



**Planning Commission Agenda, City of Council Bluffs, Iowa
Planning Commission Meeting November 12, 2025, 6:00 PM
Council Bluffs Public Library
400 Willow Avenue**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. APPROVAL: Minutes of the October 14, 2025 Planning Commission meeting.
- 5. PROOF OF PUBLICATION**
 - A. Proof of Publication
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**
 - A. CASE #MIS-25-005
 - B. CASE #25-0001-PZASV
 - C. CASE #25-0002-PZASV
- 8. OTHER BUSINESS**
- 9. ADJOURNMENT**

Council Communication

Department: Community Development

Case/Project No.:

Subject/Title

APPROVAL: Minutes of the October 14, 2025 Planning Commission meeting.

Background/Discussion

Staff Recommendation

Attachments

[PC minutes 10-14-25.pdf](#)

Prepared by:

Approved by:

4.A

**CITY PLANNING COMMISSION
MINUTES
OCTOBER 14, 2025**

1. CALL TO ORDER – Rew called the meeting to order at 6:00 P.M.

2. ROLL CALL

Members Present: Behrens, Dew, Epley, Knauss, Rew, Stroebele, Van Houten, and Watson
Members Absent: Hutcheson and Rater
Vacancies: One
Staff: Clowe, Dobson, Gibbons, Harter, Jacque, and Monrroy

3. ADOPTION OF AGENDA

Motion by Stroebele, second by Watson to approve the agenda as presented. Motion carried by unanimous voice vote.

4. APPROVAL – MINUTES OF SEPTEMBER 9, 2025 MEETING

Motion by Watson, second by Knauss to approve the minutes as presented. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION – Gibbons

6. REVIEW OF MEETING PROCEDURES – Rew

7. PUBLIC HEARINGS - *(Refer to the taped recording of these proceedings for official verbatim minutes)*

- A. CASE #MCR-20-001(M): Public hearing on the request of Knudson Development, LLC to amend an adopted MCR/Mixed Commercial-Residential District development plan for Treehouse Apartments, on properties legally described as Lots 1 through 3, Main Line Subdivision. Location: 151 S. 34th Street and undeveloped land located at the northeast corner of the intersection of South 34th Street and 2nd Avenue, as well as, undeveloped land located at the northwest corner of the intersection of South 32nd Street and 2nd Avenue.

Gibbons provided an overview of the request.

No one spoke in favor or in opposition to the request. Rew closed the public hearing.

Watson asked if any of the proposed apartