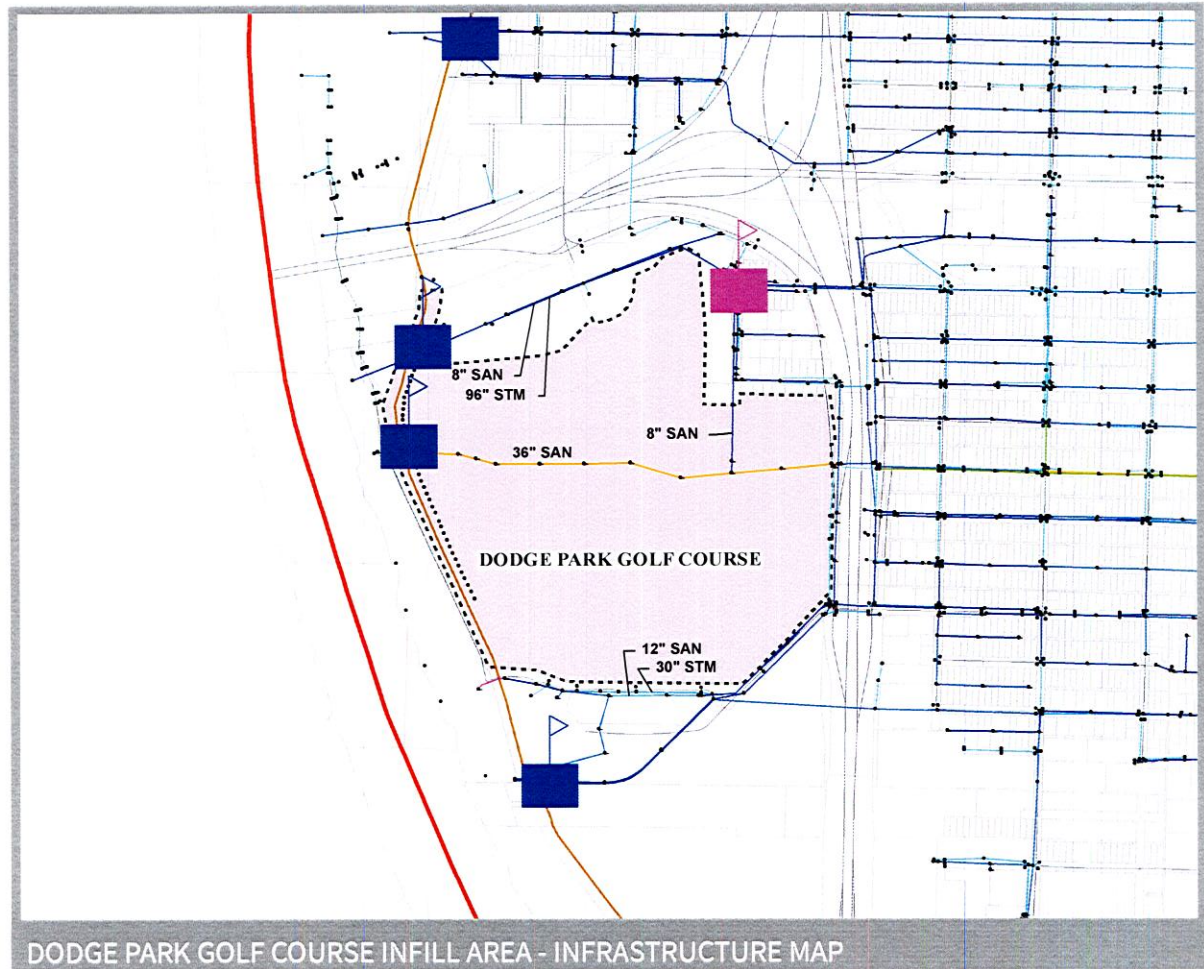
The Dodge Park Golf Course is highly visible from Interstate 480 and located near the riverfront and the larger metropolitan area, which makes this infill area suitable for mixed-use development. The appropriate mix of uses is subject to further study and the development of a master plan, which would be influenced by the expansion of Omaha's streetcar system into Council Bluffs through this infill area. The overall density of the area can be increased with the introduction of multi-modal transportation options.





INFRASTRUCTURE

There is an existing eight-inch sanitary sewer in South 38th Street right-of-way, and a sanitary sewer pump station at South 38th Street and 2nd Avenue. This pump station could be utilized for sanitary sewer flows in the golf course area; however, capacity improvements would likely be required depending on the flows produced by new development. There is also a 12-inch sanitary sewer on the south end of the site.

The area is protected by the Missouri River Levee. Storm sewer is available and there are two pump stations located on the west side of the golf course that can discharge into the Missouri River when river conditions are high. The overall amount of impervious cover on the current golf course is low. Development of the site for more intensive uses will significantly increase the amount of impervious cover. The existing pump stations are currently undersized based on modern design standards and could not accommodate additional volumes. As a result, an additional pump station would be needed for any development that occurs in this infill area.



-  SANITARY - PUMP STATION
-  STORM - PUMP STATION

TRANSPORTATION & TRAFFIC 4

TRANSPORTATION AND TRAFFIC

Understanding the transportation network and traffic conditions of the study area is critical to understanding future land uses. An assessment of existing transportation, traffic conditions, and connectivity was conducted. Information for the roadway and transportation infrastructure assessment was gathered from the City of Council Bluffs, Pottawattamie County, Iowa Department of Transportation (IDOT), and the Omaha-Council Bluffs Metropolitan Area Planning Agency (MAPA).

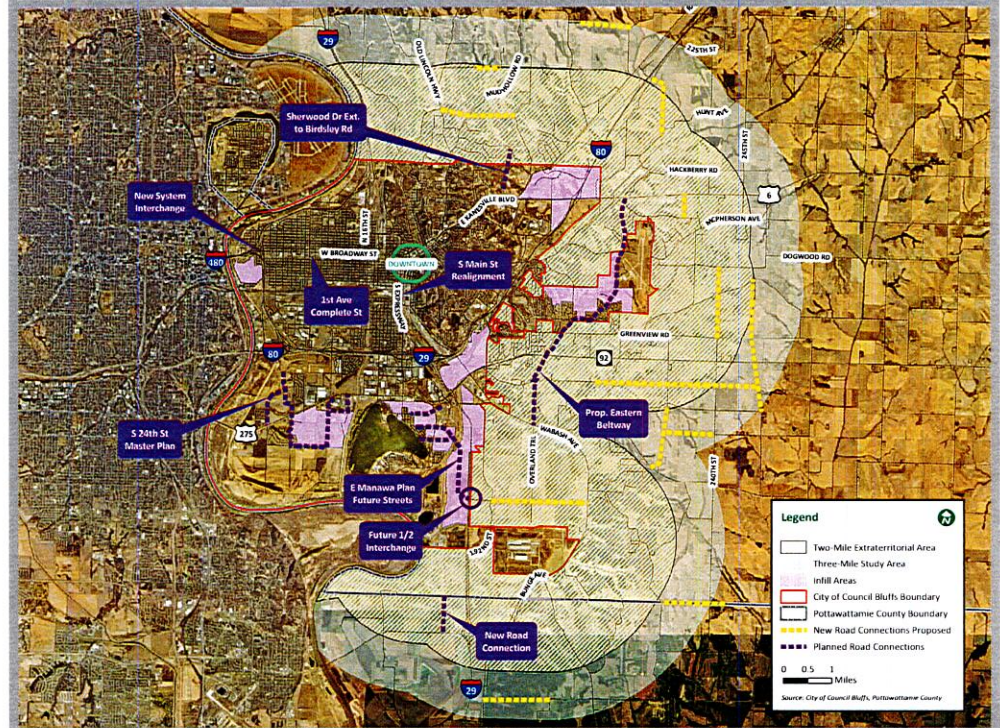
Existing safety and capacity issues were identified to determine the needs of the infill areas identified in Chapter 3: Council Bluffs Infill Areas and the potential expansion areas identified in Chapter 2: Three-Mile Study Area. A general assessment of road conditions and the need for road improvements and/or extensions was also conducted. While the exact specifications of improvements will be finalized as new developments are proposed, the assessment/analysis provides an overall sense of the changes to transportation infrastructure that are needed to support growth.

EXPANDING LOCAL STREET CONNECTIONS

Proposed changes and additions to the existing roadway network for the infill and expansion areas were reviewed using the Amended South 24th Street Master Plan, East Manawa Plan, Loess Hills Preservation Plan, Riverfront Master Plan, Council Bluffs Downtown Plan, and the Bluffs Tomorrow 2030 Plan. The roadway network in the three-mile study area was examined for gaps in the existing system that should be connected as the potential expansion areas develop. The recommendations for new connections are based on a goal to provide a grid system with major connections no more than one mile apart, if possible. The topography, railroads, and waterways add to the complexity of developing a traditional grid system in much of the three-mile study area. Proposed transportation changes from previous plans and potential new connections are shown on the map to the right.

IDOT reports pavement conditions by using a Pavement Condition Index (PCI). PCI is a metric developed by IDOT that accounts for pavement ride quality and the amount of cracking, faulting, and rutting of the surface. IDOT uses three categories (good, fair and poor) to track and communicate the overall condition of the pavement. Since 2013, IDOT has expanded pavement data collection efforts to all paved roads in Iowa. Data is shared free of charge with counties, cities, and planning agencies through the Iowa Pavement Management Plan (IPMP) and is available for their use.

PCI thresholds differ by roadway type, as shown in Table T.1. Each roadway is rated 0-100 representing the condition of the roadway pavement (0 worst; 100 best). The PCI rating can be used as a tool by communities to identify pavement improvement needs. A map showing 2018 PCI data for the study area is provided in Figure 2 of the Appendix. The map identifies each roadway segment by those roads that are above or below the fair condition threshold.



ROADWAY CONNECTION INITIAL REVIEW

Many of the local and collector roadways in the western portion of the City are in poor condition, according to 2018 PCI data. Several major arterial roadways in both the western and eastern portions of the City are listed in fair or good condition.

Some of the major connector roadways through the three-mile study area are constructed with gravel. As the study area develops, the connectors will be more heavily traveled and have greater significance to the area transportation system. Roads in poor condition should be considered for pavement upgrades, with those roads providing connection to the interstates (Interstate 80 and Interstate 29), Highways 6 and 92, or into downtown Council Bluffs having the highest priority for upgrades.

Figure 11 - Roadway Connection Initial Review

Table T.1 - Pavement Condition Index (PCI) Thresholds

Category	PCI Thresholds		
	Interstate	NHS (Non-Interstate)	Non-NHS
Good	76-100	71-100	71-100
Fair	51-75	46-70	41-70
Poor	0-50	0-45	0-40

VOLUME / CAPACITY RATIO

A volume to capacity (v/c) ratio measures the amount of traffic on a given roadway relative to the amount of traffic the roadway was designed to accommodate. A roadway with a v/c ratio of 1.0 is considered at capacity. Local roadways in the three-mile study area have sufficient capacity, with all having a v/c < 0.60. Higher level roadways that provide connections from the western half to the eastern half of Council Bluffs (Broadway, Highway 6, Highway 92, and Veterans Memorial Highway), also have capacity, with the highest v/c ratio being 0.62.

The Council Bluffs Interstate System (CBIS) was originally constructed in the 1960s. Although routine maintenance projects were completed, significant changes have not been made since its original construction. The CBIS Improvement Program is a major effort that will result in a modernization and reconstruction of the interstate highway system in the Omaha-Council Bluffs Metropolitan Area. According to IDOT's project website, this multi-phase construction project to improve Interstate 29 and Interstate 80 through the City started construction in 2013 and is anticipated to be completed by the end of 2024. The CBIS map below provides an overview of the program project locations. Even with the re-design on the interstate system, it is still important that drivers have the choice to use a local system to navigate around the City from the three-mile study area. If drivers use the local system to navigate around the City from this outlying area, there appears to be ample capacity to handle additional demand based on the existing daily v/c ratios calculated.

Many of the proposed local transportation improvements laid out in previous planning documents are still valid and needed. Some of these transportation system pieces have been constructed; however, the remaining connections should be completed as areas develop. The Eastern Hills Drive/Eastern Beltway is key to providing connectivity in an area of the City that has challenges with freeway access, which can limit development opportunities.

Highway 6 and Highway 92 are good for east-west circulation and existing daily v/c ratios show that they have adequate capacity to handle additional traffic. The changes with the interstate re-design will improve through traffic flow on Interstate 80 and local access on Interstate 29. It is important for the City to invest in enhancing their local system for circulation, such as with the Eastern Beltway, so that the interstates do not have to be relied on for 'in-town' circulation.

The road system in the three-mile study area has challenges with topography, waterways, and railroad corridors, but overall, there is still good connectivity. Several of the major arterial roadways in the study area are in fair or good condition, according to the PCI.

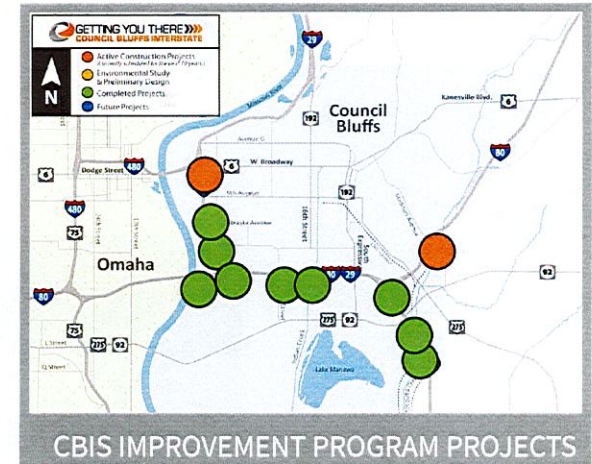
INTERSTATE CAPACITY

The v/c analysis conducted for this study indicates that the interstates in this area experience higher v/c ratios indicative of congestion related issues. The CBIS typically carries 20,000-75,000 vehicles; 11-25% of those are trucks. By 2030, traffic on Interstate 80 between the Interstate 29 interchanges is expected to increase by more than 120,000 vehicles a day. This increase in traffic, coupled with an outdated design standard, is driving system improvements.

The CBIS re-design physically separates through traffic on Interstate 80 from local traffic on Interstate 29 destined for Council Bluffs, creating Interstate 80 express lanes and Interstate 29/Interstate 80 local lanes. This is accomplished by constructing four separate roadways (two roadways for traffic in each direction). Each roadway is separated by a concrete median barrier. Benefits of this re-design include:

1. Redundancy to allow traffic to keep moving in both directions, even if lanes are blocked because of a crash or maintenance;
2. Improving roadway safety by reducing the number of crashes caused by merging traffic between tightly spaced interchanges;
3. Easing congestion, especially during peak or rush hours by separating through traffic on Interstate 80 from local traffic destined for Council Bluffs; and
4. Better accommodating projected traffic growth and planned development in the area.

With these improvements, it is anticipated that existing v/c ratios on the Interstate 80 and Interstate 29 system in the city will improve or maintain even as the area grows. The largest benefits of the interstate re-design will be safety and incident management, especially during peak or rush hours.



CAPACITY CALCULATIONS

Average Daily Traffic (ADT) volumes available from the IDOT Traffic Flow Map and the RAMS GIS layer were used to determine existing v/C ratios. The latest ADT data available is for the year 2016.

The v/C ratio was used to quantify the potential deficiencies or capacity issues in the existing transportation system in both the infill and expansion areas. Level of service (LOS) ratios for traffic are used for generalized planning. When using a LOS ratio, traffic volumes are compared to the estimated current facility capacity. The LOS ratio for urban streets is separated into six levels and assigned a letter from A to F.

The capacity used in the v/C calculation was taken from Exhibit 16-16 of the Highway Capacity Manual (HCM), 6th Edition. v/C (LOS) E was determined as meeting capacity for the roadway. The corresponding daily service volume for LOS E, (i.e., current facility capacity) was taken from HCM Exhibit 16-16 with the assumption that K=0.10 and D = 0.55, as shown in Table T2.

The daily service volume is the approximate maximum two-way ADT volume that can be accommodated by an urban street at a given LOS for two posted speed limits under very specific assumptions of signal timing, signal spacing, access point spacing, and access point volumes.

Table T3 presents the v/C values that correspond to specific level of service rankings. v/C ratios were calculated for the roadway segments throughout the city using the HCM capacity value with the volume and number of lanes for the roadway segments from RAMS GIS data.

A map showing the results of this analysis was prepared using the different v/C ratio levels shown in Table T3, and is included in Figure 1 of the Appendix. The resulting v/C ratios for each segment were colored accordingly. Those road segments shown in gray are operating at LOS A or better. The map shows local roadways have ample capacity, based on daily traffic volumes, to handle new traffic generated as areas develop. The interstates, which carry upwards of 80,000 vehicles combined per day, have challenges and experience some level of congestion throughout many parts of the day.

Table T2. Exhibit 16-16 of the Highway Capacity Manual (HCM), 6th Edition

Exhibit 16-16
Generalized Daily Service Volumes for Urban Street Facilities

K-Factor	D-Factor	Daily Service Volume by Lane, LOS, and Speed (1,000 veh/day)																	
		Two-Lane Streets						Four-Lane Streets						Six-Lane Streets					
		LOS B	LOS C	LOS D	LOS E	LOS B	LOS C	LOS D	LOS E	LOS B	LOS C	LOS D	LOS E	LOS B	LOS C	LOS D	LOS E		
<i>Posted Speed = 30 mph</i>																			
0.09	0.55	NA	1.7	11.8	17.8	NA	2.2	24.7	35.8	NA	2.6	38.7	54.0	NA	2.4	35.6	49.5		
	0.60	NA	1.6	10.8	16.4	NA	2.0	22.7	32.8	NA	2.4	35.6	49.5	NA	2.4	35.6	49.5		
0.10	0.55	NA	1.6	10.7	16.3	NA	2.0	22.3	32.7	NA	2.4	34.9	48.6	NA	2.2	32.0	44.5		
	0.60	NA	1.4	9.8	14.7	NA	1.8	20.4	29.5	NA	2.2	32.0	44.5	NA	2.2	32.0	44.5		
0.11	0.55	NA	1.4	9.7	14.6	NA	1.8	20.3	29.3	NA	2.1	31.7	44.1	NA	2.0	29.1	40.5		
	0.60	NA	1.3	8.9	13.4	NA	1.7	18.6	26.9	NA	2.0	29.1	40.5	NA	2.0	29.1	40.5		
<i>Posted Speed = 45 mph</i>																			
0.09	0.55	NA	7.7	15.9	18.3	NA	16.5	33.6	36.8	NA	25.4	51.7	55.3	NA	23.4	47.4	50.7		
	0.60	NA	7.1	14.5	16.8	NA	15.1	30.8	33.7	NA	23.4	47.4	50.7	NA	23.4	47.4	50.7		
0.10	0.55	NA	7.0	14.3	16.5	NA	14.9	30.2	33.1	NA	23.0	46.5	49.7	NA	21.0	42.7	45.6		
	0.60	NA	6.4	13.1	15.1	NA	13.6	27.7	30.3	NA	21.0	42.7	45.6	NA	21.0	42.7	45.6		
0.11	0.55	NA	6.3	13.0	15.0	NA	13.5	27.5	30.1	NA	20.9	42.3	45.2	NA	19.1	38.8	41.5		
	0.60	NA	5.8	11.9	13.8	NA	12.4	25.2	27.6	NA	19.1	38.8	41.5	NA	19.1	38.8	41.5		

Notes: NA = not applicable; LOS cannot be achieved with the stated assumptions. General assumptions include no roundabouts or all-way stop-controlled intersections along the facility; coordinated, semiautomated traffic signals; Arrival Type 4; 120-s cycle time; protected left-turn phases; 0.45 weighted average *g/C* ratio; exclusive left-turn lanes with adequate queue storage provided at traffic signals; no exclusive right-turn lanes provided; no restrictive median; 2 mi facility length; 10% of traffic turns left and 10% turns right at each traffic signal; peak hour factor = 0.92; and base saturation flow rate = 1,960 pc/hu.

Table T3. Level of Service Ranking

Level of Service	Description	Volume-to-Capacity Ratio
A	Highest driver comfort; free flowing	< 0.60
B	High degree of driver comfort; little delay	0.60 – 0.70
C	Acceptable level of driver comfort; some delay	0.70 – 0.80
D	Some driver frustration; moderate delay	0.80 – 0.90
E	High level of driver frustration; high levels of delay	0.90 – 1.00
F	Highest level of driver frustration; excessive delays	> 1.00

$$v/C \text{ ratio} = \frac{\text{Volume (ADT)}}{\text{Capacity}}$$

CRASH ANALYSIS

A five-year crash history of the roadways adjacent to the eight infill areas identified in Chapter 3: Council Bluffs Infill Sites was completed using crash data available through the IDOT Crash Mapping Analysis Tool for January 1, 2015, through December 31, 2019. High crash maps were prepared for the intersections surrounding the infill sites.

Using the high crash maps, the intersections with the highest number of crashes in the area adjacent to the infill sites were selected for analysis. The crash rate was calculated for these intersections to determine whether the calculated intersection crash rate was higher than the IDOT statewide average for intersections of a similar type. ADT volumes available from the IDOT Traffic Flow Map and the IDOT Roadway Asset Management System (RAMS) GIS layer were used in this calculation.

An overall summary of crash numbers and crash rates is included in Table T4. Maps showing the high crash locations for each infill site are provided later in this section.

There are eleven intersections with collision rates higher than the statewide average. For these eleven intersections, the crash severity was further examined and is shown in Table T5. The crashes of the 11 sections range in seriousness of damage, injury, and fatalities. The percentages of injury and death during crashes throughout these 11 sections is 22.5%.

The highest injury locations near or within the infill areas were:

1. Highway 92/Harry Langdon Boulevard (34% of crashes resulted in injuries)
2. Broadway/South 35th Street (33% of crashes resulted in injuries)
3. Veterans Memorial Highway/Piute Street (45% of crashes resulted in injuries)
4. Veterans Memorial Highway/South 24th Street (41% of crashes resulted in injuries)

Table T4 - Overall Intersection Crash Summary by Crash Rate

Intersection		Number of Collisions	Collision Rate (MEV)	IDOT Statewide Average (MEV)
E-W Street	N-S Street			
Site 1 - Dodge Park Golf Course				
Broadway	S. 35th	63	1.38	0.9
Harrahs Blvd/9th Ave	I-29 NB	23	1.16	0.9
Harrahs Blvd/9th Ave	I-29 SB	16	0.98	0.9
9th Ave	S. 35th St	14	0.56	0.8
Site 2 - Veteran's Memorial Hwy-Gifford Rd				
Veterans Memorial Hwy	Twin City Dr	13	0.57	0.9
Veterans Memorial Hwy	S 24th St	46	1.35	0.9
Site 3 - Lakeshore Golf Course				
Veterans Memorial Hwy	11th St	12	0.37	0.9
Veterans Memorial Hwy	Piute St	48	1.47	0.9
Site 4 - Manawa Drive/Southlands				
Hwy 275/Hwy 92 NB ramps	I-29	30	0.55	1.0
Hwy 275/Hwy 92 SB ramps	I-29	33	0.60	1.0
Veterans Memorial Hwy	Tank Farm Rd	27	1.02	0.9
Site 5 - Hwy 92				
Hwy 92	Harry Langdon Blvd	70	1.48	0.9
I-80 EB ramps	Madison Ave	18	0.51	0.9
I-80 WB ramps	Madison Ave	17	0.45	0.9
Rue St	Madison Ave	13	0.94	0.8
Woodbury Ave	Madison Ave	30	1.23	0.8
Site 6 - Eastern Hills				
State Orchard	Eastern Hills Dr	4	1.45	0.8
Site 7 - Hwy 6				
Kanesville Blvd	I-80 WB Ramps	9	0.51	0.9
Kanesville Blvd	I-80 EB Ramps	18	1.09	0.9
Kanesville Blvd	College Rd	10	0.60	0.8
Kanesville Blvd	Railroad Ave	19	0.79	0.8
Kanesville Blvd	Sherwood Dr	12	0.53	0.8
		* Calculated MEV is larger than average MEV		

Table 15 - Crash Severity for Intersections Higher than Statewide Average (2015-2019)

Intersection		Crash Severity					
		Fatal	Suspected Serious Injury	Suspected Minor Injury	Possible/Unknown Injury	Property Damage Only	Number of Collisions
E-W Street	N-S Street						
Site 1 - Dodge Park Golf Course							
Broadway	S. 35th	1	1	3	16	42	63
Harrahs Blvd/9th Ave	I-29 NB	0	0	1	2	20	23
Harrahs Blvd/9th Ave	I-29 SB	0	1	1	6	8	16
Site 2 - Veteran's Memorial Hwy-Gifford Rd							
Veterans Memorial Hwy	S 24th St	0	1	5	13	27	46
Site 3 - Lakeshore Golf Course							
Veterans Memorial Hwy	Piute St	0	1	9	12	26	48
Site 4 - Manawa Drive/Southlands							
Veterans Memorial Hwy	Tank Farm Rd	0	0	1	6	20	27
Site 5 - Hwy 92							
Hwy 92	Harry Langdon Blvd	0	0	6	18	46	70
Rue St	Madison Ave	0	0	1	2	10	13
Woodbury Ave	Madison Ave	0	0	1	8	21	30
Site 6 - Eastern Hills							
State Orchard	Eastern Hills Dr	0	0	0	1	3	4
Site 7 - Hwy 6							
Kanesville Blvd	I-80 EB Ramps	0	0	2	1	15	18

Information regarding fatal/suspected serious injury crashes at the highest injury locations is provided below:

1. At the intersection of Broadway/South 35th Street, a fatal pedestrian-vehicle crash occurred when a westbound vehicle hit a pedestrian crossing the east leg at night.
2. At the intersection of Broadway/South 35th Street, a suspected serious injury crash occurred when a westbound and northbound vehicle collided in a broadside crash.
3. At the intersection of Veterans Memorial Highway/South 24th Street, a suspected serious injury crash occurred when an eastbound motorcyclist lost control in a single vehicle crash.
4. At the intersection of Veterans Memorial Highway/Piute Street, a suspected serious injury crash occurred when an eastbound left turning vehicle turned in front of a westbound through vehicle causing an angle crash.

Table 16 - Crash Types for Intersections Higher than Statewide Average (2015-2019)

Intersection		Crash Type										Total
		Non-Collision	Head-on	Rear-End	Angle	Broadside	Sideswipe, Same Direction	Sideswipe, Opposite Direction	Rear to Rear	Rear to side	Other	
E-W Street	N-S Street											
Site 1 - Dodge Park Golf Course												
Broadway	S. 35th	5	3	24	11	11	7	0	0	1	1	63
Harrahs Blvd/9th Ave	I-29 NB	3	0	5	1	10	3	1	0	0	0	23
Harrahs Blvd/9th Ave	I-29 SB	3	0	2	1	8	2	0	0	0	0	16
Site 2 - Veteran's Memorial Hwy-Gifford Rd												
Veterans Memorial Hwy	S 24th St	6	1	13	11	11	3	0	0	0	1	46
Site 3 - Lakeshore Golf Course												
Veterans Memorial Hwy	Piute St	0	7	13	10	16	1	1	0	0	0	48
Site 4 - Manawa Drive/Southlands												
Veterans Memorial Hwy	Tank Farm Rd	1	1	15	3	6	1	0	0	0	0	27
Site 5 - Hwy 92												
Hwy 92	Harry Langdon Blvd	4	3	30	16	13	3	1	0	0	0	70
Rue St	Madison Ave	1	1	2	0	4	4	1	0	0	0	13
Woodbury Ave	Madison Ave	0	1	12	6	4	5	1	0	0	1	30
Site 6 - Eastern Hills												
State Orchard	Eastern Hills Dr	3	0	0	0	1	0	0	0	0	0	4
Site 7 - Hwy 6												
Kanesville Blvd	I-80 EB Ramps	0	0	5	1	9	2	0	0	0	1	18

Crashes by type are shown in Table T6. The highest occurring crash types are highlighted for each intersection. Many of the crashes were rear-end, angle, and broadside which are typical of signalized intersections in urban areas.

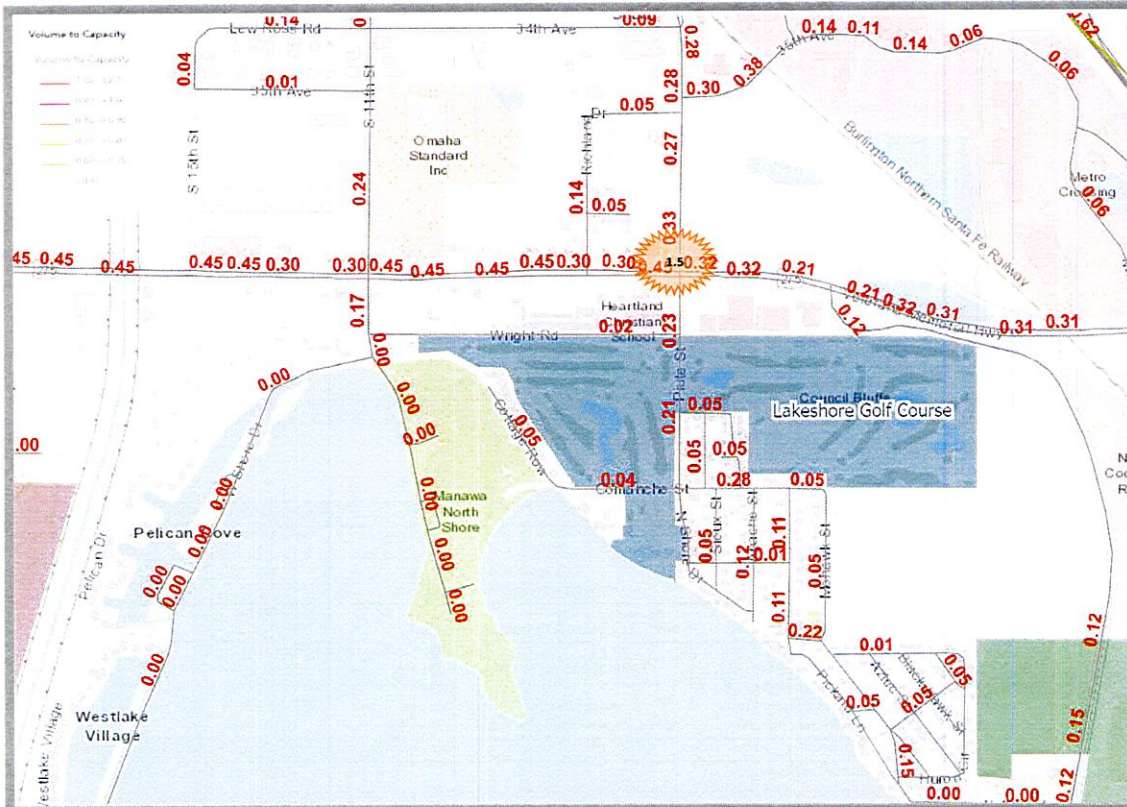
Crash types were reviewed to see if there were any distinguishable crash trends occurring and potential mitigations that could be recommended to mitigate the re-occurring crash issue. Table T6 shows the trends noted during the review and proposed mitigations.

Table 17 – Crash trends and mitigations for Intersections Higher than Statewide Average

Intersection		Trends	Potential Mitigation
E-W Street	N-S Street		
Infill Area 1 – East Manawa Drive/Infill Area 3 – South 192nd Street			
Veterans Memorial Hwy	Tank Farm Rd	9 eastbound rear-ends 5 broadside crashes involved a NB or SB vehicle and a WB vehicle	<ol style="list-style-type: none"> 1. Crest of RR bridge limits visibility of signal for EB traffic 2. Consider adding signal ahead warning sign or active flashers system for EB traffic, west of the overpass 3. Split phase signal to provide more opportunity for NB traffic to make their maneuver as SB is so heavy
Infill Area 2 – Lakeshore Golf Course			
Veterans Memorial Hwy	Plute St	8 angle crashes involved EB/WB vehicles	<ol style="list-style-type: none"> 1. Restripe for positive offset to improve visibility for E/W permitted left turns
Infill Area 4 – Highway 92			
Hwy 92	Harry Langdon Blvd	Over half of the rear-ends were on Hwy 92 10 angle crashes involved NB/SB vehicles 4 NB/WB broadside crashes all injury related	<ol style="list-style-type: none"> 1. Crest from interstate bridge could impact sight distance for EB vehicles, but SSD is adequate 2. Protected only lefts NB/SB and lights on all legs as of June 2019 will help mitigate
Rue St	Madison Ave	Half of the sideswipes involved SB vehicles	<ol style="list-style-type: none"> 1. Add double yellow to delineate lanes and direction on north leg
Woodbury Ave	Madison Ave	5 rear-ends involved EB vehicles, 2 of those were injury related	<ol style="list-style-type: none"> 1. This intersection is 250' from I-80 WB ramps signal; add side mount for EB vehicles at Woodbury Ave so it does not get confused with side mount signal for EB traffic at the I-80 WB ramps signal
Infill Area 5 – Veterans Memorial Highway			
Veterans Memorial Hwy	S 24 th St	10 angle crashes involved EB/WB vehicles 8 broadside crashes occurred with NB LT/WB TH	<ol style="list-style-type: none"> 1. Restripe for positive offset to improve visibility for E/W permitted left turns 2. Add NB left turn arrow to help large trucks exit south leg
Infill Area 6 – Eastern Hills Drive			
State Orchard Rd	Eastern Hills Dr	3 fixed object crashes all occurred SB	<ol style="list-style-type: none"> 1. Add lighting on N leg 2. Add curve warning signage on State Orchard Rd for NB & SB traffic in advance of Eastern Hills Dr
Infill Area 7 – Highway 6			
Kanesville Blvd	I-80 EB ramps	9 broadside crashes occurred between a NB vehicle and an EB vehicle 4 rear-ends involved EB vehicles	<ol style="list-style-type: none"> 1. Signal added in 2018?
Infill Area 8 – Dodge Park Golf Course			
West Broadway	S 35 th St	15 rear-end crashes occurred on West Broadway 7 broadside crashes involved NB or SB and EB vehicle 2 fatalities were pedestrian, one E leg, one N leg	<ol style="list-style-type: none"> 1. Intersection recently streetscaped and upgraded to add lighting, ped facilities, side mount signal heads, left turn arrows; these should mitigate the crash trends here
Harrahs Blvd/9 th Ave	I-29 NB	6 broadside crashes involved a NB/WB vehicle 4 broadside crashes involved a NB/EB vehicle	<ol style="list-style-type: none"> 1. Limited visibility of overhead signal due to underpass 2. Add side mount for EB traffic on SE corner vehicle
Harrahs Blvd/9 th Ave	I-29 SB	Main cause was running traffic signal and running off the road	<ol style="list-style-type: none"> 1. Limited visibility of overhead signal due to underpass 2. Consider side mount for EB traffic on NE corner due to curve in road on approach 3. Upgrade ped heads to count down timers as activity increases in this area

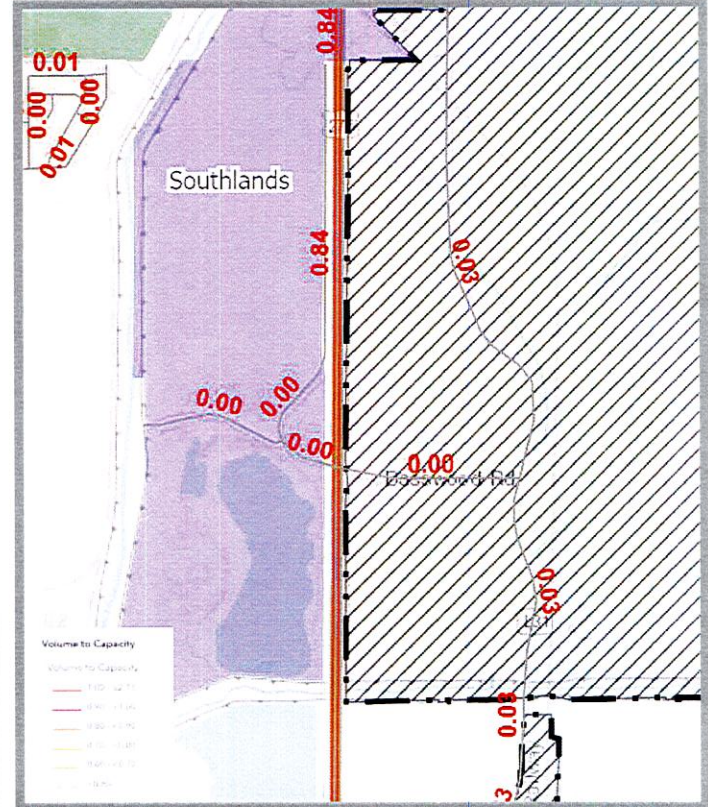
HIGH CRASH MAPS

(REFER TO CHAPTER 4 FOR ADDITIONAL INFORMATION ON THE HCS)



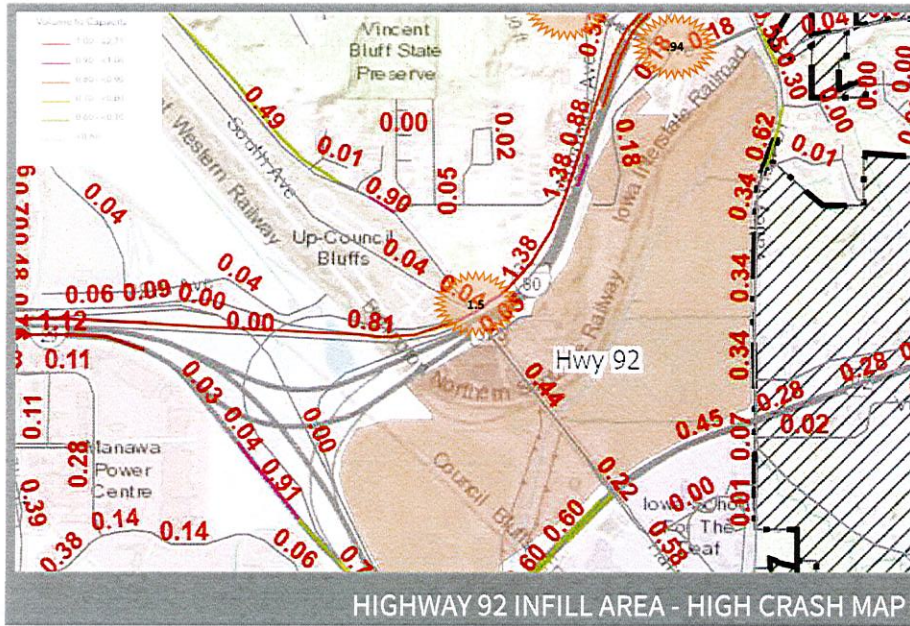
EAST MANAWA DRIVE & CB COUNTRY CLUB INFILL AREAS - HIGH CRASH MAP

High Crashes are indicated by starburst symbols. Volume to Capacity ratios for Transit and Nontransit are shown.

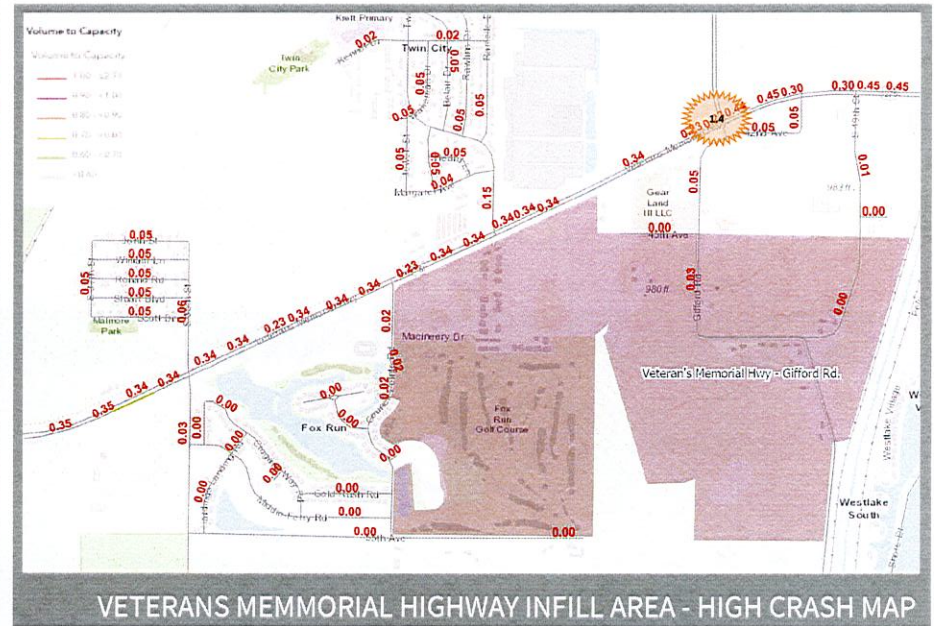


SOUTH 192ND STREET INFILL AREA - HIGH CRASH MAP

High Crashes are indicated by starburst symbols. Volume to Capacity ratios for Transit and Nontransit are shown.



High Crash Locations and Daily Volume/Capacity Ratio for Streets and Surrounding Infill Sites



High Crash Locations and Daily Volume/Capacity Ratio for Streets and Surrounding Infill Sites

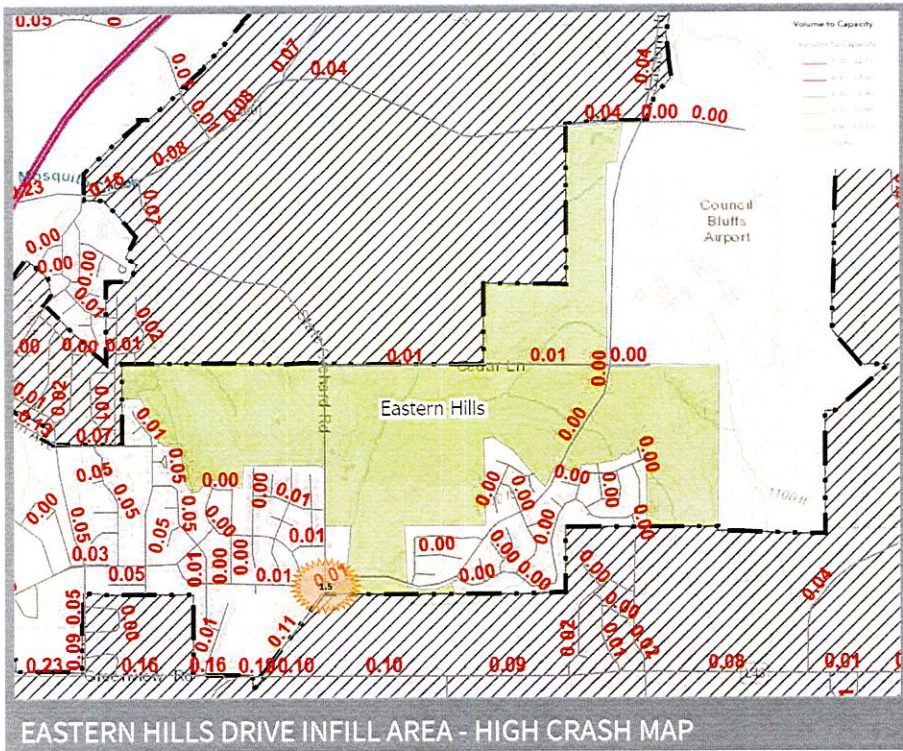


Fig. 1. Crash Locations and Daily Volume/Capacity Ratios for Streets and Surrounding Infill Sites

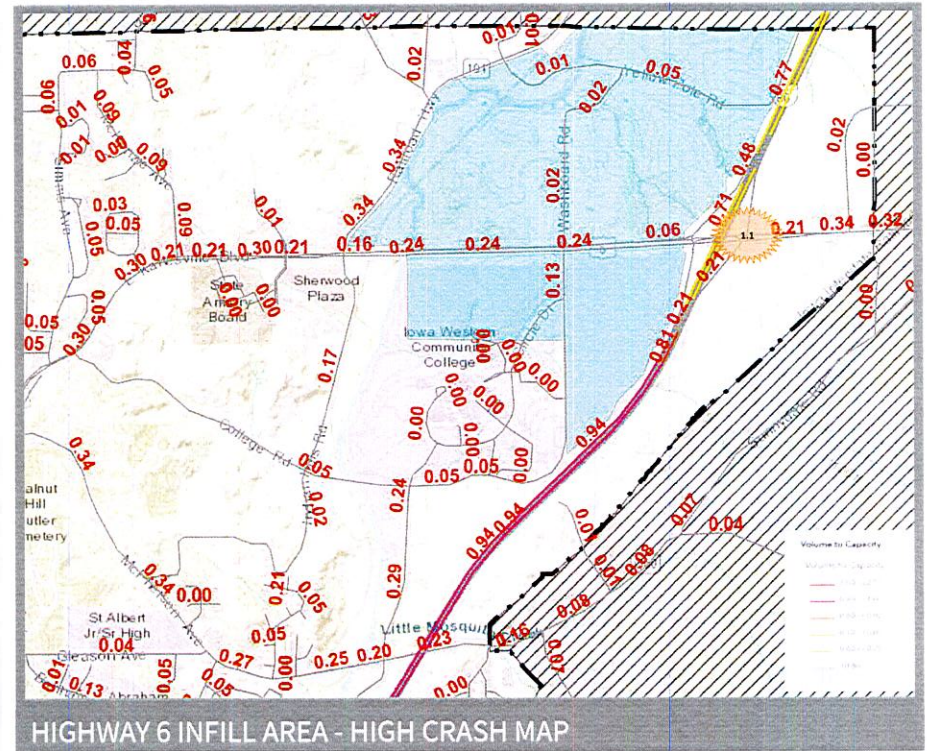


Fig. 2. Crash Locations and Daily Volume/Capacity Ratios for Streets and Surrounding Infill Sites



High Crash Locations and Daily Volume/Capacity Ratio for Streets and Surrounding Infill Sites

CONCLUSION

Traffic volume data and historical crash data were used to assess the existing roadway infrastructure surrounding the infill and expansion areas and to identify recommended improvements to be considered as sites redevelop.

TRAFFIC VOLUME

Overall, the city is served by two interstates (Interstate 80 and Interstate 29) that collectively carry up to 75,000 vehicles per day and connect Council Bluffs to Omaha, Sioux City, Kansas City, and Des Moines. Highways 6 and 92 provide east-west connectivity through the city, extending to the east into Cass County.

The two interstates experience higher v/C ratios indicative of congestion related issues. The Council Bluffs Interstate System Improvement Program is a major effort underway that will result in a modernization and reconstruction of the interstate highway system in the Omaha-Council Bluffs metropolitan area. With these improvements, it is anticipated that existing v/C ratios on the Interstate 80 and Interstate 29 system in the city will improve or hold steady even as the area grows, and these infill sites develop.

The changes with the interstate re-design will physically separate through traffic on Interstate 80 from local traffic on Interstate 29 destined for Council Bluffs. This should improve through-traffic on Interstate 80 and local access on Interstate 29 to Council Bluffs. Local traffic will still need to rely on the local street network to circulate around the City. Based on the existing daily v/C ratios, there appears to be ample capacity in the local system anticipated to handle additional traffic demand generated by these infill sites.

CRASH TRENDS

As shown in Table T1, there were 11 intersections with collision rates higher than the statewide average present in the City. Potential mitigations to address the common crash trends experienced at these intersections are identified in Table 6. These mitigations strategies should be considered for implementation as areas develop so that existing crash issues are not amplified with the additional development traffic volume.

DEVELOPMENT & INFRASTRUCTURE FUNDING CONSIDERATIONS

5

HISTORIC DEVELOPMENT PATTERNS

Development within the City of Council Bluffs and surrounding two-mile extraterritorial area occurred at a steady pace between 2010 and 2020. Most commercial development occurred along the West Broadway corridor and within two new power centers: The Metro Crossing Shopping Center (located at the northwest corner of Interstate 29 and Highway 275), and The Marketplace (located at the southeast corner of Interstate 80 and South 24th Street).

Most development on the City's periphery was either industrial or single-family residential. One of the largest industrial development hubs is the South Pointe Industrial Park (located south of Veterans Memorial Highway/Highway 275 between Indian Creek and Gifford Road). This industrial park is located within an Urban Revitalization (URV) Area that was established in 2004. Residential development has concentrated on the eastern edge of the City near the Council Bluffs Municipal Airport and in the area south of the Veterans Memorial Highway, in the Fox Run development.

Cost of Expanding Infrastructure

The cost of expanding the infrastructure network can be prohibitive to some new development. Development within the City since 2010 has occurred both adjacent to utility-served improved sites (infill) and in a leapfrog form. Leapfrog developments have a higher infrastructure cost burden because developers are required to fund infrastructure extending beyond their site. Municipal financial support is often required to offset these extraordinary costs. Creative infrastructure funding solutions for extraordinary costs through special districts or third-party programs can help alleviate the burden on municipal general funds.

ADJACENT

New infrastructure is required only to **service** the development itself

Immediately Adjacent

Development connects directly to an established utility network



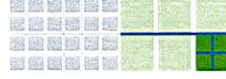
Greenfield Infill

Development connects to a utility line created to access an earlier leapfrog development



Leapfrog With Infill Potential

Additional utilities required to access the immediate development may be used to access future development



LEAPFROG

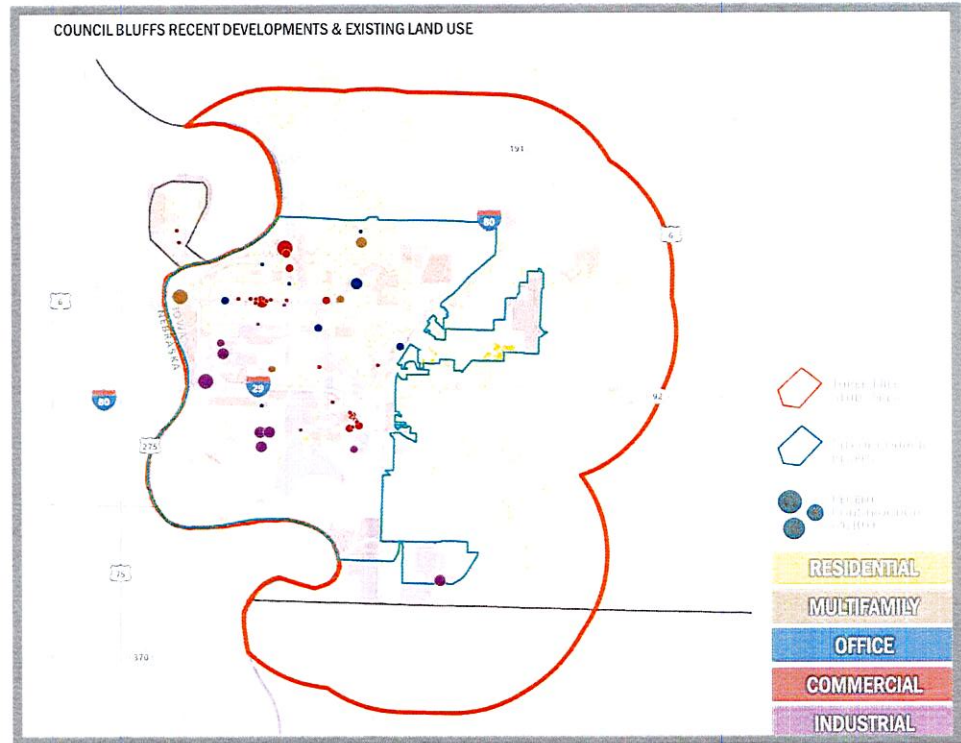
New infrastructure is required **first to reach, then to service** the development

Leapfrog Without Infill Potential

Additional utilities required to access the immediate development have minimal potential to serve future development [1]

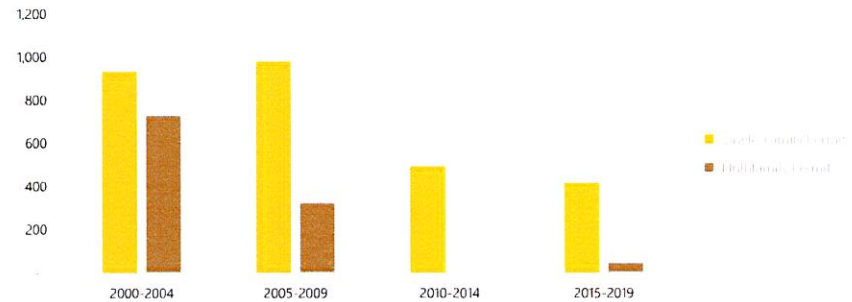


[1] Additional utilities required to access the immediate development may be used to access future development if the utility line is designed to serve future development.



SOURCE: U.S. CENSUS BUREAU, POLYVAULT, AND COUNCIL BLUFFS CITY PLANNING DEPARTMENT

COUNCIL BLUFFS HOUSING PERMITS



SOURCE: U.S. CENSUS BUREAU, POLYVAULT, AND COUNCIL BLUFFS CITY PLANNING DEPARTMENT

FUNDING INFRASTRUCTURE

There are a variety of solutions available to the City to help fund infrastructure improvements (both maintenance/repair and extensions) and generally fall into two categories: local sources and external sources.

The City's Capital Improvement Plan (CIP) illustrates the projected mix of revenue sources available to fund infrastructure improvements. The vast majority of expenditures included in the CIP are projects to improve existing public works. There are very few infrastructure expansion projects identified in the FY21-25 CIP.

The revenues identified to fund infrastructure improvements break down into four primary categories: federal funding, state funding, local funding and other programs. Local funding sources include local option sales tax funds, road use tax funds, general obligation bonds and general funding.

CAPITAL IMPROVEMENT PLAN REVENUE & EXPENSE CATEGORIES

Source: City of Council Bluffs, SB Friedman



LOCAL SOURCES

EXTERNAL SOURCES



RIGHT-SIZING PUBLIC INVOLVEMENT

The City has the capacity to influence development patterns by leveraging multiple tools, including entitlements and financial assistance. Undeveloped areas in particular tend to be complicated by extraordinary costs necessary to fund infrastructure extensions required to make land development-ready.

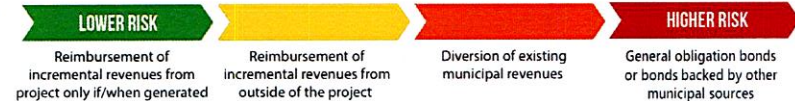
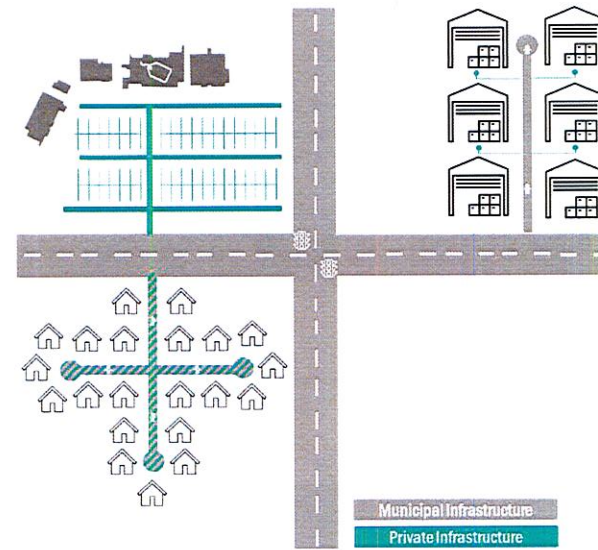
Developing and maintaining infrastructure is a core function of municipal government. However, municipalities must choose where to allocate scarce CIP resources and whether to prioritize network expansion versus improvements to existing infrastructure. To stretch municipal dollars further, local leaders must also consider whether improvements required for any given development benefit the broader community (e.g., sewer expansions within the right-of-way that could accommodate additional users) versus improvements that serve a single site. The approach to public assistance for infrastructure expansion should vary depending on the infrastructure required.

1. **Public Infrastructure:** Infrastructure that will be conveyed to a public entity; typically funded with public dollars. Due to the greater investment, public entities can have greater influence over development patterns. Infrastructure should be funded first in priority development areas that have higher development potential.
2. **Private Infrastructure:** Infrastructure that will remain privately held and exclusively serves a development site. In these cases, infrastructure costs can often be shared between the public and a private developer. Public participation should be driven by a financial gap assessment. A gap assessment can indicate what infrastructure cost a developer can carry and still maintain a market-typical rate of return.

When funding private infrastructure, public entities can structure agreements to either place the financial risk on a developer or on themselves. Tax rebates place a higher risk on developers than upfront funds backed by the municipality.

After identifying infrastructure priorities, public entities should work to identify the appropriate mechanisms for funding top priority infrastructure. Different funding mechanisms result in varying levels of risk to the public entity. Some degree of risk is often required because revenue from most special taxing districts does not materialize until after public improvements are made (e.g., urban renewal, special assessments, real estate improvement districts). Special districts typically see revenue materialize from a development over a 10+ year period while an infrastructure investment is usually necessary up front to unlock the potential. This risk can either fall on a private developer or to the public entity. The primary mechanisms are included with the corresponding risk to the municipality.

1. **Project-based Rebates – Lower Risk:** Redevelopment agreements which provide reimbursement of incremental property taxes driven by development on a site if/when realized. This structure places the developer at risk if a project fails to perform as anticipated.
 - When to use: When private infrastructure costs are extraordinary; or for area-wide infrastructure in non-priority areas.
2. **Area-wide Rebates, Developer Notes – Moderate Risk:** Redevelopment agreements which provide reimbursement from incremental property taxes generated across multiple sites.
 - When to use: When an initial developer (the first-mover) builds public utilities to unlock development potential on multiple sites.
3. **Area-wide General Obligation Bonds – Higher Risk:** Diversion of existing municipal revenues or issuance of general obligation bonds or bonds backed by other municipal sources.
 - When to use: Pioneering projects, projects in difficult to develop areas or, when necessary, to support a specific municipal goal (e.g., priority development area).



DEVELOPMENT PHASING RECOMMENDATIONS

The following are initial recommendations for funding infrastructure in undeveloped areas with infrastructure deficiencies. These recommendations are based on this assessment of recent development trends, historic funding strategies, and revenue potential. Specific infrastructure funding recommendations will vary depending upon the utility expansion required. The primary goal across both scenarios (public versus private infrastructure) is to minimize City risk while tolerating greater risk where necessary to achieve City objectives.

1. For Public Infrastructure:

- To unlock development, the City should take a more proactive role in funding infrastructure that serves a broader area and has the potential to unlock multiple development sites. The cost of infrastructure should align with the long-term benefit to the City.
 - In the event infrastructure investment would result in a fiscal burden to the City, any subsequent developers who benefit should contribute to the infrastructure cost.
- Development in each of the infill areas identified in Chapter 3: Council Bluffs Infill Sites could translate to revenues available to the City to help fund infrastructure.
 - Revenue estimates were based on full build-out assumptions for each infill area. These programs could exceed demand within a 20-year period. In advance of agreements which put the City at risk, full market assessments should be concluded to project revenues based on reasonable development scenarios and phasing.
- To reduce leapfrog development patterns, the City should establish 'priority development areas.' The priority development areas should be defined zones in which the City will consider use of funding mechanisms which carry a higher level of risk (e.g. general obligation bonds) to unlock development.
 - Where possible, manage risk by phasing development to reduce the upfront infrastructure cost.

2. For Private Infrastructure:

- In the absence of a clear economic development purpose to incentivize development, on-site infrastructure which primarily serves a single developer should be funded by the private entity.
 - City participation should be based on a gap analysis that projects an appropriate level of public assistance to that allows a developer to achieve market-appropriate rates and return.
- Redevelopment agreements should primarily be structured through developer reimbursements for upfront costs, a structure that reduces City risk.

**PROPOSED LAND USE
RECOMMENDATIONS**

6

FUTURE LAND USE

Land use categories were identified to reflect the existing terminology used by both the City and the County. The following classifications have been identified for the purpose of this study:

Future Land Use Classification

1. Residential Estates:

Generally intended for areas where residential uses are suitable but cannot be fully serviced with sanitary sewer collection and potable water distribution systems. The anticipated density of this classification is one unit/acre.

2. Residential:

Generally intended for residential housing units. The classification is intended to broadly include a variety of densities and typologies except for those defined as estates. It is expected that the density will be determined by the availability of sanitary sewer and potable water services and access to the transportation network. Within these areas, neighborhood commercial and/or mixed-use development may also occur.

3. Commercial:

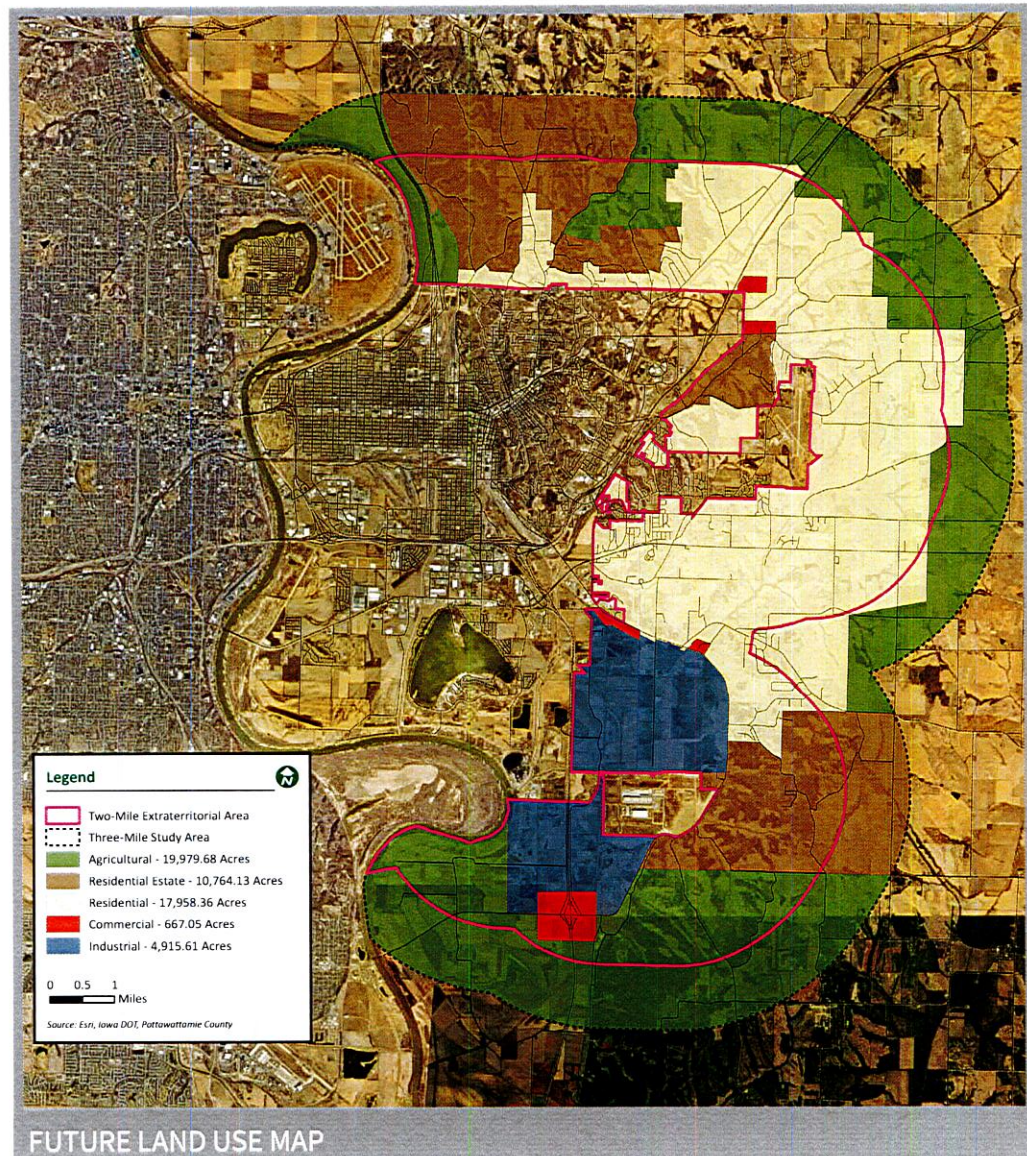
Generally intended for providing consumer goods and services for the area. Fully serviced with sanitary sewer collection and potable water distribution systems and located on paved roadways with adequate capacity for traffic.

4. Industrial:

Generally intended for uses conducting manufacturing, assembly, or logistical services. Fully serviced with sanitary sewer collection and potable water distribution systems and located on paved roadways with adequate capacity for traffic.

5. Agricultural:

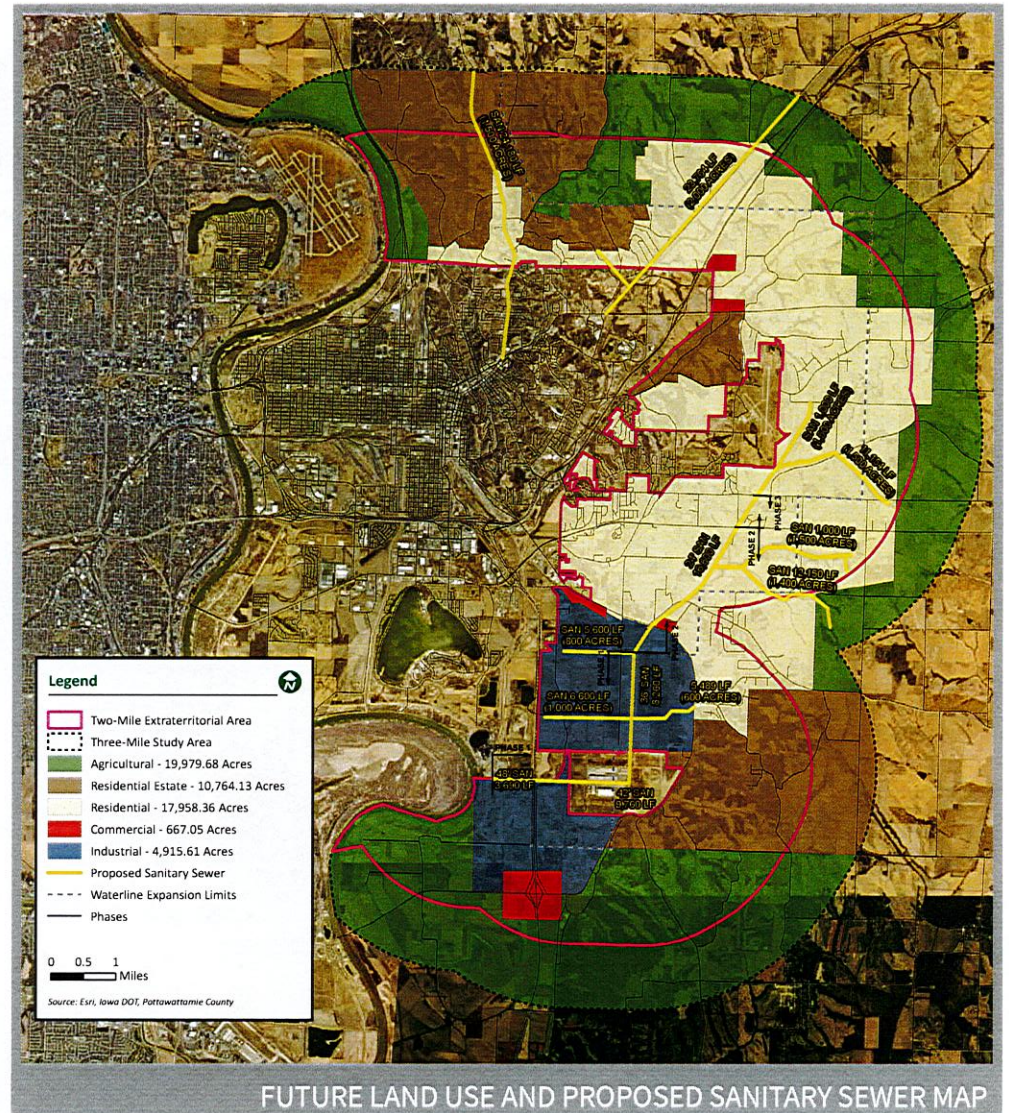
Generally intended for land that is in production of agricultural commodities, livestock and/or are not likely suitable for the efficient extension of services to support more intensive land uses.



Each property located in the study area was analyzed with the following key considerations:

1. Access to sanitary sewer collection system;
2. Access to potable water distribution system;
3. Future access to sanitary sewer collection system;
 - Amount of area available for development following extension(s).
4. Terrain, steep slopes, or floodplain;
 - These considerations are subjective, in that grading and filling can generally address the code requirements. Much of the study area is impacted by these conditions. Historical development patterns have addressed the issue(s) as a cost of development.
 - Consideration for the effective status of the FIRM(s) for the study area.
5. Proximity to paved transportation network;
 - This consideration is subjective, in that improvement to existing roadways or extension of a new roadway is often addressed as a cost of development.
6. Historical development pattern and compatibility of surrounding uses.

Land within this study area was analyzed in the context of extending sanitary sewer service to determine the ease of potential future development. All land within the study area was then classified into four categories based on the land's potential to meet the needs for future development, primarily as it relates to infrastructure.

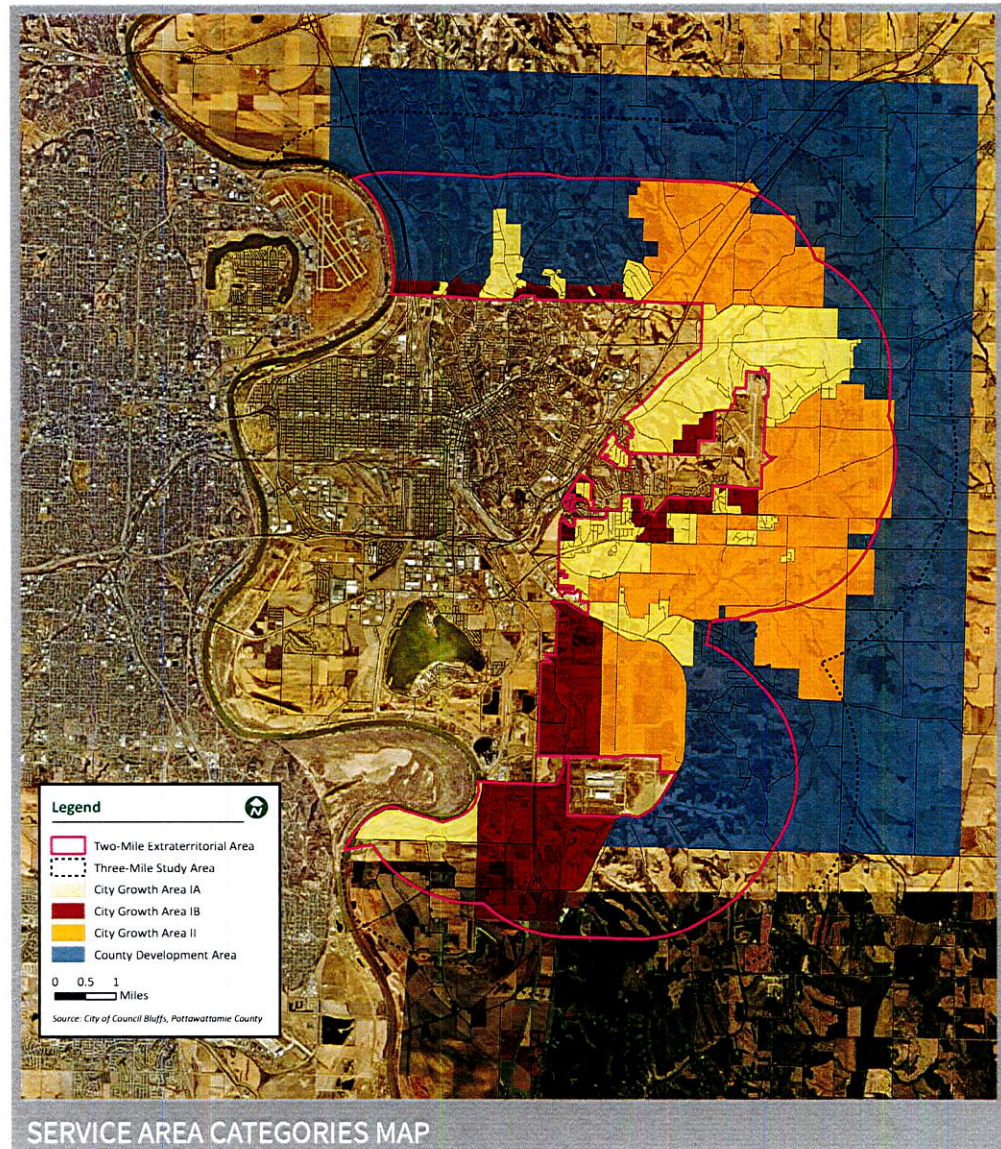


SERVICE AREAS

The study area has been classified into four categories for the purpose of establishing goals, policy statements, and implementation strategies to ensure the orderly and sustainable growth and development of the area. For the purpose of this study, the areas are identified as **City Growth Area IA**, **City Growth Area IB**, **City Growth Area II**, and **County Development Area**. The uses discussed in this section are meant to be future uses and not the existing and/or interim uses.

The following definitions are intended to provide clarity to terms that were specifically created for the purpose of this adopted policy:

1. Development shall mean the subdividing of land for the purpose of providing a buildable lot(s) for any new commercial, industrial, and/or residential land use(s) and/or structure(s).
2. City development standards shall mean all land development, building, and construction regulations, as specified below:
 - Iowa Statewide Urban Design and Specifications (SUDAS), as administered by the Council Bluffs Public Works Department;
 - Title 12: Council Bluffs Fire Code, of the Council Bluffs Municipal Code, as administered by the Council Bluffs Fire Department;
 - Title 13: Buildings and Construction, of the Council Bluffs Municipal Code, as administered by the Council Bluffs Permits and Inspections Division; and
 - Title 14: Subdivisions of the Council Bluffs Municipal Code, as administered by the Council Bluffs Community Development Department.
3. Homestead parcel split shall be the dividing of a parcel or tract of land that contains one habitable residential unit into two parcels in which the "homestead" parcel (i.e., the parcel retaining the residential unit) contains no more than 4 acres, and the remainder of the parcel to be split is 20 acres or greater.
4. Parent parcel shall mean the existing parcel(s) or tract(s) of land, according to the Pottawattamie County Assessor's Office as of the first adoption date of this study. Parent Parcel excludes lots that are within a platted subdivision that was formally reviewed and approved by the Pottawattamie County Board of Supervisors as of the first adoption date of this study.
5. A map of major roads in the three-mile study area is shown in Figure 12 of the Appendix.



SERVICE AREA CATEGORIES MAP

CITY GROWTH AREA IA

Land located within the three-mile study area that is generally adjacent to City limits and is substantially developed with subdivisions and smaller lots in County jurisdiction and may or may not have access or planned access for services including: water, sanitary sewer, storm sewer, emergency services, power, natural gas, communications, and roadways. Property in this area is not expected to be further developed unless assembled into larger development projects and fully served to urban standards. This area is not a priority for future annexation unless it provides a contiguous connection to future development, but may be annexed as subdivision or development of individual sites occur.

SERVICE AREA GOALS

The following goals have been identified for City Growth Area IA:

- Goal 1: Development shall be constructed in accordance with City development standards.
- Goal 2: Study the viability of extending sanitary sewer service within the Pony Creek drainage basin and the unserved areas of the Mosquito Creek drainage basin. Amend the growth area map accordingly if studies recommend modification based on sewer capacity, serviceability, etc.
- Goal 3: Encourage and concentrate development in areas that have access to or can be provided with full urban services.
- Goal 4: Limit the subdividing of land into acreages that are not provided with full services.
- Goal 5: Areas that can be fully serviced with sanitary sewer extensions from existing lines should be prioritized for development. Areas that can be fully serviced should be developed to maximum densities where possible.
- Goal 6: Limit subdividing of land along existing road frontages into acreages which may impede the future development of the full parcel.

- Goal 7: Encourage commercial and/or industrial use as identified on the future land use plan and where full services can be established at the time of development.
- Goal 8: Areas with full urban services should be annexed into the City or should be required to be annexed at the time of development.
- Goal 9: A regional stormwater management concept plan should be developed to limit the downstream impacts with the area.
- Goal 10: Develop a mechanism to finance the extension of sanitary and storm sewer that considers involvement of partnerships between the City, County, and private parties.
- Goal 11: Allow areas previously developed to be further subdivided subject to (1) annexation into the City or (2) adoption of an annexation agreement.

SERVICE AREA POLICIES

This section provides policy statements for City Growth Area IA:

1. All development shall be in accordance with the adopted standards and ordinances of the City of Council Bluffs.
2. Annexation shall be required if subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) meets one or more of the following criteria:
 - Occurs adjacent to City limits;
 - Annexation of the property would connect to land in City Growth Areas IB or 2;
 - Annexation would square off a boundary; and/or
 - Annexation would facilitate infrastructure extensions and/or improvements.

3. Require property that is annexed within this area be served with sanitary sewer and potable water at the time development occurs.
4. Allow existing septic systems to be maintained or replaced until sanitary sewer is available within 200 feet of a subject property.
5. Promote the extension of municipal services to include water, sanitary sewer, storm sewer, street maintenance, street lighting, snow removal, parking maintenance and enforcement, traffic maintenance, emergency management, roads, bridges, sidewalks, library, and park and recreation services to proposed development sites, if annexed.
6. Coordinate with law enforcement, fire, and emergency medical services to ensure that appropriate levels of services can be provided to all residents.
7. Interconnect to other adjoining parcels to facilitate future development and circulation when practicable.
8. Individual lot frontage on major streets shall be avoided when access is possible from another improved street and/or roadway.
9. All subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) shall comply with the standards and procedures established in Title 14: Subdivisions of the Council Bluffs Municipal Code, and shall not impede the future development of surrounding parcels. No subdivision, parcel split, homestead parcel split, or property line adjustment shall be approved that causes or increases the nonconformity of any lot, use or structure.

IMPLEMENTATION STRATEGIES

This section provides implementation strategies for City Growth Area IA:

1. City development standards will be applied to regulate development. The City will provide the County with

the opportunity to comment on all requests for conformance with the policies established for City Growth Area IA.

2. Annexation of this area is anticipated to be concurrent with individual subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) and with the extension of utility systems. In the event that none of the criteria in Policy Statement No. 2 are met and it is not practicable to complete an annexation at the time of development, the subdivider shall enter into an agreement with the City providing assurances that when it is practicable to be annexed they, along with any successors and assigns of the property, will cooperate with the process on a voluntary basis.
3. All subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) in City Growth Area IA shall be reviewed and approved by the City of Council Bluffs.
4. Parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided).
5. Homestead parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided) provided the "homestead" parcel contains no more than 4 acres, and the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards.
6. Property line adjustments shall be allowed provided they do not result in the creation of an additional buildable lot. Property line adjustments in City Growth Area IA will be exempt from the annexation agreement requirement in Implementation Strategy No. 2.
7. Zoning shall remain under the authority of Pottawattamie County until time of annexation.

CITY GROWTH AREA IB

Land located within the three-mile study area that is a priority for growth in an urban development pattern. The land is identified as an area having access, or planned access for service including water, sanitary sewer, storm sewer, emergency services, power, natural gas, communications, and roadways. Areas should be developed to City standards. The area is projected to have access to a roadway network. In many cases this area can be serviced from existing infrastructure with extensions and does not require installation of new main service trunk lines. Areas will be annexed and reclassified into the appropriate City zoning district as subdivision or development of individual sites occur.

IDENTIFIED GOALS

The following goals have been identified for City Growth Area IB:

- Goal 1: Development shall be constructed in accordance with City development standards.
- Goal 2: Study the viability of extending sanitary sewer service within the Pony Creek drainage basin and the unserved areas of the Mosquito Creek drainage basin. Amend the growth area map accordingly if studies recommend modification based on sewer capacity, serviceability, etc.
- Goal 3: Encourage and concentrate development in areas that have access to or can be provided with full urban services.
- Goal 4: Limit the subdividing of land into acreages that are not provided with full services.
- Goal 5: Areas that can be fully serviced with sanitary sewer extensions from existing lines should be prioritized for development. Areas that can be fully serviced should be developed to maximum densities where possible.

- Goal 6: Limit subdividing of land along existing road frontages into acreages which may impede the future development of the full parcel.
- Goal 7: Encourage commercial and/or industrial use as identified on the future land use plan and where full services can be established at the time of development.
- Goal 8: Areas with full urban services should be annexed into the City or should be required to be annexed at the time of development.
- Goal 9: A regional stormwater management concept plan should be developed to limit the downstream impacts with the area.
- Goal 10: Develop a mechanism to finance the extension of sanitary and storm sewer that considers involvement of partnerships between the City, County, and private parties.
- Goal 11: Allow areas previously developed to be further subdivided subject to (1) annexation into the City or (2) adoption of an annexation agreement.

DEVELOPMENT PROHIBITS

This section provides policy statements for City Growth Area IB:

1. All development shall be in accordance with the adopted standards and ordinances of the City of Council Bluffs.
2. Annexation shall be required if subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) meets one or more of the following criteria:
 - Occurs adjacent to City limits;
 - Annexation of the property would connect to land in City Growth Areas IA or 2;
 - Annexation would square off a boundary; and/or
 - Annexation would facilitate infrastructure extensions and/or improvements.
3. Require property that is annexed within this area be served with sanitary sewer and potable water at the time development occurs.
4. Allow existing septic systems to be maintained or replaced until sanitary sewer is available within 200 feet of a subject property.
5. Promote the extensions of municipal services to include water, sanitary sewer, storm sewer, street maintenance, street lighting, snow removal, parking maintenance and enforcement, traffic maintenance, emergency management, roads, bridges, sidewalks, library and park and recreation services to proposed development sites.
6. Coordinate with law enforcement, fire, and emergency medical services to ensure that appropriate levels of services can be provided to all residents.
7. Interconnect to other adjoining parcels to facilitate future development and circulation when practicable.
8. Individual lot frontage on major streets shall be avoided when access is possible from another improved street and/or roadway.
9. All subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) shall comply with the standards and procedures established in Title 14: Subdivisions of the Council Bluffs Municipal Code and shall not impede the future development of surrounding parcels. No subdivision, parcel split, homestead parcel split, or property line adjustment shall be approved that causes or increases the nonconformity of any lot, use, or structure.

IMPLEMENTATION STRATEGIES

This section provides implementation strategies for City Growth Area IB:

1. City development standards will be applied to regulate development. The City will provide the County with the opportunity to comment on all requests for conformance with the policies established for City Growth Area IB.
2. Annexation of this area is anticipated to be concurrent with individual subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) and with the extension of utility systems. In the event that none of the criteria in Policy Statement No. 2 are met and it is not practicable to complete an annexation at the time of development, the subdivider of property shall enter into an agreement with the City providing assurances that when it is practicable to be annexed they, along with any successors and assigns, will cooperate with the process on a voluntary basis.
3. All subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) in City Growth Area IB shall be reviewed and approved by the City of Council Bluffs.
4. Parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided) provided the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards.
5. Homestead parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided) provided the "homestead" parcel contains no more than 4 acres, and the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards.
6. Property line adjustments shall be allowed provided they do not result in the creation of an additional buildable lot.
7. Zoning shall remain under the authority of Pottawattamie County until time of annexation.

CITY GROWTH AREA II

Land located within the three-mile study area that lies between areas that will likely be developed to urban densities and areas that will remain rural in character. It is possible that some areas may be serviced to the extent that urban densities could be achieved, but the timing of extension of services is uncertain and a level of development should still be allowed in the transitional time. In specific instances development could occur prior to the extension of services provided an agreement is reached that ensures connection would be made when available. Areas should be developed to City standards, such that annexation and absorption into the City is possible in the future as infrastructure arrives and becomes adjacent to City limits. Upon annexation, property would be reclassified into the appropriate City zoning district. This area may also be suitable for transitional areas where some level of development is possible, provided it does not hinder the full development of the parcel at a later date.

Development in City Growth Area II shall be served by municipal water service and septic systems or common sewage treatment plants constructed to City subdivision and design standards.

IDENTIFIED GOALS

The following goals have been identified for City Growth Area II:

- Goal 1: Study the viability of extending sanitary sewer service within the Pony Creek drainage basin and the unserved areas of the Mosquito Creek drainage basin.
- Goal 2: Encourage and concentrate development in areas that are adjacent to urban services that can be provided through extensions from existing services.
- Goal 3: Ensure that development occurs in such a way that connections to urban services is possible and required at such time the service is made available.

- Goal 4: Allow for development to occur in the time prior to the extension of sanitary sewer if agreements are in place to require connection and annexation at a later date.
- Goal 5: Development should provide adequate or planned transportation/roadway capacity and/or be concentrated around such areas that have sufficient or planned capacity.
- Goal 6: Develop a mechanism to finance the extension of sanitary and storm sewer that considers involvement of partnerships between the City, County, and private parties.
- Goal 7: Develop a regulatory review process that meets the needs of both the City and the County.
- Goal 8: A regional stormwater management concept plan should be developed to limit the downstream impacts with the area.
- Goal 9: Develop County zoning districts that are compatible with City subdivisions and future conversion to City zoning.

Service Area Boundaries

This section provides policy statements for City Growth Area II:

1. All development shall be in accordance with the adopted standards and ordinances of the City of Council Bluffs. When annexation into the City of Council Bluffs is not practicable, any development that occurs in City Growth Area II shall be subject to a voluntary annexation agreement between the property owner, and their successors/assigns, and the City of Council Bluffs.
2. Require that services be provided at the time development occurs or provide an agreement that once services are available that connections will be made on a voluntary basis. Uses will connect to sanitary sewer service when available within 200 feet of the subdivision boundary. During the interim timeframe, a community sanitary system, which serves all lots within a development, shall be allowed until sanitary sewer service is available within 200 feet of the development.
3. Promote the extension of municipal services to include water, storm sewer, street maintenance, street lighting, snow removal, parking maintenance and enforcement, traffic maintenance, emergency management, roads, bridges, sidewalks, library, and park and recreation services to proposed development sites.
4. Maximize density through design, prioritizing the concentration of uses and preservation of natural amenities, unsuitable soils, steep slopes, or other development constraints.
5. Interim facilities or utilities to treat and dispose of human waste, handle storm water runoff, and/or provide drinking water, irrigation, electricity, gas, telephone, or other services, may be located within the common areas. Common areas shall be designed to facilitate future development after the facilities are removed.
6. Coordinate with law enforcement, fire, and emergency medical services to ensure that appropriate levels of services can be provided to all residents.
7. Individual lot frontage on major streets shall be avoided when access is possible from another improved street and/or roadway.
8. All subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) shall not impede the future development of surrounding parcels. No subdivision, parcel split, homestead parcel split, property line adjustment shall be approved that causes or increases the nonconformity of any lot, use, or structure.

IMPLEMENTATION STRATEGIES

This section provides implementation strategies for City Growth Area II:

1. Zoning requests that do not involve annexation by the City shall be reviewed and approved by the County. The County will provide the City with the opportunity to comment on all requests for conformance with the policies established by City Growth Area II.
2. City development standards will be applied to regulate development. The City will provide the County with the opportunity to comment on all requests for conformance with the policies established for City Growth Area II.
3. Annexation of this area is anticipated to be concurrent with individual subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) and with the extension of utility systems. In the event that it is not practicable to complete an annexation at the time of development, the subdivider of property shall enter into an agreement with the City providing assurances that when it is practicable to be annexed they, along with any successors and assigns, will cooperate with the process on a voluntary basis.
4. All minor and major subdivisions in City Growth Area II shall be reviewed and approved by the City of Council Bluffs.
5. All parcel splits, homestead parcel splits, and property line adjustments in City Growth Area II shall be reviewed and approved through the County Sketch Plat Application process. The Council Bluffs Community Development Department shall be notified of all subdivision activity prior to final County approval being granted.
6. Parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided) provided the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards.
7. Homestead parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided) provided the "homestead" parcel contains no more than 4 acres, and the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards.
8. Property line adjustments shall be allowed provided they do not result in the creation of an additional buildable lot.
9. Zoning shall remain under the authority of Pottawattamie County until time of annexation.

COUNTY DEVELOPMENT AREA

Land within the three-mile study area that is not likely to develop beyond rural and agricultural uses as the location of these properties is such that they are beyond a reasonable expectation of future annexation by the City due to the difficulty of extending services to an extent that would support urban density patterns. Urban level of services and transportation enhancements are unlikely to occur. It is possible that water service may be available in portions of this area, but sanitation facilities will be by individual septic system. The transportation network varies in characterization from pavement, bituminous and gravel surface, and rural section without curb and gutter.

IDENTIFIED GOALS

The following goals have been identified for the County Development Area:

- Goal 1: Prioritize rural and agricultural uses.
- Goal 2: Limit the further subdivision of parent parcels and prioritize non-urban uses.
- Goal 3: Allow for residential estates to occur without the extension of urban services.
- Goal 4: Do not allow for commercial and industrial uses without extension of services.

GENERAL POLICY STATEMENTS

This section provides policy statements for the County Development Area:

1. Allow a maximum density of one residential dwelling unit per one acre where concentration of development cannot be achieved. Two-acre minimum is required in areas where parcels may be created that are not serviced by municipal or common water systems.
2. Maximize density through the use of cluster subdivision designs, subject to conformance with the following open space requirements:
 - At least fifty percent of the entire development area must be retained in common open space.
 - The open space shall be commonly owned and controlled through a homeowner's association agreement, provided that such open space may be held by the association or a public or non-profit entity and shall be for conservation or recreation.
 - Facilities or utilities to treat and dispose of human waste, handle storm water runoff, and/or provide drinking water, irrigation, electricity, gas, telephone, or other services, may be located within the open space.
3. Coordinate with law enforcement, fire, and emergency medical services to ensure that appropriate level of services can be provided to all residents.
4. Development standards shall be in accordance with Pottawattamie County Code.

IMPLEMENTATION STRATEGIES

This section provides implementation strategies for the County Development Area:

1. All zoning requests shall be reviewed by the County. The County will provide the City with the opportunity to comment on all requests for conformance with the policies established for the County Development Area.
2. County subdivision and design standards will be applied to regulate development. The County will provide the City with the opportunity to comment on all requests for conformance with the policies established in the County Development Area.
3. Annexation by the City of this area is not anticipated. However, limited annexation of those areas adjacent to the City's corporate limits, which require municipal services, may occur.
4. Zoning shall remain under the authority of Pottawattamie County until time of annexation.

SERVICE AREA MATRIX

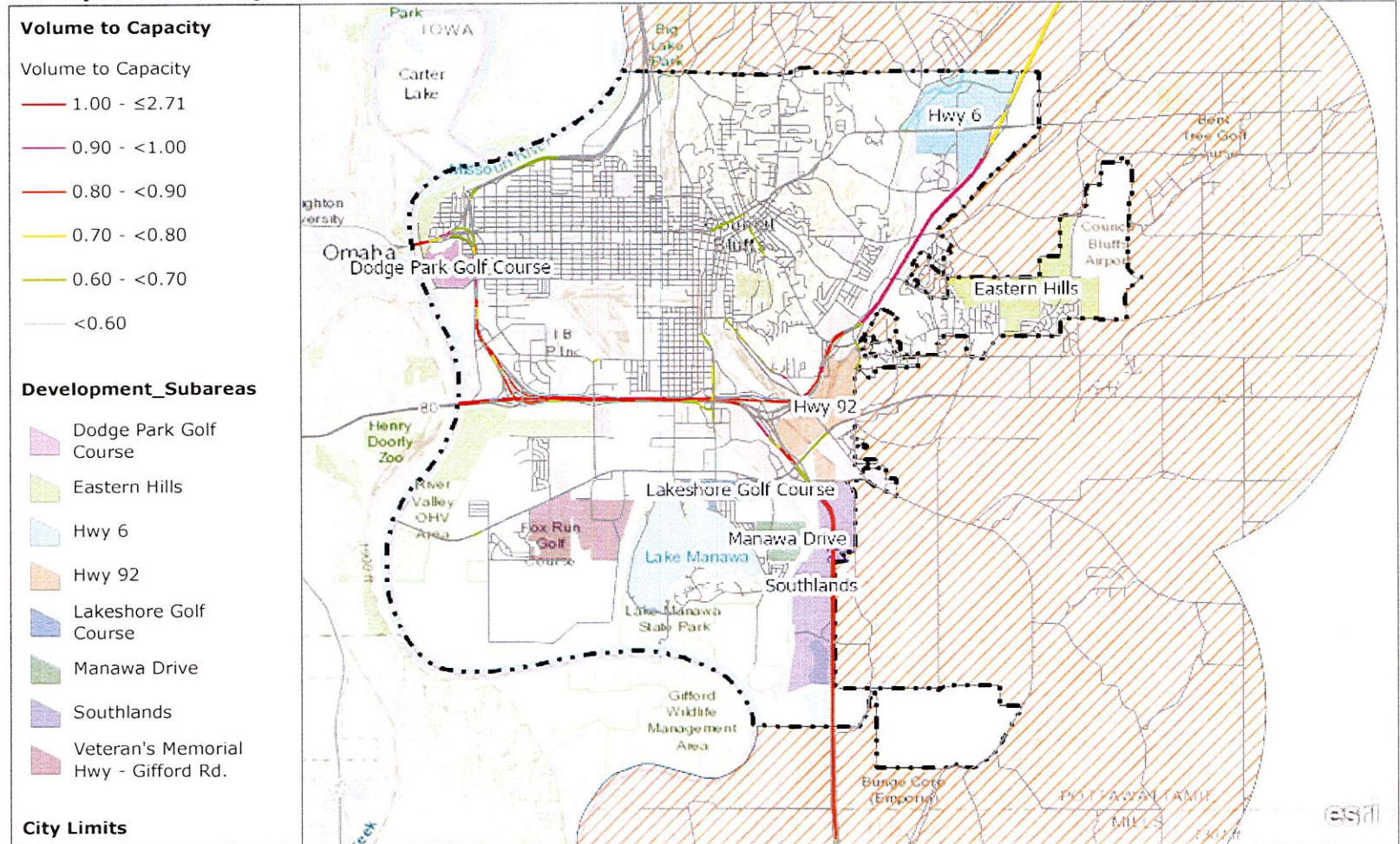
The matrix to the left provides a guide for each growth and development area. The matrix indicates each type of subdivision action that is allowed, infrastructure and annexation requirements, and the jurisdictional roles of the City of Council Bluffs and Pottawattamie County in each area. It is the intent that the following requirements will be the basis of an updated Two-Mile Extraterritorial Agreement between each party.

	City Growth Area IA	City Growth Area IB	City Growth Area II	County Development Area	
Subdivision Actions & Jurisdictional Roles	Subdivisions	x	x	x	
	Parcel Splits (refer to Ch. 6 of the Joint City-County Land Use Study for minimum area requirements)	x	x	x	
	Homestead Splits (refer to Ch. 6 of the Joint City-County Land Use Study for minimum area requirements)	x	x	x	
	Property Line Adjustments that do not create a new buildable lot (allows 2 buildable lots to replat into 2 buildable lots)	x	x	x	
	Property Line Adjustments that create a new buildable lot (allows 1 buildable lot and 1 non-buildable lot to replat into 2 buildable lots)			x	
	City's Review Role	x	x	x	Notification Only
	County's Review Role	None	None	Procedural for subdivisions. Full review of County sketch plans for parcel splits, homestead parcel splits and property line adjustments.	x
	Development Standards Applied	City	City	City	County
	Jurisdictional Application	City, if annexation occurs concurrently with development County, if annexation is not practicable	City, if annexation occurs concurrently with development County, if annexation is not practicable	City, if annexation occurs concurrently with development County, if annexation is not practicable	County
	Zoning Jurisdiction	County until annexation	County until annexation	County until annexation	County
Infrastructure	Sanitary	Required (unless City requirements for septic are met) Existing septic permitted until sanitary sewer is available within 200' of the subject property or when the tract is connected to sanitary sewer	Required (unless City requirements for septic are met) Existing septic permitted until sanitary sewer is available within 200' of the subject property or when the tract is connected to sanitary sewer	Community sanitary systems until City sanitary sewer is available Subdivisions should be designed to place sanitary facilities in an outlet of size and dimension that will facilitate future recreation or development Existing septic permitted until sanitary sewer is available within 200' of the subject property or when the tract is connected to sanitary sewer Septic systems on tracts 20 acres or more are permitted if County requirements are met	Septic, per County requirements
	Water	Council Bluffs Water Works, unless City requirements for a well are met or currently connected to Rural Water	Council Bluffs Water Works, unless City requirements for a well are met or currently connected to Rural Water Maintenance or replacement of wells permitted	Council Bluffs Water Works or Rural Water Maintenance or replacement of wells permitted Wells on tracts 20 acres or more are permitted if they can meet County requirements	Rural Water or well
	Stormwater Management	City	City	City	County
	Streets and Roads	City	City	City	County
Annexation Requirements	Immediate Annexation	Yes, if subdivision activity meets one or more of the following criteria: • Occurs adjacent to City limits, • Annexation would connect to land in City Growth Area IA or IB, • Annexation would square off a boundary, and/or • Annexation would facilitate infrastructure improvements	Yes, if subdivision activity meets one or more of the following criteria: • Occurs adjacent to City limits, • Annexation would connect to land in City Growth Area IA or IB, • Annexation would square off a boundary, and/or • Annexation would facilitate infrastructure improvements	Yes, if subdivision activity meets one or more of the following criteria: • Occurs adjacent to City limits, • Annexation would connect to land in City Growth Area IA or IB, • Annexation would square off a boundary, and/or • Annexation would facilitate infrastructure improvements	No
	Annexation Agreement	Yes, if none of the criteria outlined above are met or when it is determined by the City to be beneficial to delay annexation Property line adjustments are exempt from this requirement	Yes, if none of the criteria outlined above are met or when it is determined by the City to be beneficial to delay annexation	Yes, if none of the criteria outlined above are met or when it is determined by the City to be beneficial to delay annexation	No
Fees	Fee Capture for Sanitary Sewer	Yes, per acre (City)	Yes, per acre (City)	Yes, per acre (City)	N/A
	Building Permit Applications/Fees	Jurisdiction at the time of permit submittal	Jurisdiction at the time of permit submittal	Jurisdiction at the time of permit submittal	County
	Zoning/Subdivision Application Fees	Jurisdiction (City if one or more of the criteria for "Immediate Annexation" are met)	Jurisdiction (City if one or more of the criteria for "Immediate Annexation" are met)	Jurisdiction (City if one or more of the criteria for "Immediate Annexation" are met)	County

APPENDIX

The Appendix includes reference materials and supporting maps, tables, and exhibits used in the completion of this study.

Transportation Map

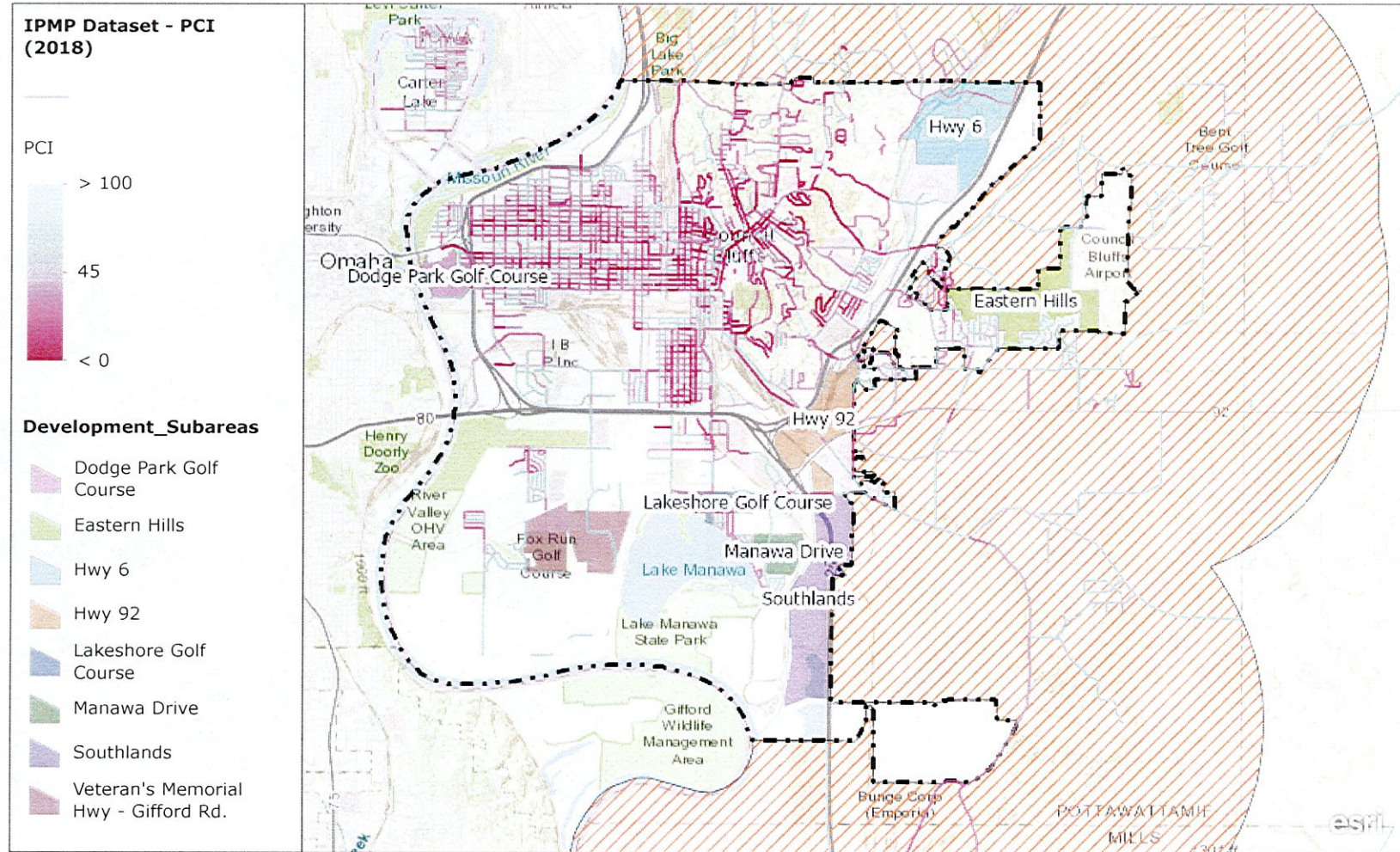


Council Bluffs Land Use Plan - Transportation Map

Iowa Department of Transportation - Office of Systems Planning | County of Pottawattamie, Iowa DNR, Nebraska Game & Parks Commission, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

FIGURE 1 - VOLUME-TO-CAPACITY TRANSPORTATION MAP

Transportation Map



Council Bluffs Land Use Plan - Transportation Map

Iowa Department of Transportation - Office of Systems Planning | County of Pottawattamie, Iowa DNR, Nebraska Game & Parks Commission, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

FIGURE 2 - PCI TRANSPORTATION MAP

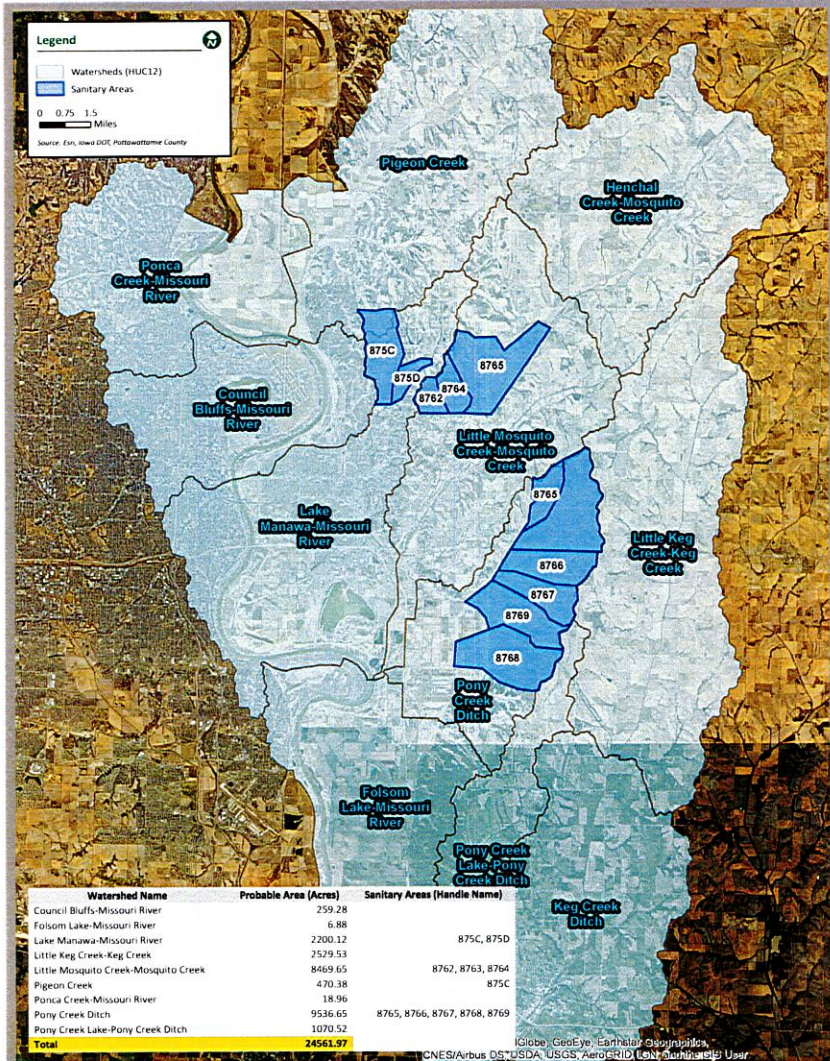


FIGURE 3 - SANITARY AREAS MAP

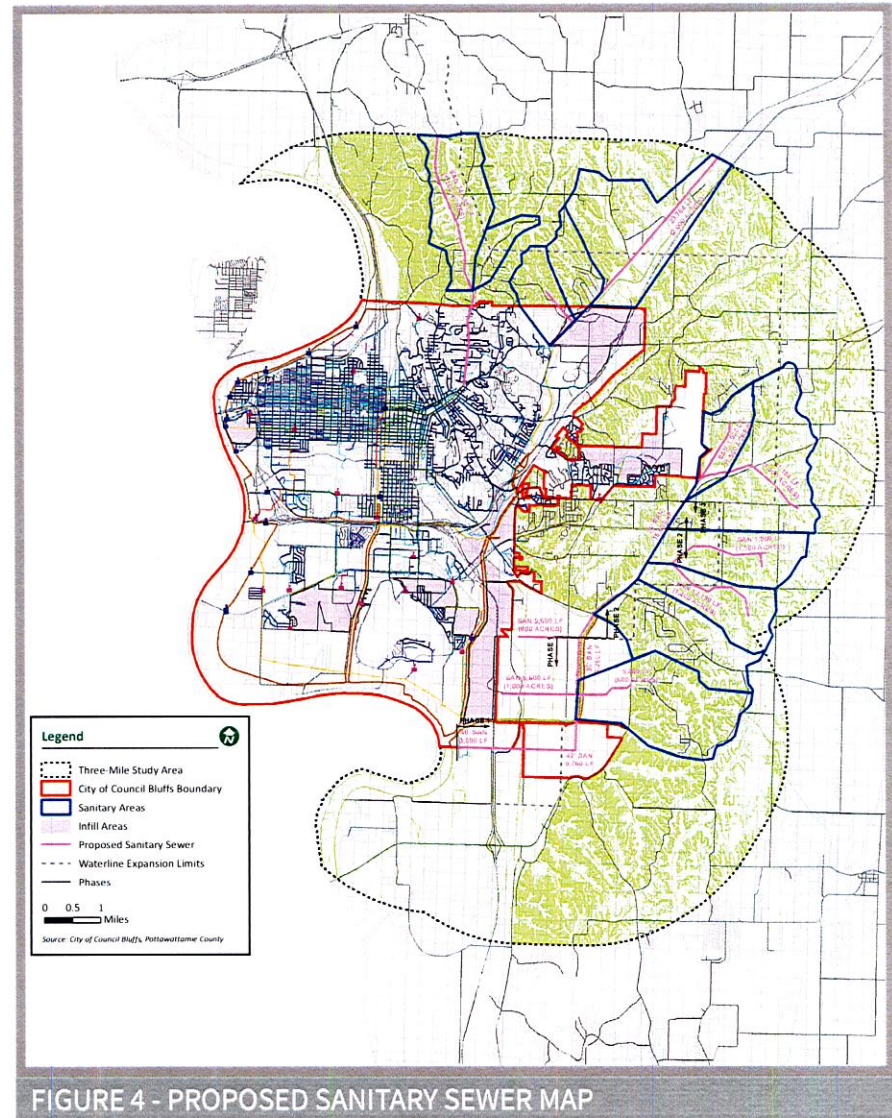


FIGURE 4 - PROPOSED SANITARY SEWER MAP



ENGINEER'S CONCEPTUAL OPINION OF PROBABLE CONSTRUCTION COST
 CB LAND USE PLAN
 SANITARY SERVICE TO AIRPORT DEVELOPMENT
 CITY OF COUNCIL BLUFFS, IOWA
 HGM Project No. 104820
 October 5, 2020

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	TOTAL AMOUNT	
PHASE 1					
1.	Excavation, Unsuitable Material	10,360.80	CY	\$15.00	\$155,412.00
2.	Sanitary Sewer, Trenched, 36"	8,260.00	LF	\$450.00	\$3,717,000.00
3.	Sanitary Sewer, Trenched, 42"	9,760.00	LF	\$700.00	\$6,832,000.00
4.	Sanitary Sewer, Trenchless, 42"	400.00	LF	\$2,500.00	\$1,000,000.00
5.	Sanitary Sewer, Trenched, 48"	3,690.00	LF	\$800.00	\$2,952,000.00
6.	Sanitary Sewer, Trenchless, 48"	400.00	LF	\$3,000.00	\$1,200,000.00
7.	Dewatering	11,255.86	LF	\$130.00	\$1,463,261.54
	Subtotal:				\$17,319,673.54
	Engineering (15%):				\$2,597,951.03
	Contingency (20%):				\$3,983,375.42
	Total:				\$23,901,000.00

Notes:

1. Excavation assumes 25% of trenched material
2. Dewatering assumed to be required on half of trenched sewer
3. No lift stations included
4. New or upgraded treatment plan likely required and not included in estimate

FIGURE 5 - PROPOSED SANITARY SEWER COST, PHASE 1



ENGINEER'S CONCEPTUAL OPINION OF PROBABLE CONSTRUCTION COST
 CB LAND USE PLAN
 SANITARY SERVICE TO AIRPORT DEVELOPMENT
 CITY OF COUNCIL BLUFFS, IOWA
 HGM Project No. 104820
 October 5, 2020

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	TOTAL AMOUNT	
PHASE 2					
1.	Excavation, Unsuitable Material	5,752.80	CY	\$15.00	\$86,292.00
2.	Sanitary Sewer, Trenched, 24"	12,500.00	LF	\$250.00	\$3,125,000.00
3.	Dewatering	6,249.78	LF	\$130.00	\$812,471.14
	Subtotal:				\$4,023,763.14
	Engineering (15%):				\$603,564.47
	Contingency (20%):				\$925,672.39
	Total:				\$5,553,000.00

Notes:

1. Excavation assumes 25% of trenched material
2. Dewatering assumed to be required on half of trenched sewer
3. No lift stations included
4. New or upgraded treatment plan likely required and not included in estimate

FIGURE 6 - PROPOSED SANITARY SEWER COST, PHASE 2



ENGINEER'S CONCEPTUAL OPINION OF PROBABLE CONSTRUCTION COST
 CB LAND USE PLAN
 SANITARY SERVICE TO AIRPORT DEVELOPMENT
 CITY OF COUNCIL BLUFFS, IOWA
 HGM Project No. 104820
 October 5, 2020

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	TOTAL AMOUNT	
PHASE 3					
1.	Excavation, Unsuitable Material	1,886.40	CY	\$15.00	\$28,296.00
2.	Sanitary Sewer, Trenched, 24"	4,100.00	LF	\$250.00	\$1,025,000.00
3.	Dewatering	2,049.36	LF	\$130.00	\$266,417.32
	Subtotal:				\$1,319,713.32
	Engineering (15%):				\$197,957.00
	Contingency (20%):				\$303,329.68
	Total:				\$1,821,000.00

Notes:

1. Excavation assumes 25% of trenched material
2. Dewatering assumed to be required on half of trenched sewer
3. No lift stations included
4. New or upgraded treatment plan likely required and not included in estimate

FIGURE 7 - PROPOSED SANITARY SEWER COST, PHASE 3



ENGINEER'S CONCEPTUAL OPINION OF PROBABLE CONSTRUCTION COST
 CB LAND USE PLAN
 SANITARY SERVICE - INDIVIDUAL BASINS
 CITY OF COUNCIL BLUFFS, IOWA
 HGM Project No. 104820
 August 16, 2021

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	TOTAL AMOUNT	
1.	Sanitary Sewer, Trenched, 18" (875C)	24,180.00	LF	\$297.00	\$7,181,460.00
2.	Sanitary Sewer, Trenched, 10" (875D)	9,850.00	LF	\$272.00	\$2,679,200.00
3.	Sanitary Sewer, Trenched, 15" (8762)	7,100.00	LF	\$287.00	\$2,037,700.00
4.	Sanitary Sewer, Trenched, 24" (8763)	17,150.00	LF	\$322.00	\$5,522,300.00
5.	Sanitary Sewer, Trenched, 15" (8764)	6,930.00	LF	\$287.00	\$1,988,910.00
6.	Sanitary Sewer, Trenched, 15" (8765)	8,800.00	LF	\$287.00	\$2,525,600.00
7.	Sanitary Sewer, Trenched, 18" (8766)	11,000.00	LF	\$297.00	\$3,267,000.00
8.	Sanitary Sewer, Trenched, 18" (8767)	12,150.00	LF	\$297.00	\$3,608,550.00
9.	Sanitary Sewer, Trenched, 21" (8768)	17,700.00	LF	\$312.00	\$5,522,400.00
10.	Sanitary Sewer, Trenched, 24" (8769)	16,200.00	LF	\$322.00	\$5,216,400.00
	Subtotal:				\$39,549,520.00
	Engineering (15%):				\$5,932,428.00
	Contingency (35%):				\$15,918,052.00
	Total:				\$61,400,000.00

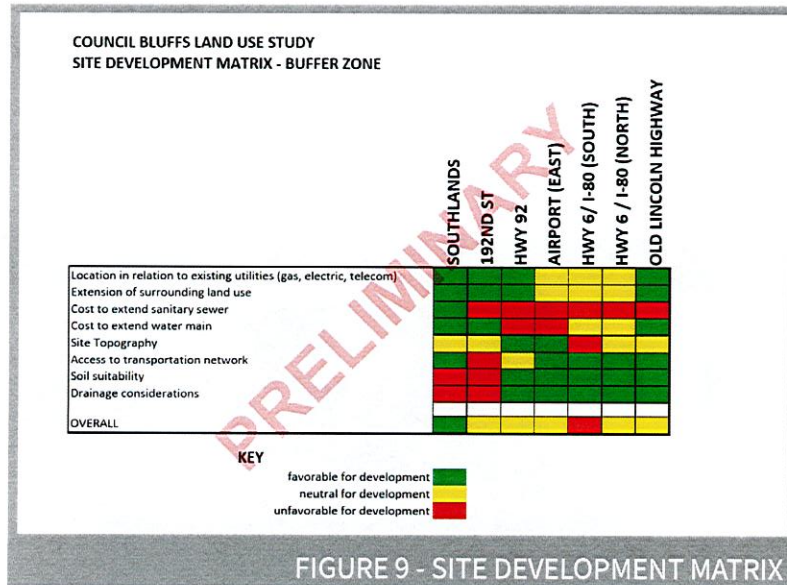
Notes:

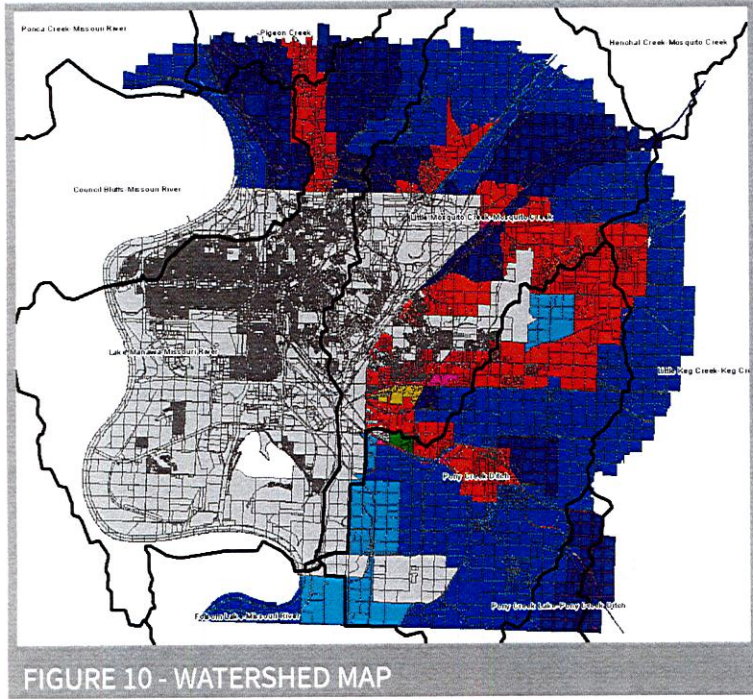
1. Excavation included in price and assumes 25% of trenched material
2. Dewatering included in price and assumed to be required on half of trenched sewer
3. No lift stations included
4. New or upgraded downstream infrastructure likely required and not included in estimate

FIGURE 8 - PROPOSED SANITARY SEWER COST, INDIVIDUAL BASINS

CATEGORIES OF DEVELOPMENT

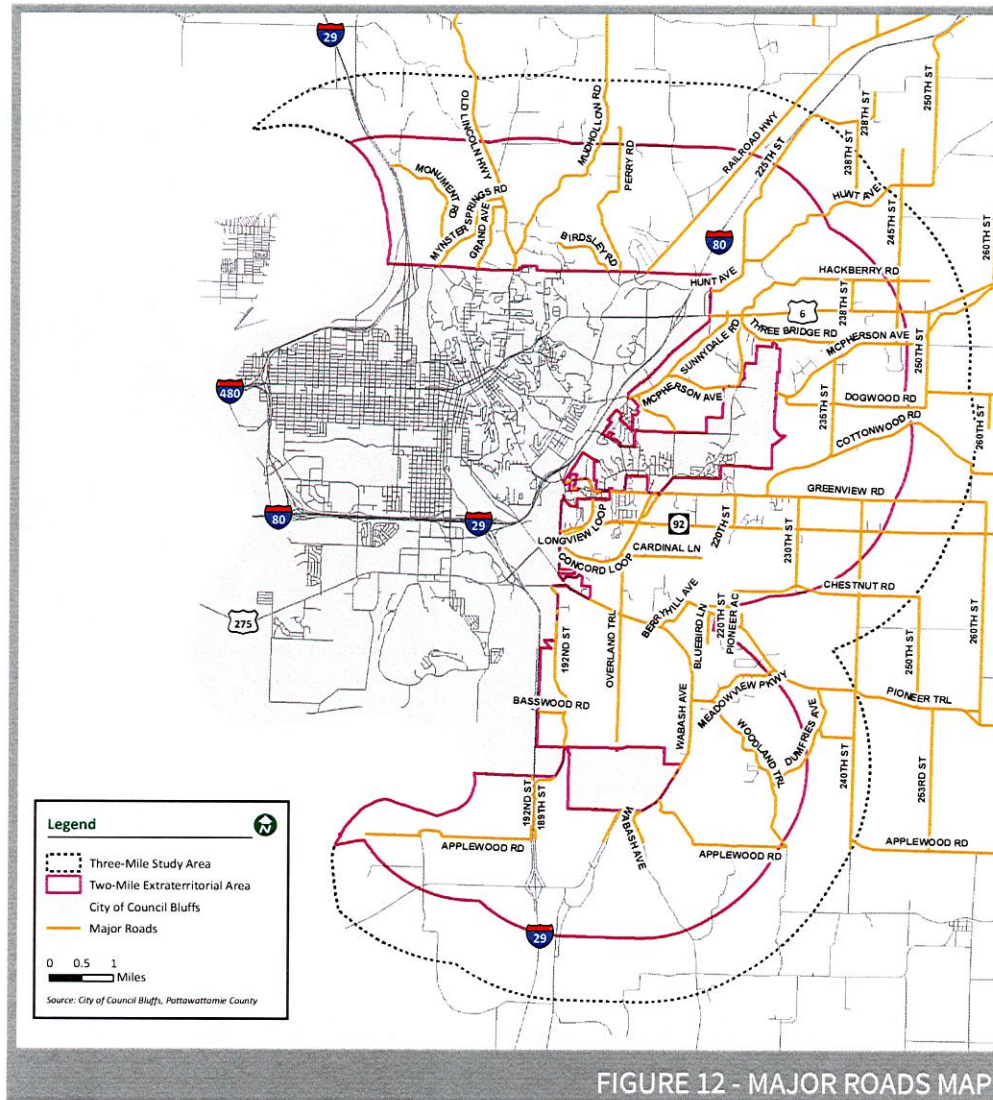
The categories of 'probable' and 'priority' were terms that the team used internally as we began looking at infrastructure extensions and the resulting land that would be available for development. This was our internal way to start identifying 'focus areas' or 'potential expansion areas' located within the three-mile study area. The following matrix was used to determine the favorability for development in these areas:

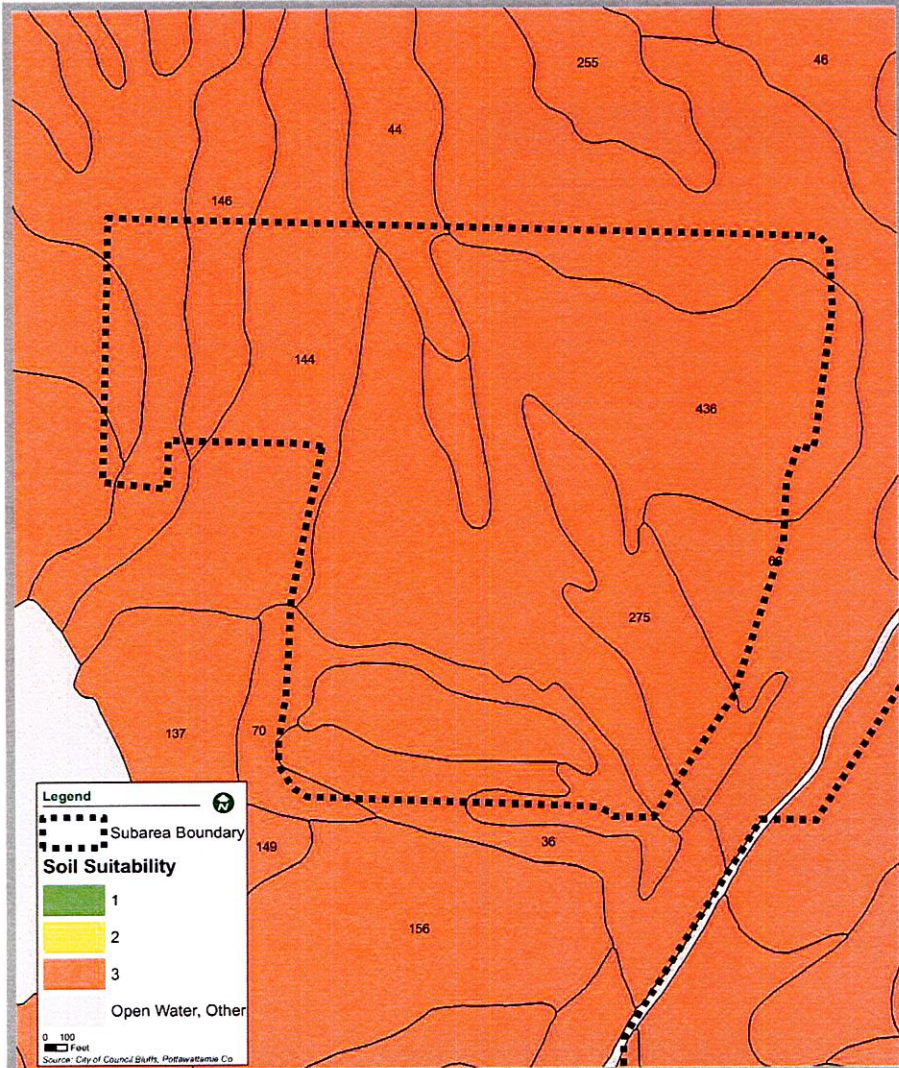




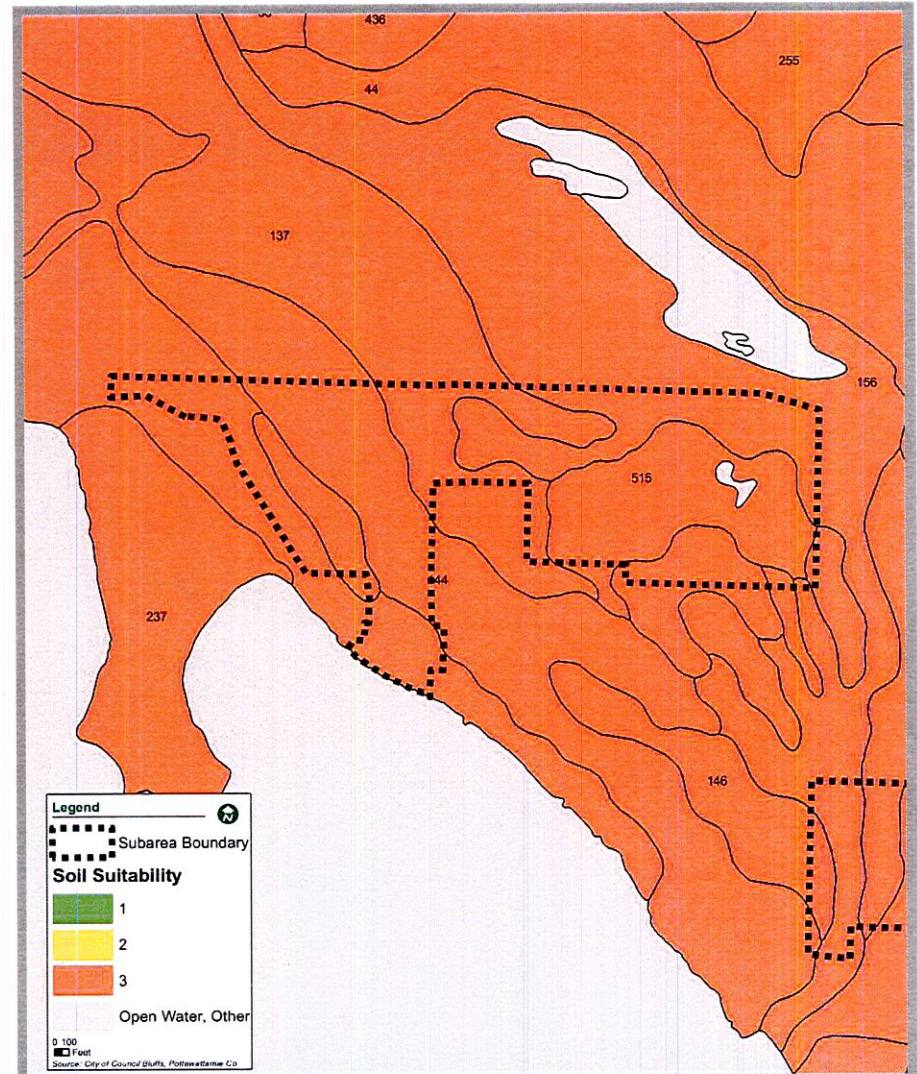
Watershed (HUC 12)	Proposed Land Use	Developable Land Analysis - Sum of Area (Acres)		
		Constrained	Less Constrained	Grand Total
Council Bluffs-Missouri River	Ag	629.43	27.05	656.48
	Estate Res	1427.50	153.32	1580.82
	Low Density Res	51.15	3.49	54.64
Council Bluffs-Missouri River Total		2108.08	183.87	2291.95
Folsom Lake-Missouri River	Ag	5496.16	736.57	6232.72
	Commercial	241.04	11.22	252.26
	Industrial	1422.65	93.21	1515.87
Folsom Lake-Missouri River Total		7159.85	841.00	8000.85
Keg Creek Ditch	Ag	57.48	71.77	129.25
	Estate Res	105.88	127.00	232.88
Keg Creek Ditch Total		163.36	198.77	362.13
Lake Manawa-Missouri River	Ag	533.55	253.72	787.27
	Estate Res	1364.97	535.29	1900.26
	Low Density Res	654.79	270.28	925.08
	Med Density Res	7.35	9.59	16.94
Lake Manawa-Missouri River Total		2560.67	1068.88	3629.55
Little Keg Creek-Keg Creek	Ag	1249.43	1866.19	3160.62
	Estate Res	161.36	219.00	380.36
	Low Density Res	288.27	434.11	722.38
Little Keg Creek-Keg Creek Total		1744.06	2519.31	4263.37
Little Mosquito Creek-Mosquito Creek	Ag	3229.32	2072.67	5301.99
	Commercial	69.57	43.26	112.82
	Estate Res	2355.49	1519.53	3875.02
	High Density Res	0.07	0.12	0.20
	Industrial	50.32		50.32
	Low Density Res	2599.62	1942.35	4541.97
	Med Density Res	125.50	78.90	204.40
Little Mosquito Creek-Mosquito Creek Total		8429.88	5656.83	14086.71
Pigeon Creek	Ag	224.88		224.88
	Estate Res	765.89	109.25	875.14
	Low Density Res	180.06	86.97	267.03
Pigeon Creek Total		1170.84	196.22	1367.05
Ponca Creek-Missouri River	Ag	349.89	10.90	360.75
Ponca Creek-Missouri River Total		349.89	10.90	360.75
Pony Creek Ditch	Ag	6544.36	3268.72	9813.08
	Commercial	45.05	31.81	76.86
	Estate Res	420.96	302.20	723.16
	High Density Res	55.97	19.54	75.51
	Industrial	2062.22	201.58	2263.81
	Low Density Res	2163.15	1519.14	3682.29
Pony Creek Ditch Total		11291.72	5342.99	16634.71
Pony Creek Lake-Pony Creek Ditch	Ag	1010.96	1232.55	2243.51
	Estate Res	296.49	880.86	1177.35
Pony Creek Lake-Pony Creek Ditch Total		1307.45	2113.40	3420.85
Grand Total		36285.81	18132.16	54417.97

FIGURE 11 - DEVELOPABLE LAND ANALYSIS (SORTED BY WATERSHED)

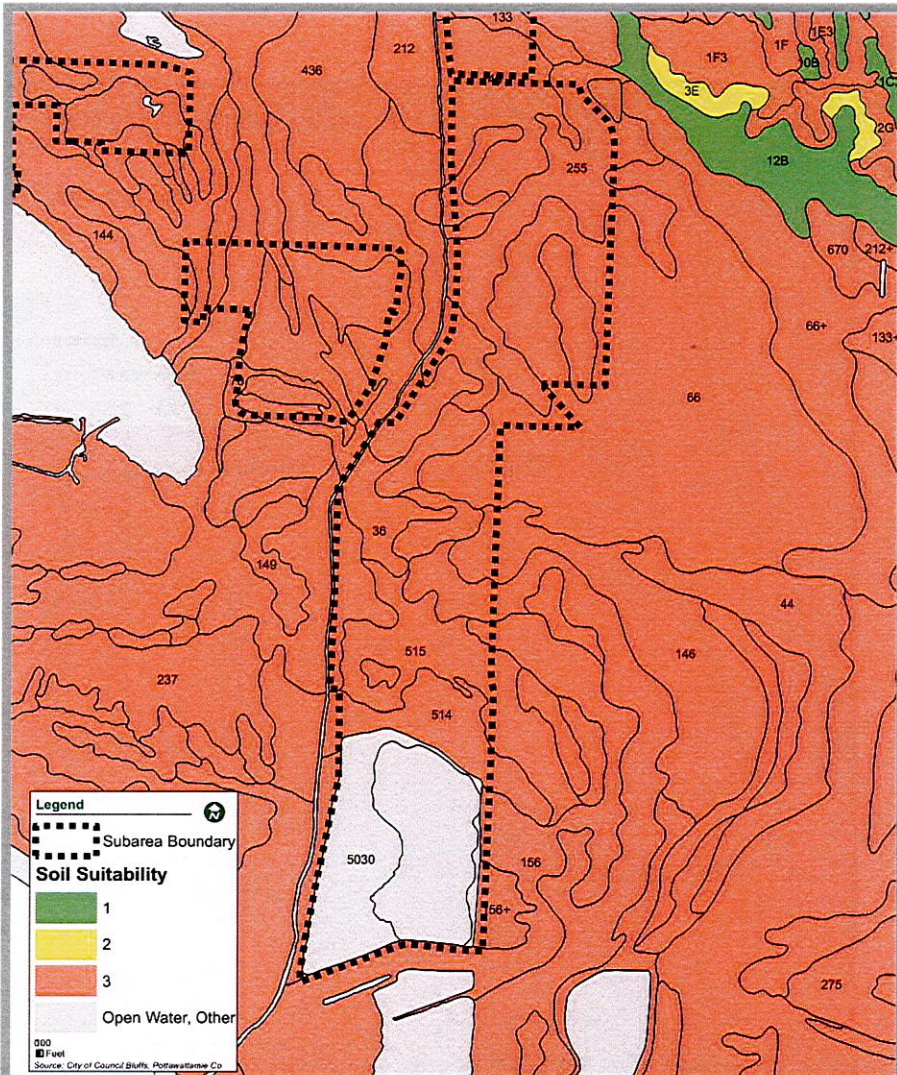




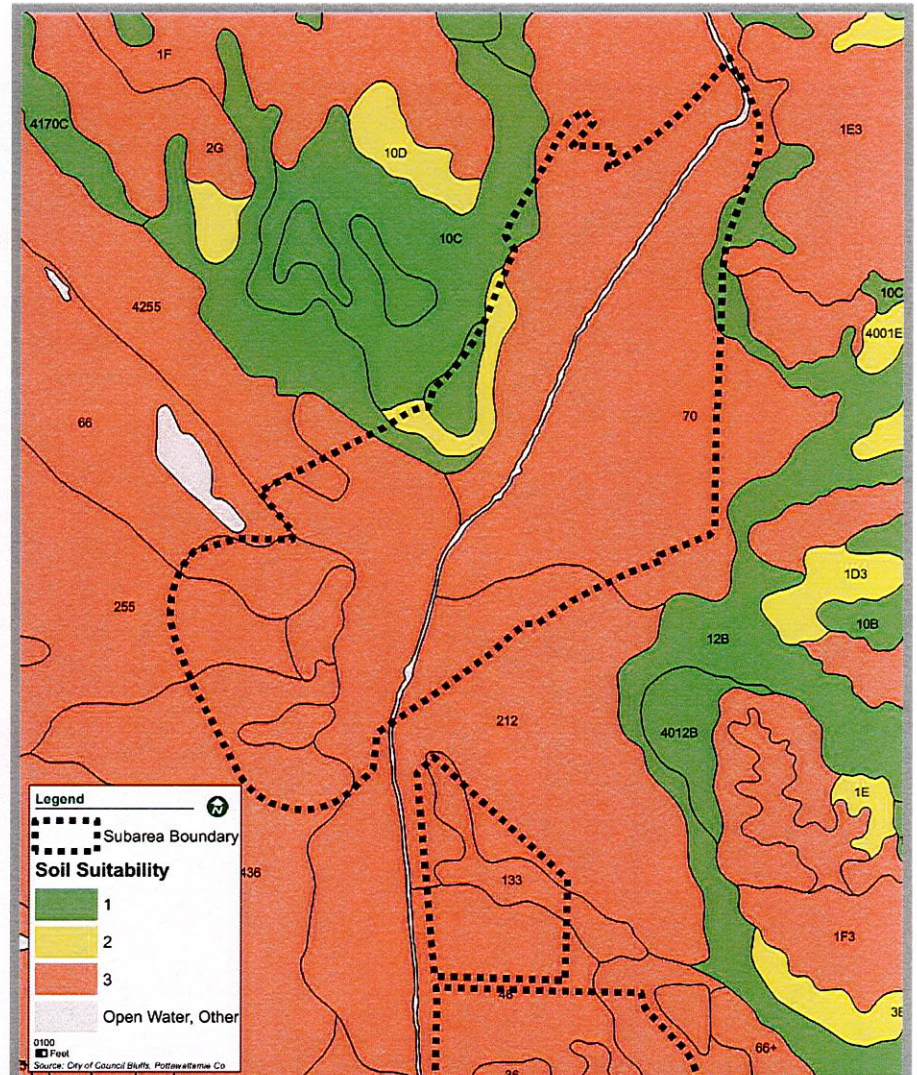
EAST MANAWA DRIVE INFILL AREA - SOIL SUITABILITY MAP



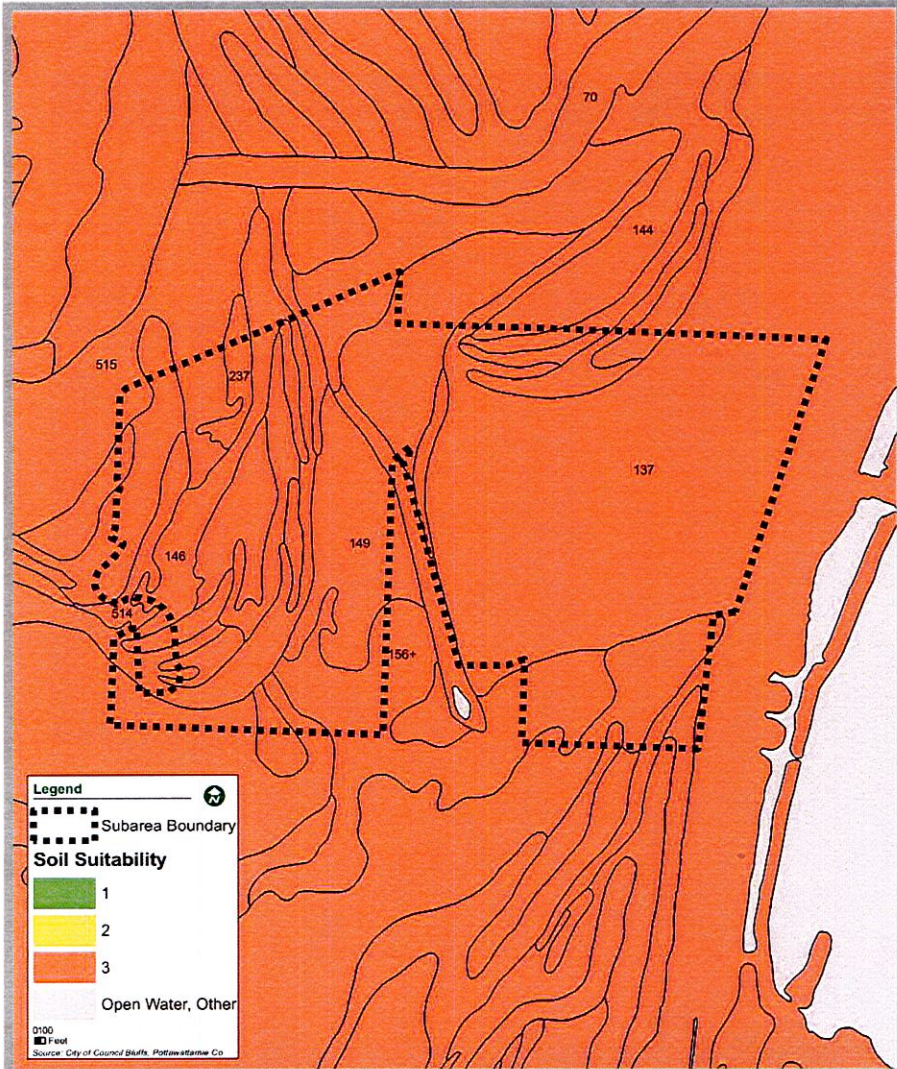
CB COUNTRY CLUB INFILL AREA - SOIL SUITABILITY MAP



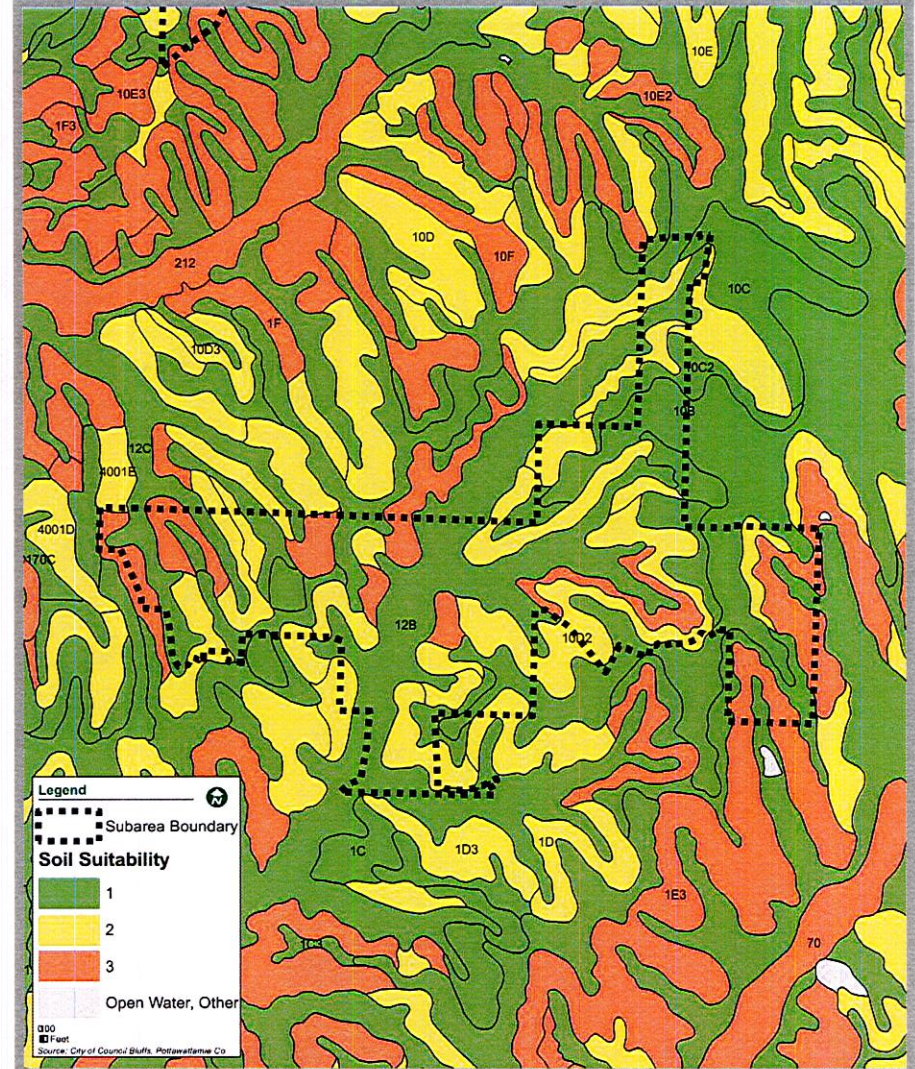
SOUTH 192ND STREET INFILL AREA - SOIL SUITABILITY MAP



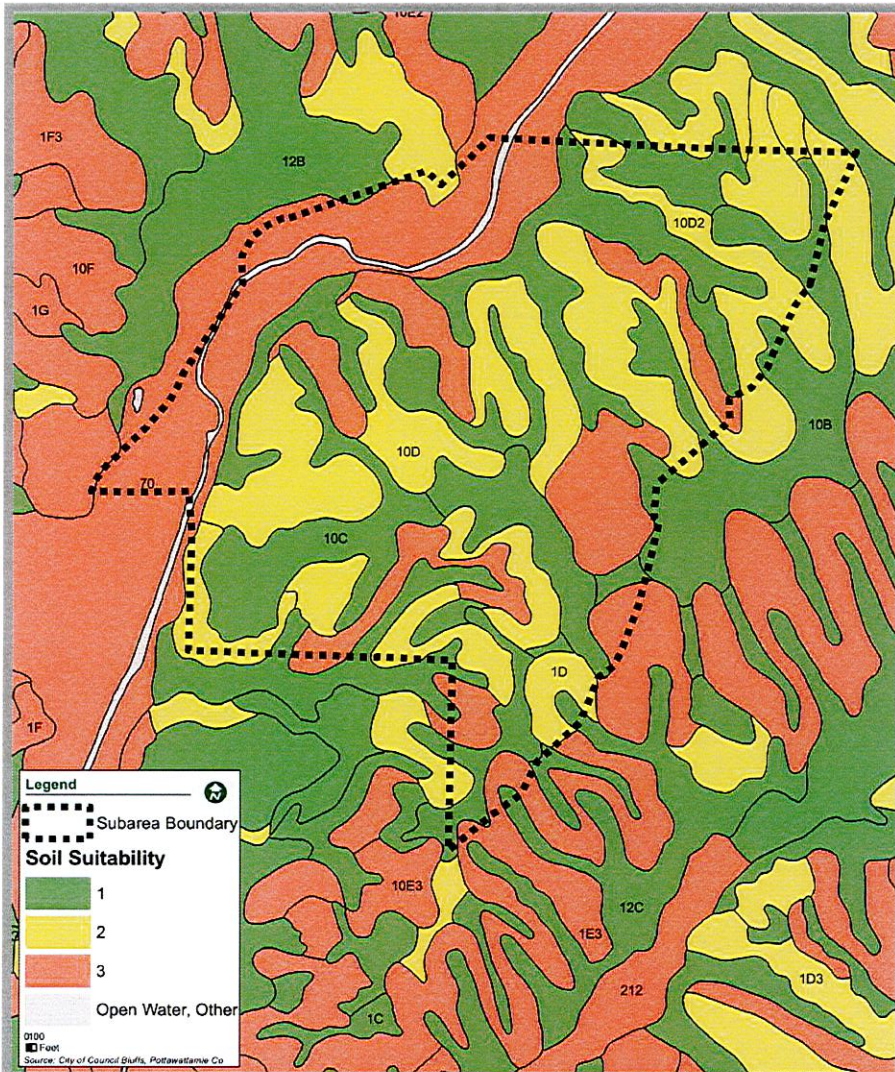
HIGHWAY 92 INFILL AREA - SOIL SUITABILITY MAP



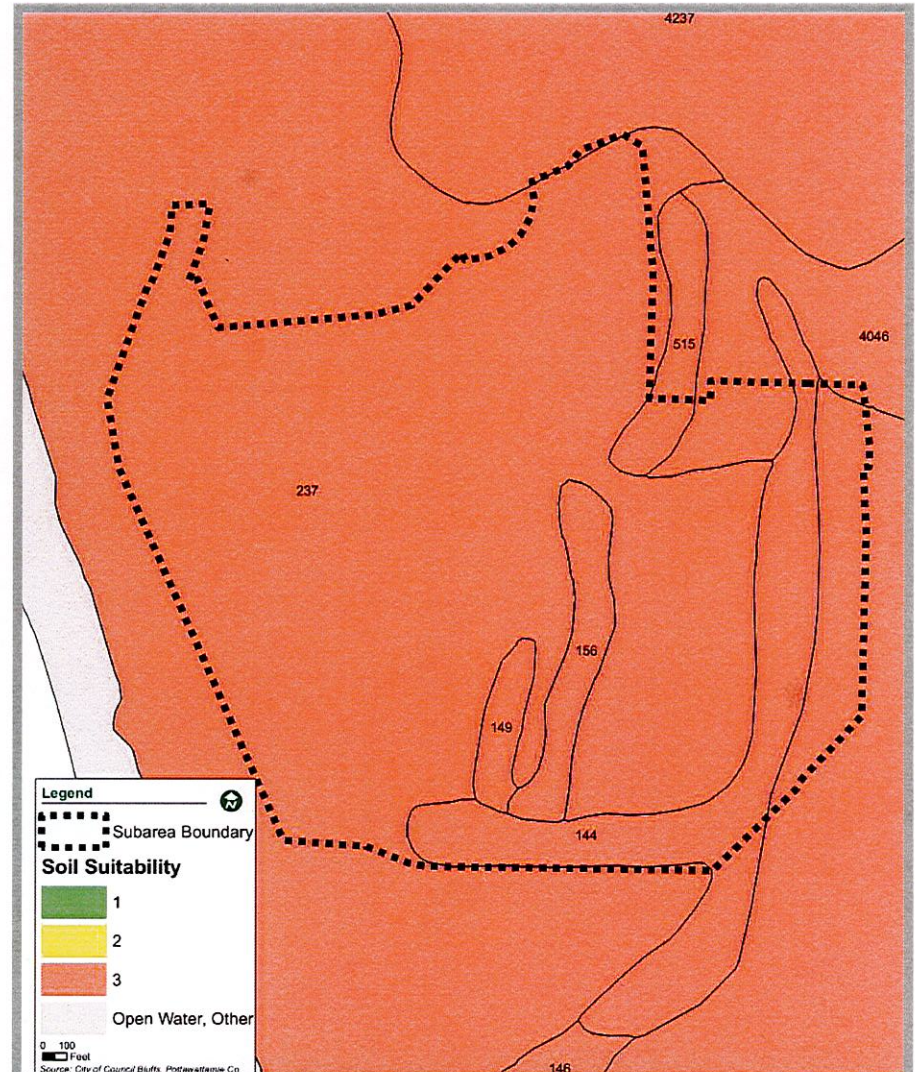
VETERANS MEMORIAL HIGHWAY INFILL AREA - SOIL SUITABILITY MAP



EASTERN HILLS DRIVE INFILL AREA - SOIL SUITABILITY MAP



HIGHWAY 6 INFILL AREA - SOIL SUITABILITY MAP



DODGE PARK GOLF COURSE INFILL AREA - SOIL SUITABILITY MAP

**Matt Wyant/Director, Planning
and Development and Pam
Kalstrup/Coordinator, Zoning
and Land Use, Planning and
Development**

Discussion and/or decision to authorize Board to sign Resolution No 2023-03, to authorize Board to enter into the joint city-county land use 28E agreement with the city of Council Bluffs and directing the Board of Supervisors to execute this agreement on behalf of Pottawattamie County, Iowa.

ATTACHMENT C

JOINT CITY/COUNTY LAND USE 28E AGREEMENT

This AGREEMENT (“Agreement”) is hereby entered into as of this ____ day of _____, 2023, by and between the City of Council Bluffs, Iowa (“City”) and Pottawattamie County (“County”), both together hereafter referred to as the “Parties.”

WHEREAS; the Parties participated in a Joint City/County Land Use Study (“Study”) intended to identify appropriate and desirable land uses while taking into consideration the ability to serve areas with infrastructure, an appropriate roadway network, and natural development constraints (*See attached Exhibit “A”, which is incorporated herein*);

WHEREAS; the Study evaluated existing land uses, current zoning maps, and the future land use plans as most recently identified in the Pottawattamie County Comprehensive Plan, The Bluffs Tomorrow: 2030 Plan, and other land use studies within the area;

WHEREAS; the Study provides for a service area matrix that includes a description of the responsibilities of the Parties related to the various growth and development areas as outlined therein;

NOW, THEREFORE, in consideration of the foregoing, the Parties hereby agree that:

1. **Purpose** – The Study is established for the purpose of regulating land use and construction to promote coordinated development and population growth that achieves the overall goals of the Parties’ respective comprehensive plans. This Agreement is intended and is hereby declared to be a combination of units of government organized for the purpose heretofore set out, as authorized by Chapter 28E of the Code of Iowa.
2. **Term** - This Agreement shall commence pursuant to authority granted by resolution, ordinance or other applicable governmental action of the respective Parties. Upon commencement under this paragraph, the term of this Agreement shall be for a twenty (20) year term. (“Initial Term”) This Agreement shall be automatically renewed for three (3) successive ten (10) year terms thereafter (each a Renewal Term) unless either party provides the other party with one (1) year prior written notice to the end of the Initial Term or the Renewal Term.
3. **Duties** – The Parties hereby agree to be bound by the terms, conditions and requirements as stipulated in the Study. The Parties agree to meet, in good faith, every five (5) years under this Agreement to mutually discuss the duties as outlined in the Study and to determine best practices related to the expansion of both the City and County Growth areas.
4. **County Notification** – The County agree to notify the City of any proposed extensions of infrastructure, including, but not limited to, sewer, water, roadways, electrical or other utilities, within the two mile jurisdiction of the City.. Additionally, the County agrees to notify the City of any proposed financial agreement or arrangement under Iowa Law,

including, but not limited to, tax increment financing or tax abatement, related to any proposed expansion within the two mile jurisdiction of the City.. Such notification under this paragraph shall be provided prior to any action or approval taken by the County.

5. **Financing** – The Parties hereby agree that any responsibilities, actions or requirements of each party as outlined in this Agreement shall be financed as part of the normal budgetary responsibilities and day-to-day operations of the respective Parties.
6. **Severability** – If any provision of this Agreement is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provision(s) or part thereof shall be stricken from this Agreement, and such provision shall not affect the legality, enforceability, or the validity of the remainder of this Agreement. If any provision or part thereof of this Agreement is stricken in accordance with this paragraph, then such stricken provision shall be replaced, to the extent possible, with a legal, enforceable, and valid provision that is as similar in intent to the stricken provision as is legally possible.
7. **Modification** – This Agreement may be supplemented, amended, or modified only in writing and by mutual agreement of the Parties.
8. **Entire Agreement** – This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the Parties pertaining to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings or agreements of the Parties. This Agreement may not be contradicted by evidence of any prior or contemporaneous statements or agreements. No party has been induced to enter into this Agreement by, nor is any party relying on, any representation, understanding, agreement, commitment or warranty outside those expressly set forth in this Agreement.
9. **Notice** – Any notices required or permitted to be given hereunder shall be given in writing and shall be delivered (a) in person, (b) by certified mail, postage prepaid, return receipt requested, (c) by facsimile, or (d) by a commercial overnight courier that guarantees next day delivery and provides a receipt, and such notices shall be addressed as follows, or to such other address as either party may from time to time specify in writing to the other party:

City of Council Bluffs, IA
Mayor’s Office, City Hall
209 Pearl St.
Council Bluffs, IA 51503

Pottawattamie County, IA
Board of Supervisors
227 S. 6th St.
Council Bluffs, IA 51501

Any notice shall be effective only upon delivery, which for any notice given by facsimile shall mean notice which has been received by the party to whom it is sent as evidenced by confirmation receipt.

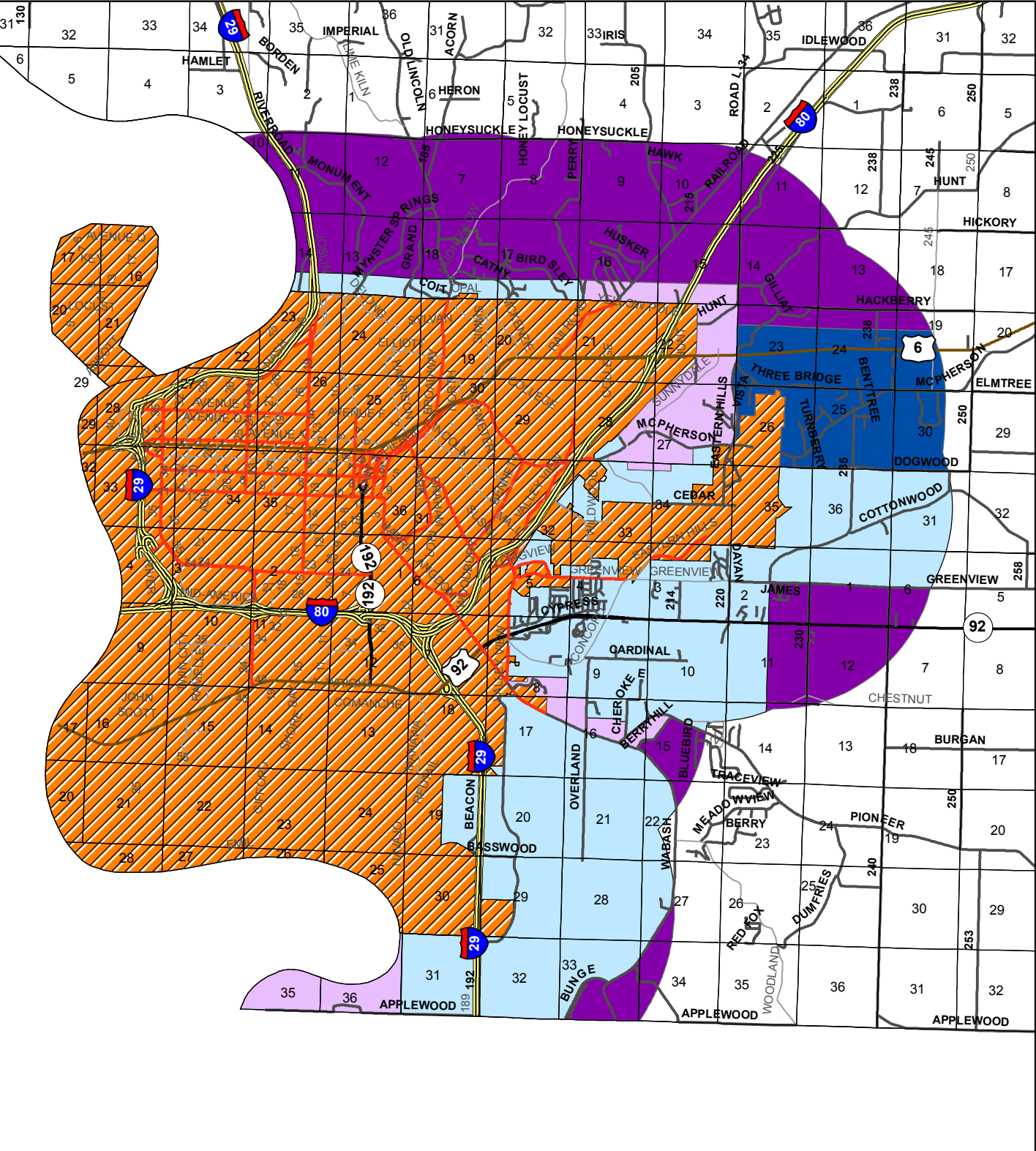
Dated this ____ day of _____, 2023.

Matt Walsh, Mayor,
City of Council Bluffs, IA

Board of Supervisors
Pottawattamie County, Iowa

Service Area Map 2010

ATTACHMENT A



Legend

- City Service Area 1
- City Service Area 2
- County Service Area 1
- County Service Area 2

ATTACHMENT D

		City Growth Area IA	City Growth Area IB	City Growth Area II	County Development Area
Subdivision Actions & Jurisdictional Roles	Subdivisions	x	x	x	x
	Parcel Splits (refer to Ch. 6 of the Joint City-County Land Use Study for minimum area requirements)	x	x	x	x
	Homestead Splits (refer to Ch. 6 of the Joint City-County Land Use Study for minimum area requirements)	x	x	x	
	Property Line Adjustments that do not create a new buildable lot (allows 2 buildable lots to replat into 2 buildable lots)	x	x	x	x
	Property Line Adjustments that create a new buildable lot (allows 1 buildable lot and 1 non-buildable lot to replat into 2 buildable lots)				x
	City's Review Role	x	x	x	Notification Only
	County's Review Role	None	None	Procedural for subdivisions. Full review of County sketch plats for parcel splits, homestead parcel splits and property line adjustments.	x
	Development Standards Applied	City	City	City	County
	Jurisdictional Application	City, if annexation occurs concurrently with development County, if annexation is not practicable	City, if annexation occurs concurrently with development County, if annexation is not practicable	City, if annexation occurs concurrently with development County, if annexation is not practicable	County
	Zoning Jurisdiction	County until annexation	County until annexation	County until annexation	County
Infrastructure	Sanitary	Required (unless City requirements for septic are met) Existing septic permitted until sanitary sewer is available within 200' of the subject property or when the tract is connected to sanitary sewer	Required (unless City requirements for septic are met) Existing septic permitted until sanitary sewer is available within 200' of the subject property or when the tract is connected to sanitary sewer	Community sanitary systems until City sanitary sewer is available Subdivisions should be designed to place sanitary facilities in an outlot of size and dimension that will facilitate future recreation or development Existing septic permitted until sanitary sewer is available within 200' of the subject property or when the tract is connected to sanitary sewer Septic systems on tracts 20 acres or more are permitted if County requirements are met	Septic, per County requirements
	Water	Council Bluffs Water Works, unless City requirements for a well are met or currently connected to Rural Water	Council Bluffs Water Works, unless City requirements for a well are met or currently connected to Rural Water Maintenance or replacement of wells permitted	Council Bluffs Water Works or Rural Water Maintenance or replacement of wells permitted Wells on tracts 20 acres or more are permitted if they can meet County requirements	Rural Water or well
	Stormwater Management	City	City	City	County
	Streets and Roads	City	City	City	County
Annexation Requirements	Immediate Annexation	Yes, if subdivision activity meets one or more of the following criteria: <ul style="list-style-type: none"> Occurs adjacent to City limits; Annexation would connect to land in City Growth Area IB or II; Annexation would square off a boundary; and/or Annexation would facilitate infrastructure improvements 	Yes, if subdivision activity meets one or more of the following criteria: <ul style="list-style-type: none"> Occurs adjacent to City limits; Annexation would connect to land in City Growth Area IA or II; Annexation would square off a boundary; and/or Annexation would facilitate infrastructure improvements 	Yes, if subdivision activity meets one or more of the following criteria: <ul style="list-style-type: none"> Occurs adjacent to City limits; Annexation would connect to land in City Growth Area IA or IB; Annexation would square off a boundary; and/or Annexation would facilitate infrastructure improvements 	No
	Annexation Agreement	Yes, if none of the criteria outlined above are met or when it is determined by the City to be beneficial to delay annexation Property line adjustments are exempt from this requirement	Yes, if none of the criteria outlined above are met or when it is determined by the City to be beneficial to delay annexation	Yes, if none of the criteria outlined above are met or when it is determined by the City to be beneficial to delay annexation	No
Fees	Fee Capture for Sanitary Sewer	Yes; per acre (City)	Yes; per acre (City)	Yes; per acre (City)	N/A
	Building Permit Applications/Fees	Jurisdiction at the time of permit submittal	Jurisdiction at the time of permit submittal	Jurisdiction at the time of permit submittal	County
	Zoning/Subdivision Application Fees	Jurisdiction (City if one or more of the criteria for "Immediate Annexation" are met)	Jurisdiction (City if one or more of the criteria for "Immediate Annexation" are met)	Jurisdiction (City if one or more of the criteria for "Immediate Annexation" are met)	County

Andy Brown/Sheriff

**Discussion and/or decision on appointment to the
Compensation Board.**

**Andy Brown/Sheriff and Jeff
Theulen/Chief Deputy, Sheriff**

**Discussion and/or decision to hire a consultant to bid
the jail contract with the US Marshalls.**

summerill

federal IGA solutions for local jails

1250 Connecticut Avenue, NW
Suite 700
Washington, DC 20036

July 24, 2023

Office: 202-261-6540

joseph@summerill.net

Sheriff Andy Brown
Pottawattamie County Sheriff's Office
1400 Big Lake Rd,
Council Bluffs, IA 51501

Subject: PROPOSAL TO: Assist Pottawattamie County IA Prepare / Submit Application
To U.S. Marshals For New Per Diem Rate & Transportation / Hospital Guard
Service Rate Under IGA # 30-97-0029.

Dear Sheriff Brown:

Thank you for considering this proposal from the Summerill Law Firm, PLLC for preparing / submitting an application to the U.S. Marshals Service (USMS) and then negotiating a new per diem rate and transportation / hospital guard service rate for Intergovernmental Service Agreement (IGA) # 30-00-0035.

This new per diem rate and guard service rate under USMS IGA # 30-97-0029 will apply to: USMS prisoners; Federal Bureau of Prisons prisoners; and Immigration Customs Enforcement prisoners housed at the Pottawattamie County Jail.

SCOPE OF WORK FOR THE POTTAWATTAMIE COUNTY PROJECT.

- The Summerill Law Firm, PLLC shall work with Pottawattamie County Jail staff to collect all allowable and allocable economic data regarding the costs associated with the current and future operation of the Pottawattamie County Jail.
- Summerill will build the Jail's new federal per diem rate in compliance with the U.S. Office of Management & Budget Circular 200; Chapter XXVIII – Department of Justice (2 CFR 200); and Section 119 of the Department of Justice Appropriations Act of 2001 (Public Law 106-553).



Pottawattamie County, IA
US Marshals Service IGA #30-00-0035 Project
July 24, 2023
Page 2

- Summerill will then present to Sheriff Brown a draft application to submit to USMS. Upon the Sheriff's approval, Summerill will upload the application along with the supporting cost data and operational data (for the new per diem rate and the new transportation / guard service rate) through the FBI LEEP (Law Enforcement Enterprise Portal) website and start working with the USMS grants officer to ensure that the application is reviewed and negotiated in a timely manner.

If Pottawattamie County Sheriff Brown chooses not to submit to USMS the application prepared by Summerill, then no fee shall be paid to the Summerill Law Firm, PLLC. Under such circumstances, all our work product shall remain the exclusive property of the Summerill Law Firm, PLLC.

- The USMS grants officer will represent the federal government in the negotiation of the new per diem rate. Typically, she needs at least 30 days to review our cost data, during which time we answer all questions raised by her regarding the application.
- Mr. Summerill will then partner with the Sheriff's Office to conduct the actual negotiations with USMS. During these negotiations, Summerill will supply USMS with all necessary data and back up material to support the per diem rate request.
- Once the USMS grants officer determines a new per diem rate, Summerill will review that offer with the Sheriff and make a recommendation as to whether or not Pottawattamie County should accept the offer or, instead, continue negotiations. Once the County and USMS agree upon new rates, Summerill will work with the USMS grants officer to answer any remaining questions during the finalization process.

If Pottawattamie County chooses not to execute the new IGA with USMS for whatever reason, then no fee shall be paid to the Summerill Law Firm, PLLC. Under such circumstances, all our work product shall remain the exclusive property of the Summerill Law Firm, PLLC.

ADVISORY TEAM FOR THE POTTAWATTAMIE COUNTY PROJECT.

Joe Summerill is the Managing Principal of Summerill Law Firm, PLLC. Joe specializes in federal government contracts related to the Department of Justice's Federal Bureau of Prisons, United States Marshals Service and the Department of Homeland Security's Immigration and Customs Enforcement. He has over twenty years of experience in negotiating federal contracts and IGAs.

Michele Sharpe is the Senior Paralegal & Grants Officer for The Summerill Law Firm, PLLC. Michele specializes in the preparation and submission of Intergovernmental Service Agreement applications to the US



Pottawattamie County, IA
US Marshals Service IGA #30-00-0035 Project
July 24, 2023
Page 3

Marshals Service and Immigration & Customs Enforcement. Ms. Sharpe has developed internal algorithms which can assist local government is calculating per diem rates.

GOALS FOR THIS PROJECT.

USMS prisoners (as well as Federal Bureau of Prisons and Immigration Customs Enforcement prisoners) are housed in the Pottawattamie County Jail pursuant to USMS Inter-Governmental Agreement (IGA) # 30-00-0035 which was last updated May 2020 with a per diem rate of \$110.00 (we are unaware of the County's transportation / hospital guard service rate). Our analysis indicates that Pottawattamie County can now negotiate a new per diem rate of \$140.00 (or higher). *See attached preliminary per diem rate analysis.* We also anticipate negotiating a new higher guard hourly rate.

TIME FRAME FOR THE POTTAWATTAMIE COUNTY PROJECT.

From the date of engagement until the date that Pottawattamie County executes a new USMS IGA is typically 90 to 110 days. If hired in August 2023, Mr. Summerill anticipates the new per diem rate in place by January 1, 2024.

COMPENSATION FOR THE POTTAWATTAMIE COUNTY PROJECT.

In consideration for the services described above, the Parties agree that the Summerill Law Firm, PLLC shall be paid a firm fixed fee of EIGHTY-TWO THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$82,750.00).

If the County chooses not to submit the new USMS application prepared by Summerill, no fee shall be paid to Summerill. In such a case, all work product prepared by Summerill shall remain his exclusive property.

If the County chooses not to execute the new USMS IGAs, no fee shall be paid to Summerill. In such a case, all work product prepared by Summerill shall remain his exclusive property.

The Summerill Law Firm, PLLC will submit one invoice which does not reflect an hourly breakdown of the work performed by Summerill, but instead will only state: "For Services Rendered to Pottawattamie County, Iowa In Connection With the Formation and Execution of IGA # 30-00-0035 Between Pottawattamie County and the U.S. Marshals Service."

The invoice from The Summerill Law Firm, PLLC shall be paid within 30 days of the County's execution of the new U.S. Marshals Service IGA.



Pottawattamie County, IA
US Marshals Service IGA #30-00-0035 Project
July 24, 2023
Page 4

WAIVER.

In consideration for the legal services described above, the Parties agree that the Summerill Law Firm, PLLC may represent other counties (including those in Iowa) seeking to renegotiate IGA per diem rates with U.S. Marshals Service and / or Immigration & Customs Enforcement.

EXPIRATION OF OFFER.

This Offer expires on August 31, 2023.

Thank you again for your consideration of hiring the Summerill Law Firm, PLLC for this project. Upon your approval, we will move forward.

Sincerely,

JOSEPH SUMMERILL
202-261-6540

Accepted and agreed to this ____ day of _____, 2023 for Pottawattamie County, Iowa.

By: _____

Title: _____

7/24/2023

PRIVILEGED AND CONFIDENTIAL

PRELIMINARY PER DIEM RATE ANALYSIS

Pottawattamie County Sheriff's Office

**Pottawattamie County Jail
1400 Big Lake Road
Council Bluffs, IA 51501**

Description	Prior Year FY 2022 Budget	Projected Year FY 2023 Budget
Total Est. Other Jail Operating Costs (Schedule D) Assumed to include Salaries & Benefits	\$14,167,894.00	\$15,137,229.00
Total Est. Indirect Costs (Schedule E)	Redacted	Redacted
Total Est. Equipment Depreciation Costs (Schedule F)	Redacted	Redacted
Total Est. Building Depreciation Costs (Schedule G)	\$340,000.00	\$340,000.00
Revenue/Credits	(\$137,342.00)	(\$137,342.00)
Total Operating Expenses	\$14,786,757.27	\$16,734,022.81
Estimated Per Diem Rate	\$128.20	\$139.41

Current Per Diem: \$110.00
IGA#: 30-00-0035
Effective Date: 5/1/2020
Fiscal Year: July 1st – June 30th



federal IGA solutions for local jails

1250 Connecticut Avenue, NW
Suite 700
Washington, DC 20036

Office: 202-261-6540
joseph@summerill.net

July 24, 2023

Sheriff Andy Brown
Pottawattamie County Sheriff's Office
1400 Big Lake Rd,
Council Bluffs, IA 51501

RE: Summerill Law Firm, PLLC

Dear Sheriff Brown:

This letter is to confirm that our legal services of calculating; submitting; and negotiating U.S. Marshals Service (USMS) Intergovernmental Agreement per diem rates are sole source professional services, performed exclusively by the Summerill Law Firm, PLLC. We have developed a proprietary algorithm which is specific with regard to calculating USMS federal per diem rates. This algorithm is a trade secret and not known outside our firm. It is also the only commercially available legal evaluation tool which complies with the U.S. Office of Management & Budget Circular 200; Chapter XXVIII – Department of Justice (2 CFR 200); and Section 119 of the Department of Justice Appropriations Act of 2001 (Public Law 106-553). No other law firms make a similar or competing algorithm, and there are no agents or dealers authorized to use our algorithm.

Please do not hesitate to contact me at 202-261-6540 with any questions.

JOSEPH SUMMERILL
202-261-6540

Tom Kallman/Manager, Regional Water

Discussion and/or decision for additional money on the rural water extension.

Mark Shoemaker/Executive Director,
Conservation, Jeff Franco/Deputy
Director, Conservation and Terry
Dvorak/Red Lion Renewables

**Discussion and/or decision to provide a loan to support
a solar panel power purchase agreement for Hitchcock
Nature Center.**



****CONFIDENTIAL****

Jeff Franco
Pottawattamie County Conservation

June 2, 2023

RE: Solar Options – Pottawattamie County Conservation

Jeff,

We are excited to help Pottawattamie County further its sustainability efforts by integrating solar at some of its facilities in similar fashion as we did for Polk County Conservation, Perry Schools, Knoxville, Lee County, and dozens of other customers and over 100 different facilities across the state. We have come up with several options, some of which can save **\$3,300/yr** and over **\$310,000** over 30 years for the County on their budgets with or without any upfront costs and help from a USDA grant.

Eight (8) meters were evaluated for solar integration. Not all meters make financial sense to add solar to, but adding **128kW** of solar initially at 6 facilities producing **169,000 kWhr/yr** would reduce your MidAmerican Energy costs by **\$16,000/yr** and offset about **100%** of the annual electricity historically consumed by those facilities.

Traditional financing could take 18-25 years or more to payback from energy alone on a 30+year asset without tax benefits available to others and not accounting for maintenance, insurance, and production risk as long as you have cash available. With the recent IRA changes, you may be able to gain a 30% rebate from the IRS to reduce the payback to 12-20 years. However, you would have to fund the project and would have all the production risk and maintenance. We propose a better solution.

Red Lion Renewables proposes to finance, own, and operate the solar project through a power purchase agreement (PPA) similar to the ones we have for Polk County Conservation, Lee County, Perry, Knoxville, Lisbon, and other government entities throughout the state. Our standard PPA with current bank loan interest rates would not save you money initially. Alternatively, we can apply for a USDA grant to buydown the system costs to save **\$3,300/yr** initially and **\$310,000** over the next 30 years. We could apply for a low interest loan with Iowa Economic Development or some other source that would result in saving **\$1,600/yr** initially and about **\$269,000** over the next 30 years. With either of these options, all of this is accomplished without any out-of-pocket expense from Pottawattamie County.

With such savings from tight operating budgets, increasing construction costs and interest rates, we suggest moving forward with fine tuning. We all know the value of budget predictability and alleviating constrained budgets. And we both want to demonstrate sustainability in a visible yet fiscally responsible manner. Let's get started toward predictable fiscally responsible energy that inspires the next generation.

Sincerely,

Terry Dvorak, CEO

Financing Solar

Several finance options are available to Customers for solar projects. Red Lion Renewables' innovative power purchase agreements (PPAs) provide Customers a no-down, low-cost option to traditional financing.

Power Purchase Agreement (PPA) Relationship Map



Through our PPA, the Customer simply agrees to purchase the electricity produced by the solar array located on their property. Red Lion Renewables and Investors fund the project. Red Lion Renewables develops and constructs the array, maintains it, insures it, takes on production risk, and is the long-term owner. Investors receive tax benefits and are short-term owners.

Compared to Traditional Financing

Traditional means, such as loans, bonds, or leases, don't allow schools, churches, or cities to take advantage of available tax incentives. However, by utilizing a Red Lion Renewables PPA, Customers indirectly benefit from federal and state tax incentives and can gain solar-produced electricity at a lower rate than fossil-fueled electricity. With no upfront costs required, lower electricity rates, and long-term predictability, the Customer gains more control over its energy costs for years to come.

	Loan / Bond	Lease	PPA
Down Payment / Upfront Costs	Yes	Yes	No
Maintenance	Yes	Yes	No
Insurance	Yes	Yes	No
Production Risk	Yes	Yes	No
Warranty Risk	Yes	Yes	No
End of Term Options	No	No	Yes

Example Solar Arrays

The solar layouts following may have a variety of array types. Each array type has its own benefits and considerations to take into account. Below are general considerations for different array types.

- **Ballasted Roofs** – The flat roofs can be utilized for ballasted roof systems. The advantages of ballasted roofing systems is there are no roof penetrations except for power and data conduits into the building. The solar array is weighted down with bricks instead of hard fasteners.
- **Standing seam roofs**– Standing seam roofs can be attached using clamps that clamp onto the seam without requiring penetrations.
- **Shingled or corrugated roofs** – These roofs require roof penetrations with lag bolts and flashing collars to attached to structural members under the roof.
- **Ground mount** – Ground mounted arrays are cost effective as they can have higher tilt angles to gain more annual production and are cost efficient to install. However, they take up ground space that utilized for other activities.
- **Carports** – Carports provide shade in parking lots and are very visible. However, their structures add costs and are not as cost effective as ground mounts or rooftop systems.
- **Single Axis Trackers** – Single axis trackers can be cost effective on some demand meters if they match up with demand usage profiles. They can extend production hours throughout the day and gain more production. They require more space due to shading between rows and have moving parts to maintain.
- **Dual Axis Trackers** – Dual axis trackers can be cost effective on some demand meters if they match up with demand usage profiles. They can extend the production hours throughout the day to gain more production and will gain more during all seasons as they track the sun in both directions. They require more space due to shading between rows and have moving parts to maintain.



Solar Layout Summary

Lodge

- The Lodge meter can be accommodated by a rooftop array as shown below.



Pottawattamie County Conservation	Lodge
Solar	
Solar Array Size (kW-DC)	30
Solar Annual Production (kWh)	39,442
Current Annual Usage (kWh)	39,931
Electrical Usage Offset	98.8%



Maintenance

- The Maintenance building meter can be partially offset by a rooftop array as shown below. A higher wattage module may be available at time of order to increase production.



Pottawattamie County Conservation Maintenance

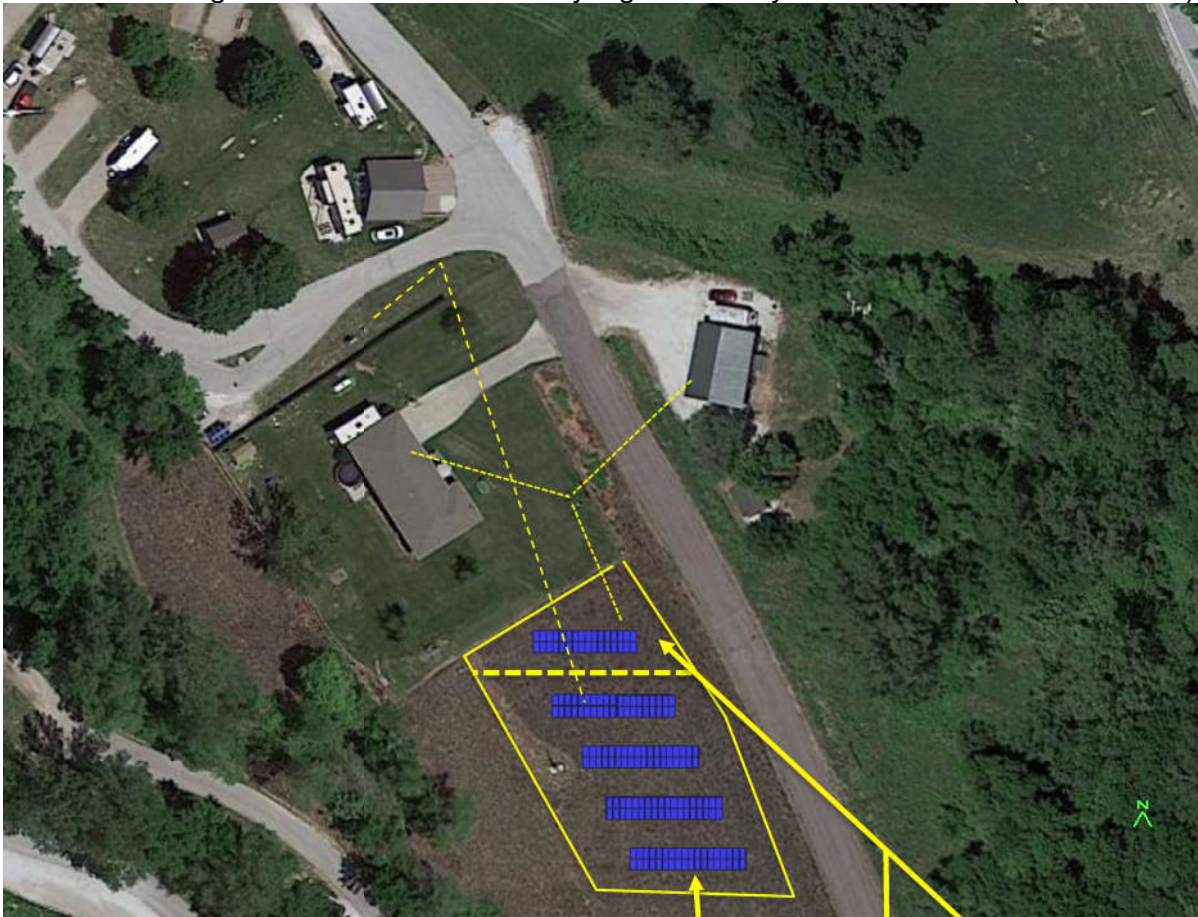
Solar

Solar Array Size (kW-DC)	21
Solar Annual Production (kWh)	24,416
Current Annual Usage (kWh)	24,551
Electrical Usage Offset	99.4%



Campground + N Residence + Shed

- This cluster of meters can be accommodated with a single fenced in co-located ground mount array as shown below.
- The Campground meter can be accommodated by a ground array as shown below(southern 4 rows).
- The Shed can be tied into the service to the North Residence to eliminate the meter. The combined usage can be accommodated by a ground array as shown below (northern row).

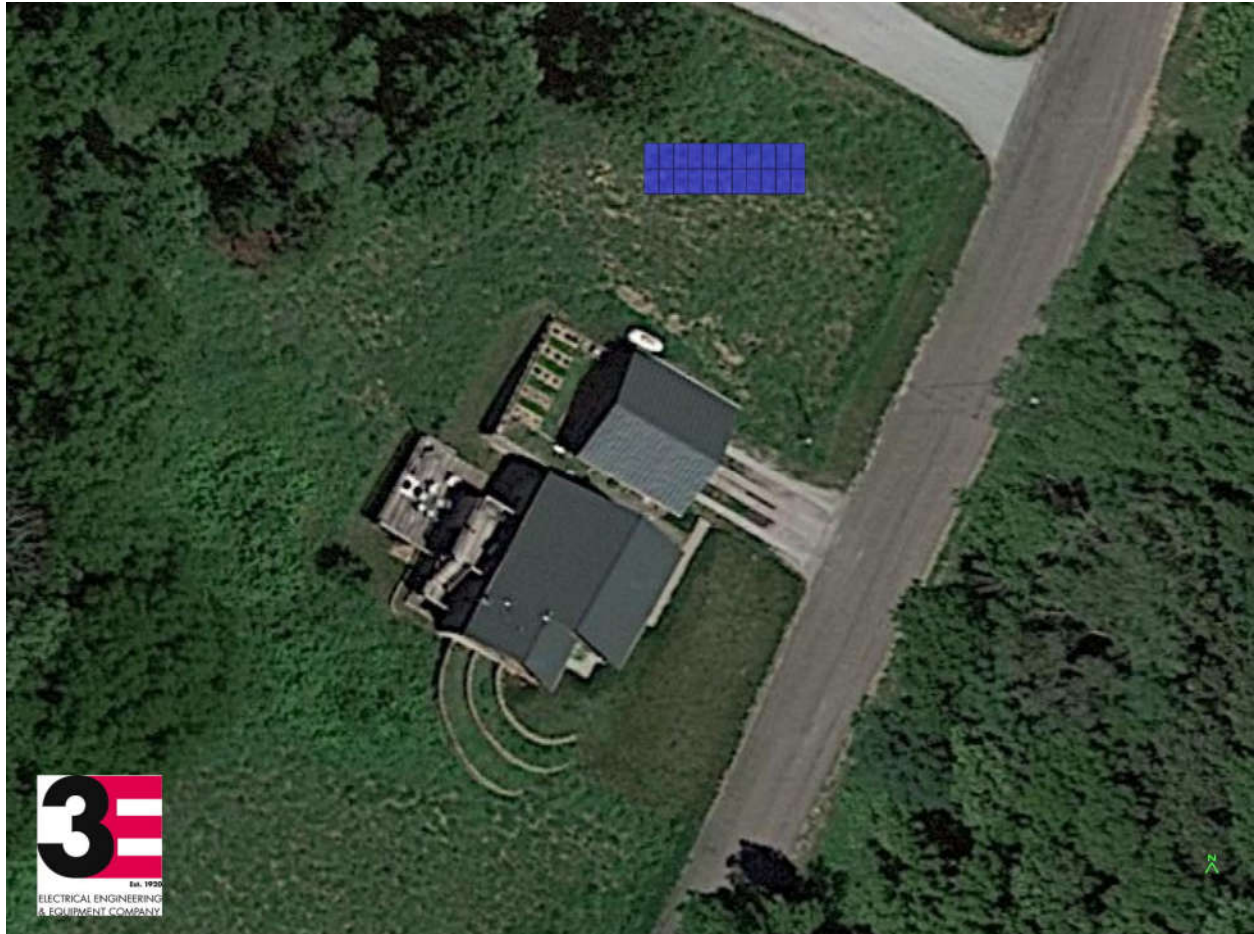


Pottawattamie County Conservation	Campground	N Residence	N Shed*
Solar			
Solar Array Size (kW-DC)	55	11	2
Solar Annual Production (kWh)	75,553	15,670	2,239
Current Annual Usage (kWh)	74,480	15,518	2,665
Electrical Usage Offset	101.4%	101.0%	84.0%



South Residence

- The South Residence meter can be accommodated by a ground array as shown below. We have left the fence out of this array. If you consider vandalism a risk at this location, then a fence could be added.



Pottawattamie County Conservation S Residence

Solar

Solar Array Size (kW-DC)	9
Solar Annual Production (kWh)	12,312
Current Annual Usage (kWh)	12,108
Electrical Usage Offset	101.7%





****CONFIDENTIAL****

Financial Option Summary

Pottawattamie County Conservation	Lodge	Maintenance	Campground	N Residence	N Shed*	S Residence	Total
Solar							
Solar Array Size (kW-DC)	30	21	55	11	2	9	128
Solar Annual Production (kWh)	39,442	24,416	75,553	15,670	2,239	12,312	169,631
Current Annual Usage (kWh)	39,931	24,551	74,480	15,518	2,665	12,108	169,253
Electrical Usage Offset	98.8%	99.4%	101.4%	101.0%	84.0%	101.7%	100.2%
Current Annual Energy Cost (\$)	\$3,744	\$2,253	\$7,693	\$1,680	\$376	\$1,281	\$17,027
Average Blended Electrical Rate (\$/kWh)	\$0.094	\$0.092	\$0.103	\$0.108	\$0.141	\$0.106	\$0.101
Savings/Revenue							
Effective Offset Rate	\$0.088	\$0.088	\$0.100	\$0.093	\$0.141	\$0.096	\$0.095
Energy offset	\$3,461	\$2,142	\$7,560	\$1,454	\$315	\$1,181	\$16,114
Cash Purchase Option							
Installed Cost/Budget (Solar)	\$77,607	\$62,480	\$137,188	\$35,420	\$7,909	\$26,175	\$346,778
Simple Payback year	22.4	29.2	18.1	24.4	25.1	22.2	21.5
Direct 30% ITC rebate**	(23,282)	(18,744)	(41,156)	(10,626)	(2,373)	(7,852)	(104,033)
Net Cost	\$ 54,325	\$ 43,736	\$ 96,032	\$ 24,794	\$ 5,536	\$ 18,322	\$ 242,745
Net Payback	15.7	20.4	12.7	17.1	17.5	15.5	15.1
PPA - no money down option							
PPA Price - 20-year, 2.5% annual escalator*	\$0.1150	\$0.1150	\$0.1150	\$0.1150	\$0.1150	\$0.1150	\$0.1150
Year 1 PPA energy payments	(\$4,536)	(\$2,808)	(\$8,689)	(\$1,802)	(\$257)	(\$1,416)	(\$19,508)
Annual Savings / Net Revenue	(\$1,075)	(\$665)	(\$1,128)	(\$348)	\$58	(\$235)	(\$3,393)
30-yr Life Savings - end term buy							\$ 145,972
Alternate 1 - PPA w/ USDA Grant							
PPA Price - 20-year, 2.5% annual escalator*	\$0.0750	\$0.0750	\$0.0750	\$0.0750	\$0.0750	\$0.0750	\$0.0750
Year 1 PPA energy payments	(\$2,958)	(\$1,831)	(\$5,666)	(\$1,175)	(\$168)	(\$923)	(\$12,722)
Annual Savings / Net Revenue	\$503	\$311	\$1,894	\$279	\$148	\$257	\$3,392
30-yr Life Savings - end term buy							\$ 310,631
Alternate 2 - PPA - w/ low interest loan							
PPA Price - 20-year, 2.5% annual escalator*	\$0.0850	\$0.0850	\$0.0850	\$0.0850	\$0.0850	\$0.0850	\$0.0850
Year 1 PPA energy payments	(\$3,353)	(\$2,075)	(\$6,422)	(\$1,332)	(\$190)	(\$1,047)	(\$14,419)
Annual Savings / Net Revenue	\$109	\$67	\$1,138	\$122	\$125	\$134	\$1,695
30-yr Life Savings - end term buy							\$ 269,466

Notes:

Preliminary pricing. Additional utility info and site walks required.

Expected system life beyond 30 years.

Bonus ITC awaiting IRS guidelines.

Energy efficiency upgrades to be discussed prior to solar integration.

Lodge and Campground meters to change from GD rate to GE rate to gain savings.

Due to small size, Archery Range, Front Entrance and Shed meters not included. These could be virtually metered if desired.

**30% Federal tax credit available as rebate per Inflation Recovery Act. Rules still undetermined by IRS.

Alternate 1 - Pending a USDA grant. We would apply under contingent agreement and await approval before proceeding.

Alternate 2 - Pending a 2% loan from the IEDA revolving loan fund or other source. Funding is limited and application required.

*North Shed to be tied into North Residence service at the incoming metered breaker box and eliminate the extra meter.

Polk County Conservation Solar Project

- Using clean energy for facilities and vehicle transportation
- Solar on 11 Facilities
 - Nature Center
 - Outdoor Recreation Wellness Center
 - Maintenance Shop
 - Forestry Shop
 - Equestrian Stables
 - Equestrian Arena
 - Chichaqua Bottoms Shop
 - Chichaqua Longhouse
 - 2 Wetland Pumping Stations
 - Natural Resources Center Office
- 20 Electric Vehicle Charging Stations & Infrastructure for 16 Future EV Stations
- 374 kW-dc
- 470,000 kWh/yr
- \$3,800/yr, \$1.0MM+ lifetime savings
- Financed through a Red Lion Renewables power purchased agreement (PPA) with no upfront cost to Polk County.

Environmental Benefits	
	CO2 Emission Saved 734,000 lbs/yr
	Equivalent Trees Planted 165,000
	Light Bulbs Powered 37,400



Thank you to the community of Polk County for making a difference!

2719 Georgetown Avenue | Norwalk, IA 50211 | 515.991.4594 | www.RedLionRenewables.com



CULTURE & COMMUNITY THRIVE HERE.

Perry Solar Project

- Helping Perry achieve 100% renewable energy.
- Solar Pavillion
- Solar Parking Canopies
- Solar Bike Path Canopies
- Solar Rooftops
- Solar on 9 Facilities
 - City Hall
 - Police/Fire Station
 - Library
 - Dale Carnegie Library
 - Towncraft
 - Public Services
 - Recycling Center
 - McCreary Community Recreation Center
- 933 kW-dc
- 1,100,000 kWh/yr
- \$14,000/yr, \$4.2MM+ lifetime savings
- Financed through a Red Lion Renewables power purchased agreement (PPA).

Environmental Benefits



CO2 Emission Saved
1,718,000 lbs/yr



Equivalent Trees Planted
387,000



Light Bulbs Powered
9,330,000



Thank you to the community of Perry for making a difference!

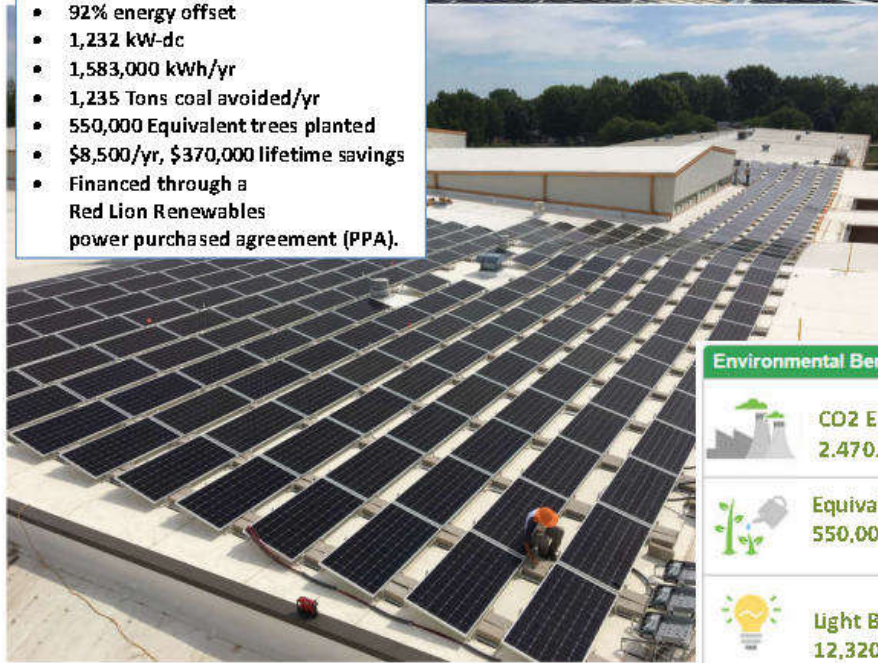
2719 Georgetown Avenue | Norwalk, IA 50211 | 515.991.4594 | www.RedLionRenewables.com



Knoxville Schools Solar



- Solar on 11 Facilities
 - High School Auditorium
 - Administration
 - Northstar & West Elementary
 - Middle School
 - Track, Baseball, Softball Fields
 - Football Stadium & Concessions
 - Maintenance Building
- 92% energy offset
- 1,232 kW-dc
- 1,583,000 kWh/yr
- 1,235 Tons coal avoided/yr
- 550,000 Equivalent trees planted
- \$8,500/yr, \$370,000 lifetime savings
- Financed through a Red Lion Renewables power purchased agreement (PPA).



Environmental Benefits	
	CO2 Emission Saved 2,470,000 lbs/yr
	Equivalent Trees Planted 550,000
	Light Bulbs Powered 12,320,000



Williamsburg Solar Project



- Solar on 5 Facilities
 - Library
 - Recreation Center
 - Family Aquatic Center
 - Fire Station
 - Lift Station
- 74% energy offset
- 303 kW-dc
- 400,000 kWh/yr
- 4,500 Tons coal avoided
- 140,000 Equivalent trees planted
- \$3,300/yr, \$264,000 lifetime savings
- Financed through a Red Lion Renewables power purchased agreement (PPA).



Environmental Benefits	
	CO2 Emission Saved 13,486,000 lbs
	Equivalent Trees Planted 140,000
	Light Bulbs Powered 3,030



Investors and donors welcome. Contact Terry with Red Lion Renewables for more information.

2719 Georgetown Avenue | Norwalk, IA 50211 | 515.991.4594 | www.RedLionRenewables.com



City of Palo Solar Project

- Shared ground mount solar array
- 3 facilities served
 - City Hall
 - Fire Department
 - Water Treatment Plant
- 89% energy offset
- 257 kW-dc
- 350,000 kWh/yr
- 5,360 tons CO2 avoided
- 120,000 Equivalent trees planted
- \$15,300/yr, \$650,000 lifetime savings
- Financed through a Red Lion Renewables power purchased agreement (PPA).



Environmental Benefits



CO2 Emission Saved
10,720,000 lbs



Equivalent Trees Planted
120,000



Light Bulbs Powered
9,280,000

Congratulations City of Palo!

Contact Terry with Red Lion Renewables for more information.

2719 Georgetown Avenue | Norwalk, IA 50211 | 515.991.4594 | www.RedLionRenewables.com



Solar Power Purchase Agreement (PPA) Experience

With over 100 solar arrays and 9MW under PPAs, Red Lion Renewables is the leader in financing solar for schools, cities, and churches in Iowa and beyond. Our team has over 100MW of design and installation experience with ballasted and fixed roof systems, carport canopies, fixed and tracking ground arrays makes Red Lion Renewables your choice for solar financing. A few samples of projects owned and operated under PPAs include:

Customer: St. John the Apostle Catholic Church, Norwalk, IA
Description: 69 kW Rooftop Arrays
Contact: Tim Mineart, 515-981-4855



Customer: Knoxville Community Schools, Knoxville, IA
Description: 1,232 kW Ballasted Rooftop and Ground Arrays
Contact: Craig Mobley, 941-842-6551



Customer: Mediapolis Community Schools, Mediapolis, IA
Description: 300kW Rooftop and Carport Arrays
Contact: Greg Ray, 319-394-3101

Customer: City of Lisbon, IA
Description: 324 kW Ground and Rooftop Arrays
Contact: Connie Meier, 319-455-2459



Customer: Pekin School District, Packwood, IA
Description: 233 kW Ground Mount Array
Contact: Tim Hadley, 319-213-5438

Customer: Sigourney Schools, Sigourney, IA
Description: 275 kW Ground Mount Array
Contact: Dave Harper, 641-622-2025

Customer: Notre Dame Catholic School, Burlington, IA
Description: 276 kW; Ground Mount Array
Contact: Anna To, 319-752-8690



Customer: Southeastern Community College, Burlington, IA
Description: 455 kW, Carport Canopies
Contact: Kevin Carr, 319-208-5069

Customer: City of Knoxville, IA
Description: 455 kW, Carport Canopies
Contact: Aaron Adams, 641-828-0550

Customer: Area Ambulance Service, Cedar Rapids, IA
Description: 112 kW, Fixed Rooftop Array
Contact: Keith Rippey, 319-533-1341



Customer: Dallas City Schools, Dallas City, IL
Description: 270 kW, Ground Array
Contact: Dr. Michelle Lee, 217-852-3201



Why Red Lion Renewables?

Experience

The Red Lion Renewables team has over 60 MW of solar experience comprised of projects ranging from a 2 kW demonstration project at the Iowa State Fair to 3 MW of solar carport canopies, to 18 MW single-axis trackers. With such vast and diverse project experience, we know the right type of installation and the right installation crew to utilize to meet your needs. Not all projects are the same and not all contractors are suited for every project type. We are partnered with a select group of local contractors that meet the quality, safety, and experience you need for your project; each better suited for different project types than others. With Red Lion Renewables, you gain someone who can create the right design and match the right installation crew to match your needs.

50MW = ~7500 homes



Team Members

Red Lion Renewables depends on an experienced team of installers, engineers, suppliers, and investors to make sure your project happens on time and within budget. Whether you own your array or we do, it will be designed and installed to be the 30+year asset it should be. Only quality components are utilized in our arrays. Only quality, experienced, contractors are used to install our arrays. You can be assured your array will be built to last, be maintainable, and perform when working with us.



Mission

Red Lion Renewables's mission is to help customers integrate renewable energy where feasible...so you can best spend more of your budget meeting Your Mission. Red Lion Renewables was created after recognizing the need for financing small solar projects in Iowa. We're not here to just sell you solar. The economics are not as simple as "here's the total I paid and here's the total kWh I used." With so much misrepresentation and lack of fully understanding the true costs of energy in the industry, you need someone to give you a straight up assessment to make a fully informed decision. Understanding finance options available, and some innovative ones not commonly used, we help match up not only the right installation, but the right finance method to meet your needs. Red Lion Renewables believes you should know straight up what the true impact is going to be and whether solar is feasible or not so you can make the right decision for you.

Red Lion Renewables - Responsible. Solar. Finance.





RED LION

RENEWABLES

Sample Installations



Mark Shoemaker/Executive Director,
Conservation and Jeff Franco/Deputy
Director, Conservation

**Discussion and/or decision to approve pump house
contract for park improvements.**



Forristcrete Custom Concrete

19392 Honeysuckle Rd
 Council Bluffs IA. 51503
 randal@forristcrete.com
 (402) 681-7186

Estimate

Estimate No: 124
 Date: 08/17/2023

For: Jeff Franco Operations Supervisor
 Hitchcock Nature Center
 Jeff.franco@pottcounty-ia.gov
 Hitchcock Nature Center
 27792 Ski Hill Loop
 Honey Creek, IA 51542
 4026806125

PO # pump house ski hills

Description	Quantity	Rate	Amount
material and labor, roof trusses, plywood sheeting, roof paper, Steel roofing and side walls, footing drains and waterproofing. Guttering and down spouts to footing drains, insulated overhead steel lined door with operator, insulated steel walk door with lock, R38 attic insulation, steel sheeting on ceiling.	1	\$44,617.00	\$44,617.00
144'-0" 12"x13' lineal ft of poured walls with footings. 26'-0" 12"x4' poured walls with footings. 12'-0" 8"x4' lineal ft of poured walls with footings. (3) 8'-3"x3'-2"x3' pads. (2) Openings	1	\$89,500.00	\$89,500.00
concrete floor with wire mesh 4500 psi limestone concrete. install 6 steps with aluminum hand rail	1	\$18,338.00	\$18,338.00
	Subtotal		\$152,455.00
	Total		\$152,455.00
	Total		\$152,455.00

Notes

Estimate is only good for 30 days. (Proposal is bid as per plans and specs dated 8/9/2023)

Other Business

Lea Voss/County Treasurer

**Discussion and/or decision to approve payment of taxes
for the County owned properties and drainage.**

Parcel No.

764409300006	\$10.00
764404400007	\$10.00
764409100003	\$10.00
774433400005	\$11.00
764404400003	\$20.00
764417200004	\$10.00
764404400002	\$15.00
744316426001	\$5.00
764415100008	\$2,010.00
764422200001	\$196.52
764409400005	\$10.00

Grand Total

\$2,307.52

Include this STUB with September 2023 payment.

Include this STUB with March 2024 payment.

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1053458
2022 CT

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1053458
2022 CT

Taxpayer ID#
TAX DUE: Sept 1, 2023 or Full Year
TAX DELQ: Oct 1, 2023

Dist: 019 Parcel: 764409300006
FULL YEAR \$10.00
SEPT 1, 2023 \$10.00

Taxpayer ID#
TAX DUE: March 1, 2024
TAX DELQ: April 1, 2024

Dist: 019 Parcel: 764409300006
MAR 1, 2024 \$0.00



6780*10**G50**1.534**1/14*****AUTO5-DIGIT 51501
POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501

POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501



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POTTAWATTAMIE COUNTY TAX BILL for SEPTEMBER 2023 and MARCH 2024. Please keep it in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2022 valuations. Taxes for July 1, 2022 through June 30, 2023. Payable September 2023 and March 2024.

PARCEL

Class: A

Dist/Parcel: 019 764409300006

District Name: CRESCENT TWP/CB SCHOOL

Receipt: 1053458 Type: 2022 CT

Location:

Cont:

Deed: POTTAWATTAMIE COUNTY

Sec/Twp/Rng:

Net Acres: 0.000 Taxpayer ID: Mail: POTTAWATTAMIE COUNTY

Legal: CRESCENT TWP 9-76-44 PT NE SW COMM 119.49'W & 821.53'S OF CTR OF SECT 9 TH S79.21' W51.77' N79.78' E51.53' TO POB (PARCEL 20046)

VALUATIONS AND TAXES:

2022 (This Year)

2021 (Last Year)

INDEXING:

Table with columns: Assessed, Taxable, 2022 (This Year), 2021 (Last Year). Rows: Land, Buildings, Dwelling.

70+ Base Year: N/A
Other taxes unpaid: NO
Special Assessments due: NO
Drainage due: YES
Tax sale certificate: NO

Less Military Credit: 0 0

NET TAXABLE VALUE: 0 0

Table showing Value Times Levy Rate of: 29.7040200 and 29.7010700. Includes rows for EQUALS GROSS TAX OF, Less Credits of: Homestead, Bus Prop Tax Credit Fund, Low Income/Elderly Credit, Ag Land Credit, Family Farm Credit, Prepaid Tax.

OWNERS

Deed: POTTAWATTAMIE COUNTY

NET ANNUAL TAXES: \$0.00 \$0.00

Contract:

Ag Dwelling Tax: \$0.00 \$0.00

Emergency Management Dollars: County \$4,509,716.00

TAXING AUTHORITY:

Distribution of your current & prior year taxes:

Total property taxes levied by taxing authority:

Table with columns: % Total, This Year, Last Year, This Year, Prior, Percent +/-.

2023 HONEY CREEK LEVY DRA
2023 HONEY CREEK DITCH DR

DD006 230004
DD007 230005

5.00 1086639
5.00 1085132

YOU MAY PAY ONLINE AT: www.lowaTreasurers.org

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1053458

DUE Sept 1, 2023

\$10.00

DUE March 1, 2024

\$0.00

Date Paid: _____

Date Paid: _____

Check #: _____

Check #: _____

Retain this lower portion for your records. Enter the date paid and your check number for your information. Keep in a safe place.

Include this STUB with September 2023 payment.

Include this STUB with March 2024 payment.

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1024676
2022 CT

Receipt #
1024676
2022 CT

Taxpayer ID#

Dist: 019

Parcel: 764404400007

Taxpayer ID#

Dist: 019

Parcel: 764404400007

TAX DUE: Sept 1, 2023 or Full Year
TAX DELQ: Oct 1, 2023

Table with columns: FULL YEAR, SEPT 1, 2023. Values: \$10.00, \$10.00

TAX DUE: March 1, 2024
TAX DELQ: April 1, 2024

Table with columns: MAR 1, 2024. Value: \$0.00



6780*10**G50**1.534**3/14*****AUTO5-DIGIT 51501
POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501

POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501



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PARCEL

Class: A

Dist/Parcel: 019 764404400007
Receipt: 1024676 Type: 2022 CT
Cont:
Sec/Twp/Rng:
Legal: CRESCENT TWP 4-76-44 S200' N250' W200' SW SE

District Name: CRESCENT TWP/CB SCHOOL
Location:
Deed: POTTAWATTAMIE COUNTY
Net Acres: 0.000 Taxpayer ID: Mail: POTTAWATTAMIE COUNTY

VALUATIONS AND TAXES:

2022 (This Year)

2021 (Last Year)

Table with columns: Assessed, Taxable, 2021 Assessed, 2021 Taxable. Rows: Land, Buildings, Dwelling, Less Military Credit, NET TAXABLE VALUE.

INDEXING:

70+ Base Year: N/A
Other taxes unpaid: NO
Special Assessments due: NO
Drainage due: YES
Tax sale certificate: NO

Table showing Value Times Levy Rate of: 29.7040200 and 29.7010700, and various credits like Homestead, Bus Prop Tax Credit Fund, etc.

OWNERS

Deed: POTTAWATTAMIE COUNTY

Table with columns: NET ANNUAL TAXES, Ag Dwelling Tax. Values: \$0.00, \$0.00

Contract:

Emergency Management Dollars: County \$4,509,716.00

TAXING AUTHORITY:

Table listing taxing authorities: AG EXTENSION - WEST, STATE OF IOWA - BRUCellosis, CRESCENT TOWNSHIP, COUNTY LEVIES/RURAL, COUNCIL BLUFFS COMMUNITY SCHOOL, ASSESSOR, AREA COLLEGE - IWCC, Total.

Distribution of your current & prior year taxes:

Table with columns: % Total, This Year, Last Year. Rows: AG EXTENSION - WEST, STATE OF IOWA - BRUCellosis, CRESCENT TOWNSHIP, COUNTY LEVIES/RURAL, COUNCIL BLUFFS COMMUNITY SCHOOL, ASSESSOR, AREA COLLEGE - IWCC, Total.

Total property taxes levied by taxing authority:

Table with columns: This Year, Prior, Percent +/-.

2023 HONEY CREEK LEVY DRA
2023 HONEY CREEK DITCH DR

DD006 230004
DD007 230005

5.00 1086112
5.00 1086570

YOU MAY PAY ONLINE AT: www.IowaTreasurers.org

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1024676

DUE Sept 1, 2023 \$10.00 DUE March 1, 2024 \$0.00
Date Paid: Check #:
Date Paid: Check #:

Retain this lower portion for your records. Enter the date paid and your check number for your information. Keep in a safe place.



Include this STUB with September 2023 payment.

Include this STUB with March 2024 payment.

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1019789
2022 CT

Taxpayer ID#

Dist: 019

Parcel: 764409100003

TAX DUE: Sept 1, 2023 or Full Year
TAX DELQ: Oct 1, 2023

FULL YEAR
\$10.00

SEPT 1, 2023
\$10.00



6780*10**G50**1.534**5/14*****AUTO5-DIGIT 51501
POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1019789
2022 CT

Taxpayer ID#

Dist: 019

Parcel: 764409100003

TAX DUE: March 1, 2024
TAX DELQ: April 1, 2024

MAR 1, 2024
\$0.00



POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501

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PARCEL

Class: A

Dist/Parcel: 019 764409100003

District Name: CRESCENT TWP/CB SCHOOL

Receipt: 1019789 Type: 2022 CT

Location:

Cont:

Deed: POTTAWATTAMIE COUNTY

Sec/Twp/Rng:

Net Acres: 0.000 Taxpayer ID: Mail: POTTAWATTAMIE COUNTY

Legal: CRESCENT TWP 9-76-44 COMM 1737.81'N CENTER SECTION TH N209' W242' S209' E242' TO POB NE NW

VALUATIONS AND TAXES:

2022 (This Year)

2021 (Last Year)

INDEXING:

Table with columns: Assessed, Taxable, 2022 (This Year), 2021 (Last Year). Rows: Land, Buildings, Dwelling.

70+ Base Year: N/A
Other taxes unpaid: NO
Special Assessments due: NO
Drainage due: YES
Tax sale certificate: NO

Less Military Credit: 0 0

NET TAXABLE VALUE: 0 0 0 0

Table with columns: Value Times Levy Rate of, Assessed, Taxable, 2022 (This Year), 2021 (Last Year). Rows: EQUALS GROSS TAX OF, Less Credits of: Homestead, Bus Prop Tax Credit Fund, Low Income/Elderly Credit, Ag Land Credit, Family Farm Credit, Prepaid Tax.

OWNERS

Deed: POTTAWATTAMIE COUNTY

NET ANNUAL TAXES: \$0.00 \$0.00

Contract:

Ag Dwelling Tax: \$0.00 \$0.00 Emergency Management Dollars: County \$4,509,716.00

TAXING AUTHORITY:

Distribution of your current & prior year taxes:

Total property taxes levied by taxing authority:

Table with columns: % Total, This Year, Last Year, This Year, Prior, Percent +/- for various taxing authorities.

Table with columns: Description, DD006, DD007, 230004, 230005, 5.00, 5.00, 1090709, 1090350.

YOU MAY PAY ONLINE AT: www.IowaTreasurers.org

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1019789

DUE Sept 1, 2023 \$10.00 DUE March 1, 2024 \$0.00
Date Paid: Check #:
Date Paid: Check #:



Include this STUB with September 2023 payment.

Include this STUB with March 2024 payment.

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1027188
2022 CT

Taxpayer ID#

Dist: 072 Parcel: 774433400005

TAX DUE: Sept 1, 2023 or Full Year
TAX DELQ: Oct 1, 2023

Table with columns: FULL YEAR, SEPT 1, 2023. Values: \$11.00, \$11.00



6780*10**G50**1.534**7/14*****AUTO5-DIGIT 51501
POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1027188
2022 CT

Taxpayer ID#

Dist: 072 Parcel: 774433400005

TAX DUE: March 1, 2024
TAX DELQ: April 1, 2024

Table with columns: MAR 1, 2024. Value: \$0.00



POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501

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PARCEL

Class: R

Dist/Parcel: 072 774433400005 District Name: ROCKFORD TWP/MISSOURI VAL
Receipt: 1027188 Type: 2022 CT Location:
Cont: Deed: POTTAWATTAMIE COUNTY
Sec/Twp/Rng: Net Acres: 0.000 Taxpayer ID: Mail: POTTAWATTAMIE COUNTY
Legal: ROCKFORD TWP-HANSEN SUB LT 2 & PT LT 1 COMM 569.75'N SW COR TH N61' E234.14' S61' W234.14' TO POB(PARCEL A)

VALUATIONS AND TAXES:

2022 (This Year)

2021 (Last Year)

Table with columns: Assessed, Taxable, Assessed, Taxable. Rows: Land, Buildings, Dwelling, Less Military Credit, NET TAXABLE VALUE.

INDEXING:

70+ Base Year: N/A
Other taxes unpaid: NO
Special Assessments due: NO
Drainage due: YES
Tax sale certificate: NO

Table with columns: Value Times Levy Rate of, EQUALS GROSS TAX OF, Less Credits of. Rows: Homestead, Bus Prop Tax Credit Fund, Low Income/Elderly Credit, Ag Land Credit, Family Farm Credit, Prepaid Tax.

OWNERS

Deed: POTTAWATTAMIE COUNTY

NET ANNUAL TAXES:

Table with columns: Ag Dwelling Tax, NET ANNUAL TAXES. Values: \$0.00, \$0.00

Contract:

Emergency Management Dollars: County \$4,509,716.00

TAXING AUTHORITY:

Table with columns: AG EXTENSION - WEST, ROCKFORD TOWNSHIP, STATE OF IOWA - BRUCELLOSIS, ASSESSOR, MISSOURI VALLEY COMMUNITY SCHOOL, COUNTY LEVIES/RURAL, AREA COLLEGE - IWCC, Total.

Distribution of your current & prior year taxes:

Table with columns: % Total, This Year, Last Year. Rows: AG EXTENSION - WEST, ROCKFORD TOWNSHIP, STATE OF IOWA - BRUCELLOSIS, ASSESSOR, MISSOURI VALLEY COMMUNITY SCHOOL, COUNTY LEVIES/RURAL, AREA COLLEGE - IWCC, Total.

Total property taxes levied by taxing authority:

Table with columns: This Year, Prior, Percent +/-.

Table with columns: 2023 HONEY CREEK LEVY DRA, 2023 HONEY CREEK DITCH DR, DD006, DD007, 230004, 230005, 6.00, 5.00, 1088783, 1087303

YOU MAY PAY ONLINE AT: www.IowaTreasurers.org

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1027188

DUE Sept 1, 2023 \$11.00 DUE March 1, 2024 \$0.00
Date Paid: Check #:
Date Paid: Check #:



Include this STUB with September 2023 payment.

Include this STUB with March 2024 payment.

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1010780
2022 CT

Taxpayer ID#

Dist: 019 Parcel: 764404400003

TAX DUE: Sept 1, 2023 or Full Year
TAX DELQ: Oct 1, 2023

Table with columns: FULL YEAR, SEPT 1, 2023. Values: \$20.00, \$20.00



6780*10**G50**1.534**9/14*****AUTO5-DIGIT 51501
POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501



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Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1010780
2022 CT

Taxpayer ID#

Dist: 019 Parcel: 764404400003

TAX DUE: March 1, 2024
TAX DELQ: April 1, 2024

Table with columns: MAR 1, 2024. Value: \$0.00



POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501

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PARCEL

Class: A

Dist/Parcel: 019 764404400003 District Name: CRESCENT TWP/CB SCHOOL
Receipt: 1010780 Type: 2022 CT Location:
Cont: Deed: POTTAWATTAMIE COUNTY
Sec/Twp/Rng: Net Acres: 0.000 Taxpayer ID: Mail: POTTAWATTAMIE COUNTY
Legal: CRESCENT TWP 4-76-44 PT G/L 3 COMM SW COR NW SE TH N433.17' E256.1' S234.2' E104' S199' W TO POB (PARCEL A)

VALUATIONS AND TAXES:

2022 (This Year)

2021 (Last Year)

INDEXING:

Table with columns: Assessed, Taxable, 2022 (This Year), 2021 (Last Year). Rows: Land, Buildings, Dwelling, Less Military Credit, NET TAXABLE VALUE.

70+ Base Year: N/A
Other taxes unpaid: NO
Special Assessments due: NO
Drainage due: YES
Tax sale certificate: NO

Table with columns: Value Times Levy Rate of, Assessed, Taxable. Rows: EQUALS GROSS TAX OF, Less Credits of: Homestead, Bus Prop Tax Credit Fund, Low Income/Elderly Credit, Ag Land Credit, Family Farm Credit, Prepaid Tax.

OWNERS

Deed: POTTAWATTAMIE COUNTY

Table with columns: NET ANNUAL TAXES, Ag Dwelling Tax. Values: \$0.00, \$0.00

Contract:

Emergency Management Dollars: County \$4,509,716.00

TAXING AUTHORITY:

Table with columns: % Total, This Year, Last Year. Rows: AG EXTENSION - WEST, STATE OF IOWA - BRUCellosis, ASSESSOR, COUNTY LEVIES/RURAL, CRESCENT TOWNSHIP, COUNCIL BLUFFS COMMUNITY SCHOOL, AREA COLLEGE - IWCC, Total.

Distribution of your current & prior year taxes:

Table with columns: % Total, This Year, Last Year. Rows: AG EXTENSION - WEST, STATE OF IOWA - BRUCellosis, ASSESSOR, COUNTY LEVIES/RURAL, CRESCENT TOWNSHIP, COUNCIL BLUFFS COMMUNITY SCHOOL, AREA COLLEGE - IWCC, Total.

Total property taxes levied by taxing authority:

Table with columns: This Year, Prior, Percent +/-. Rows: \$398,033.00, \$389,183.00, \$0.00, \$1,768,982.00, \$1,882,584.00, \$48,121,783.00, \$47,266,412.00, \$45,179.00, \$45,543.00, \$39,692,575.00, \$40,426,041.00, \$15,967,349.00, \$15,682,780.00, \$105,993,901.00, \$105,692,543.00, 0.00.

Table with columns: Description, DD006, DD007, 230004, 230005, 15.00, 5.00, 1088243, 1091078. Rows: 2023 HONEY CREEK LEVY DRA, 2023 HONEY CREEK DITCH DR.

YOU MAY PAY ONLINE AT: www.IowaTreasurers.org

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1010780

DUE Sept 1, 2023 \$20.00 DUE March 1, 2024 \$0.00
Date Paid: Date Paid:
Check #: Check #:



Include this STUB with September 2023 payment.

Include this STUB with March 2024 payment.

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1053115
2022 CT

Taxpayer ID#

Dist: 019

Parcel: 764417200004

TAX DUE: Sept 1, 2023 or Full Year
TAX DELQ: Oct 1, 2023

FULL YEAR \$10.00

SEPT 1, 2023 \$10.00



6780*10**G50**1.534**11/14*****AUTO5-DIGIT 51501
POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501



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Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1053115
2022 CT

Taxpayer ID#

Dist: 019

Parcel: 764417200004

TAX DUE: March 1, 2024
TAX DELQ: April 1, 2024

MAR 1, 2024 \$0.00



POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501

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PARCEL

Class: A

Dist/Parcel: 019 764417200004

District Name: CRESCENT TWP/CB SCHOOL

Receipt: 1053115 Type: 2022 CT

Location:

Cont:

Deed: POTTAWATTAMIE COUNTY

Sec/Twp/Rng:

Net Acres: 0.000 Taxpayer ID: Mail: POTTAWATTAMIE COUNTY

Legal: CRESENT TWP 17-76-44 PT G/L 1 COMM 1034.18'S & 144.88'W OF NE COR SECT 17 TH W55.41' N112.81' E52.91' S112.17' TO POB (PARCEL 20045)

VALUATIONS AND TAXES:

2022 (This Year)

2021 (Last Year)

INDEXING:

Table with columns: Assessed, Taxable, 2022 (This Year), 2021 (Last Year). Rows: Land, Buildings, Dwelling.

70+ Base Year: N/A
Other taxes unpaid: NO
Special Assessments due: NO
Drainage due: YES
Tax sale certificate: NO

Less Military Credit: 0 0

NET TAXABLE VALUE: 0 0

Table of tax credits: Value Times Levy Rate of, EQUALS GROSS TAX OF, Less Credits of: Homestead, Bus Prop Tax Credit Fund, Low Income/Elderly Credit, Ag Land Credit, Family Farm Credit, Prepaid Tax.

OWNERS

Deed: POTTAWATTAMIE COUNTY

NET ANNUAL TAXES: \$0.00 \$0.00

Contract:

Ag Dwelling Tax: \$0.00 \$0.00 Emergency Management Dollars: County \$4,509,716.00

TAXING AUTHORITY:

Distribution of your current & prior year taxes:

Total property taxes levied by taxing authority:

Table with columns: % Total, This Year, Last Year, This Year, Prior, Percent +/- for various taxing authorities.

Table with columns: Description, DD006, DD007, 230004, 230005, 5.00, 5.00, 1086752, 1087603.

YOU MAY PAY ONLINE AT: www.IowaTreasurers.org

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1053115

DUE Sept 1, 2023

\$10.00

DUE March 1, 2024

\$0.00

Date Paid: _____

Date Paid: _____

Check #: _____

Check #: _____



Include this STUB with September 2023 payment.

Include this STUB with March 2024 payment.

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1005504
2022 CT

Taxpayer ID#

Dist: 019

Parcel: 764404400002

TAX DUE: Sept 1, 2023 or Full Year
TAX DELQ: Oct 1, 2023

Table with columns: FULL YEAR, SEPT 1, 2023. Values: \$15.00, \$15.00



6780*10**G50**1.534**13/14*****AUTO5-DIGIT 51501
POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501



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Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1005504
2022 CT

Taxpayer ID#

Dist: 019

Parcel: 764404400002

TAX DUE: March 1, 2024
TAX DELQ: April 1, 2024

Table with columns: MAR 1, 2024. Value: \$0.00



POTTAWATTAMIE COUNTY
227 S 6TH ST
COUNCIL BLUFFS IA 51501

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POTTAWATTAMIE COUNTY TAX BILL for SEPTEMBER 2023 and MARCH 2024. Please keep it in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2022 valuations. Taxes for July 1, 2022 through June 30, 2023. Payable September 2023 and March 2024.

PARCEL

Class: A

Dist/Parcel: 019 764404400002

District Name: CRESCENT TWP/CB SCHOOL

Receipt: 1005504 Type: 2022 CT

Location:

Cont:

Deed: POTTAWATTAMIE COUNTY

Sec/Twp/Rng:

Net Acres: 0.000 Taxpayer ID: Mail: POTTAWATTAMIE COUNTY

Legal: CRESCENT TWP 4-76-44 PT G/L 3 & PARCEL C LT 29 A S ACCRE SECTIONS 4,5 & 8 COMM 590.11'S NW COR THS300' E300' N300' W300' TO POB

VALUATIONS AND TAXES:

2022 (This Year)

2021 (Last Year)

INDEXING:

Table with columns: Assessed, Taxable for 2022 and 2021. Rows: Land, Buildings, Dwelling, Less Military Credit, NET TAXABLE VALUE.

70+ Base Year: N/A
Other taxes unpaid: NO
Special Assessments due: NO
Drainage due: YES
Tax sale certificate: NO

Table with columns: Assessed, Taxable. Rows: Value Times Levy Rate of, EQUALS GROSS TAX OF, Less Credits of: Homestead, Bus Prop Tax Credit Fund, Low Income/Elderly Credit, Ag Land Credit, Family Farm Credit, Prepaid Tax.

OWNERS

Deed: POTTAWATTAMIE COUNTY

Table with columns: Assessed, Taxable. Rows: NET ANNUAL TAXES, Ag Dwelling Tax.

Contract:

Emergency Management Dollars: County \$4,509,716.00

TAXING AUTHORITY:

Table with columns: % Total, This Year, Last Year. Rows: AG EXTENSION - WEST, COUNCIL BLUFFS COMMUNITY SCHOOL, AREA COLLEGE - IWCC, COUNTY LEVIES/RURAL, STATE OF IOWA - BRUCELLOSIS, CRESCENT TOWNSHIP ASSESSOR, Total.

Distribution of your current & prior year taxes:

Total property taxes levied by taxing authority:

Table with columns: % Total, This Year, Last Year, This Year, Prior, Percent +/-.

2023 HONEY CREEK LEVY DRA
2023 HONEY CREEK DITCH DR

DD006
DD007

230004
230005

10.00
5.00

1085170
1087274

YOU MAY PAY ONLINE AT: www.IowaTreasurers.org

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1005504

DUE Sept 1, 2023

\$15.00

DUE March 1, 2024

\$0.00

Date Paid:

Date Paid:

Check #:

Check #:



Include this STUB with September 2023 payment.

Include this STUB with March 2024 payment.

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1026375
2022 CT

Taxpayer ID#

Dist: 049

Parcel: 744316426001

TAX DUE: Sept 1, 2023 or Full Year
TAX DELQ: Oct 1, 2023

FULL YEAR \$5.00

SEPT 1, 2023 \$5.00



6778*10**G50**0.382**1/2*****AUTO5-DIGIT 51501
POTTAWATTAMIE COUNTY
223 S 6TH ST
COUNCIL BLUFFS IA 51501



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Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1026375
2022 CT

Taxpayer ID#

Dist: 049

Parcel: 744316426001

TAX DUE: March 1, 2024
TAX DELQ: April 1, 2024

MAR 1, 2024 \$0.00



POTTAWATTAMIE COUNTY
223 S 6TH ST
COUNCIL BLUFFS IA 51501

Please fold on perforation BEFORE tearing

POTTAWATTAMIE COUNTY TAX BILL for SEPTEMBER 2023 and MARCH 2024. Please keep it in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2022 valuations. Taxes for July 1, 2022 through June 30, 2023. Payable September 2023 and March 2024.

PARCEL

Class: A

Dist/Parcel: 049 744316426001

Receipt: 1026375 Type: 2022 CT

Cont:

Sec/Twp/Rng:

Legal: LEWIS TWP 16-74-43 N1/2 SE W OF DITCH S OF CO RD N OF HWY 275 & E OF RR

District Name: LEWIS TWP/LEWIS CENTRAL

Location:

Deed: POTTAWATTAMIE COUNTY

Net Acres: 0.000 Taxpayer ID: Mail: POTTAWATTAMIE COUNTY

VALUATIONS AND TAXES:

2022 (This Year)

2021 (Last Year)

INDEXING:

Table with columns: Assessed, Taxable, 2022 (This Year), 2021 (Last Year). Rows: Land, Buildings, Dwelling, Less Military Credit, NET TAXABLE VALUE.

70+ Base Year: N/A
Other taxes unpaid: NO
Special Assessments due: NO
Drainage due: YES
Tax sale certificate: NO

Table with columns: Value Times Levy Rate of, Assessed, Taxable. Rows: EQUALS GROSS TAX OF, Less Credits of: Homestead, Bus Prop Tax Credit Fund, Low Income/Elderly Credit, Ag Land Credit, Family Farm Credit, Prepaid Tax.

OWNERS

Deed: POTTAWATTAMIE COUNTY

Table with columns: NET ANNUAL TAXES, Ag Dwelling Tax. Rows: NET ANNUAL TAXES, Ag Dwelling Tax.

Contract:

Emergency Management Dollars: County \$4,509,716.00

TAXING AUTHORITY:

Table with columns: Taxing Authority, % Total, This Year, Last Year. Rows: AG EXTENSION - WEST, AREA COLLEGE - IWCC, ASSESSOR, COUNTY LEVIES/RURAL, STATE OF IOWA - BRUCellosIS, LEWIS CENTRAL COMMUNITY SCHOOL, LEWIS TOWNSHIP, Total.

Distribution of your current & prior year taxes:

Table with columns: % Total, This Year, Last Year. Rows: AG EXTENSION - WEST, AREA COLLEGE - IWCC, ASSESSOR, COUNTY LEVIES/RURAL, STATE OF IOWA - BRUCellosIS, LEWIS CENTRAL COMMUNITY SCHOOL, LEWIS TOWNSHIP, Total.

Total property taxes levied by taxing authority:

Table with columns: This Year, Prior, Percent +/-, Total. Rows: AG EXTENSION - WEST, AREA COLLEGE - IWCC, ASSESSOR, COUNTY LEVIES/RURAL, STATE OF IOWA - BRUCellosIS, LEWIS CENTRAL COMMUNITY SCHOOL, LEWIS TOWNSHIP, Total.

2023 PONY CREEK DRAINAGE

DD023

230003

5.00

1089180

www.iowatreasurers.org

YOU MAY PAY ONLINE AT: www.iowaTreasurers.org

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1026375

DUE Sept 1, 2023

\$5.00

DUE March 1, 2024

\$0.00

Date Paid: _____

Date Paid: _____

Check #: _____

Check #: _____



Include this STUB with September 2023 payment.

Include this STUB with March 2024 payment.

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1054301
2022 CT

Receipt #
1054301
2022 CT

Taxpayer ID#

Dist: 019

Parcel: 764415100008

Taxpayer ID#

Dist: 019

Parcel: 764415100008

TAX DUE: Sept 1, 2023 or Full Year
TAX DELQ: Oct 1, 2023

FULL YEAR
\$2,010.00

SEPT 1, 2023
\$1,010.00

TAX DUE: March 1, 2024
TAX DELQ: April 1, 2024

MAR 1, 2024
\$1,000.00



6779*10**G50**0.766**1/6*****AUTO5-DIGIT 51501
POTTAWATTAMIE COUNTY
226 S 6TH ST
COUNCIL BLUFFS IA 51501

POTTAWATTAMIE COUNTY
226 S 6TH ST
COUNCIL BLUFFS IA 51501



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POTTAWATTAMIE COUNTY TAX BILL for SEPTEMBER 2023 and MARCH 2024. Please keep it in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2022 valuations. Taxes for July 1, 2022 through June 30, 2023. Payable September 2023 and March 2024.

PARCEL

Class: A/AD

Dist/Parcel: 019 764415100008

Receipt: 1054301 Type: 2022 CT

Cont:

Sec/Twp/Rng:

Legal: CRESCENT TWP 15-76-44 PT NE NW COMM NW COR TH E136.90' S119.52' W132.59' N117.39' TO POB (PARCEL 20050)

District Name: CRESCENT TWP/CB SCHOOL

Location: 15273 MISSOURI AVE

Deed: POTTAWATTAMIE COUNTY

Net Acres: 0.260 Taxpayer ID: Mail: POTTAWATTAMIE COUNTY

VALUATIONS AND TAXES:

2022 (This Year)

2021 (Last Year)

INDEXING:

Table with columns: Land, Buildings, Dwelling, Assessed, Taxable, 2022, 2021. Includes NET TAXABLE VALUE: 131,900 / 72,195 / 0 / 0.

70+ Base Year: N/A
Other taxes unpaid: NO
Special Assessments due: NO
Drainage due: YES
Tax sale certificate: NO

Table showing tax breakdown: Value Times Levy Rate of: 29.7040200, EQUALS GROSS TAX OF: \$2,144.48, Less Credits of: Homestead: \$144.06, Bus Prop Tax Credit Fund: \$0.00, Low Income/Elderly Credit: \$0.00, Ag Land Credit: \$0.47, Family Farm Credit: \$0.00, Prepaid Tax: \$0.00.

OWNERS

Deed: POTTAWATTAMIE COUNTY

NET ANNUAL TAXES: \$2,000.00 / \$0.00
Ag Dwelling Tax: \$1,992.00 / \$0.00

Contract:

Emergency Management Dollars: County \$4,509,716.00

TAXING AUTHORITY:

Table listing taxing authorities: COUNCIL BLUFFS COMMUNITY SCHOOL (54.39%), COUNTY LEVIES/RURAL (36.81%), AREA COLLEGE - IWCC (4.68%), CRESCENT TOWNSHIP (2.74%), ASSESSOR (1.08%), AG EXTENSION - WEST (0.29%), STATE OF IOWA - BRUCELLOSIS (0.01%), Total (100.00%).

Distribution of your current & prior year taxes:

Table comparing current and prior year taxes by authority. Total property taxes levied by taxing authority: \$105,993,901.00 (This Year) vs \$105,692,543.00 (Prior).

Table with columns: Description, DD#, 230005, 230004, 5.00, 1085104, 1090051.

YOU MAY PAY ONLINE AT: www.IowaTreasurers.org

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1054301

DUE Sept 1, 2023

\$1,010.00

DUE March 1, 2024

\$1,000.00

Date Paid: _____

Date Paid: _____

Check #: _____

Check #: _____



Include this STUB with September 2023 payment.

Include this STUB with March 2024 payment.

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1008635
2022 CT

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1008635
2022 CT

Taxpayer ID#

Dist: 019

Parcel: 764422200001

Taxpayer ID#

Dist: 019

Parcel: 764422200001

TAX DUE: Sept 1, 2023 or Full Year
TAX DELQ: Oct 1, 2023

Table with columns: FULL YEAR, SEPT 1, 2023. Values: \$196.52, \$12.00

TAX DUE: March 1, 2024
TAX DELQ: April 1, 2024

Table with columns: MAR 1, 2024. Value: \$184.52



6779*10**G50**0.766**3/6*****AUTO5-DIGIT 51501
POTTAWATTAMIE COUNTY
226 S 6TH ST
COUNCIL BLUFFS IA 51501

POTTAWATTAMIE COUNTY
226 S 6TH ST
COUNCIL BLUFFS IA 51501



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POTTAWATTAMIE COUNTY TAX BILL for SEPTEMBER 2023 and MARCH 2024. Please keep it in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2022 valuations. Taxes for July 1, 2022 through June 30, 2023. Payable September 2023 and March 2024.

Class: R

PARCEL

Dist/Parcel: 019 764422200001

Receipt: 1008635 Type: 2022 CT

Cont:

Sec/Twp/Rng:

Legal: CRESCENT TWP 22-76-44 PT ACCRE TO GOVT LTS 1,5 & 6 COMM 2730'SW OF NE COR NE1/4 TH SLY221.16' TO C/L CORD NWLY238.90' W92.52' N181.9

District Name: CRESCENT TWP/CB SCHOOL

Location: 24699 152ND ST

Deed: POTTAWATTAMIE COUNTY

Net Acres: 0.000 Taxpayer ID: Mail: POTTAWATTAMIE COUNTY

VALUATIONS AND TAXES:

2022 (This Year)

2021 (Last Year)

INDEXING:

Table with columns: Assessed, Taxable, 2022, 2021. Rows: Land, Buildings, Dwelling, Less Military Credit, NET TAXABLE VALUE.

70+ Base Year: N/A
Other taxes unpaid: NO
Special Assessments due: NO
Drainage due: YES
Tax sale certificate: NO

Table with columns: Assessed, Taxable, 2022, 2021. Rows: Value Times Levy Rate of, EQUALS GROSS TAX OF, Less Credits of: Homestead, Bus Prop Tax Credit Fund, Low Income/Elderly Credit, Ag Land Credit, Family Farm Credit, Prepaid Tax.

OWNERS

Deed: POTTAWATTAMIE COUNTY

Table with columns: Assessed, Taxable, 2022, 2021. Rows: NET ANNUAL TAXES, Ag Dwelling Tax.

Contract:

Emergency Management Dollars: County \$4,509,716.00

TAXING AUTHORITY:

Table with columns: % Total, This Year, Last Year. Rows: COUNCIL BLUFFS COMMUNITY SCHOOL, COUNTY LEVIES/RURAL, AREA COLLEGE - IWCC, CRESCENT TOWNSHIP, ASSESSOR, AG EXTENSION - WEST, STATE OF IOWA - BRUCCELLOSIS, Total

Distribution of your current & prior year taxes:

Table with columns: % Total, This Year, Last Year. Rows: COUNCIL BLUFFS COMMUNITY SCHOOL, COUNTY LEVIES/RURAL, AREA COLLEGE - IWCC, CRESCENT TOWNSHIP, ASSESSOR, AG EXTENSION - WEST, STATE OF IOWA - BRUCCELLOSIS, Total

Total property taxes levied by taxing authority:

Table with columns: This Year, Prior, Percent +/-. Rows: COUNCIL BLUFFS COMMUNITY SCHOOL, COUNTY LEVIES/RURAL, AREA COLLEGE - IWCC, CRESCENT TOWNSHIP, ASSESSOR, AG EXTENSION - WEST, STATE OF IOWA - BRUCCELLOSIS, Total

2023 HONEY CREEK DITCH DR
2023 HONEY CREEK LEVY DRA

DD007 230005
DD006 230004

5.00 1087474
7.00 1090988

YOU MAY PAY ONLINE AT: www.IowaTreasurers.org

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt #
1008635

DUE Sept 1, 2023

\$12.00

DUE March 1, 2024

\$184.52

Date Paid: _____

Date Paid: _____

Check #: _____

Check #: _____

Retain this lower portion for your records. Enter the date paid and your check number for your information. Keep in a safe place.

Include this STUB with September 2023 payment.

Include this STUB with March 2024 payment.

Pottawattamie County Treasurer

Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt # 1037502

2022 CT

Taxpayer ID#

Dist: 019

Parcel: 764409400005

TAX DUE: Sept 1, 2023 or Full Year
TAX DELQ: Oct 1, 2023

FULL YEAR \$10.00

SEPT 1, 2023 \$10.00



6779*10**G50**0.766**5/6*****AUTO5-DIGIT 51501
POTTAWATTAMIE COUNTY
226 S 6TH ST
COUNCIL BLUFFS IA 51501



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Pottawattamie County Treasurer

Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt # 1037502

2022 CT

Taxpayer ID#

Dist: 019

Parcel: 764409400005

TAX DUE: March 1, 2024
TAX DELQ: April 1, 2024

MAR 1, 2024 \$0.00



POTTAWATTAMIE COUNTY
226 S 6TH ST
COUNCIL BLUFFS IA 51501

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Please fold on perforation BEFORE tearing

POTTAWATTAMIE COUNTY TAX BILL for SEPTEMBER 2023 and MARCH 2024. Please keep it in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2022 valuations. Taxes for July 1, 2022 through June 30, 2023. Payable September 2023 and March 2024.

PARCEL

Class: A

Dist/Parcel: 019 764409400005

Receipt: 1037502 Type: 2022 CT

Cont:

Sec/Twp/Rng:

Legal: CRESCENT TWP 9-76-44 PT SE SE COMM 710.86'E OF NW COR OF SE SE TH E118.53' S165.50' W113.77' N162.98' TO POB (PARCEL 20051)

District Name: CRESCENT TWP/CB SCHOOL

Location: 14897 MARIGOLD LN

Deed: POTTAWATTAMIE COUNTY

Net Acres: 0.000 Taxpayer ID: Mail: POTTAWATTAMIE COUNTY

VALUATIONS AND TAXES:

2022 (This Year)

2021 (Last Year)

INDEXING:

Table with columns: Land, Buildings, Dwelling, Assessed, Taxable, 2022, 2021. Includes NET TAXABLE VALUE.

70+ Base Year: N/A
Other taxes unpaid: NO
Special Assessments due: NO
Drainage due: YES
Tax sale certificate: NO

Table with columns: Value Times Levy Rate of, EQUALS GROSS TAX OF, Less Credits of, Homestead, Bus Prop Tax Credit Fund, Low Income/Elderly Credit, Ag Land Credit, Family Farm Credit, Prepaid Tax.

OWNERS

Deed: POTTAWATTAMIE COUNTY

NET ANNUAL TAXES: \$0.00 \$2,722.00

Contract:

Ag Dwelling Tax: \$0.00 \$0.00 Emergency Management Dollars: County \$4,509,716.00

TAXING AUTHORITY:

Table with columns: AG EXTENSION - WEST, ASSESSOR, AREA COLLEGE - IWCC, COUNCIL BLUFFS COMMUNITY SCHOOL, COUNTY LEVIES/RURAL, CRESCENT TOWNSHIP, STATE OF IOWA - BRUCellosIS, Total.

Distribution of your current & prior year taxes:

Table with columns: % Total, This Year, Last Year.

Total property taxes levied by taxing authority:

Table with columns: This Year, Prior, Percent +/-.

Table with columns: 2023 HONEY CREEK LEVY DRA, DD006, 230004, 5.00, 1089485; 2023 HONEY CREEK DITCH DR, DD007, 230005, 5.00, 1089217.

YOU MAY PAY ONLINE AT: www.IowaTreasurers.org

Pottawattamie County Treasurer
Lea A. Voss
227 S 6th St
Council Bluffs, IA 51501
(712) 328-5627

Receipt # 1037502

DUE Sept 1, 2023

\$10.00

DUE March 1, 2024

\$0.00

Date Paid:

Date Paid:

Check #:

Check #:



Tina Treantos/Operations
Administrator, Secondary Roads

**Discussion and/or decision on rehire of Truck/Driver
Laborer position and wages.**

Committee Appointments

Update from Board members on Committee meetings from the past week.

Received/Filed

Public Comments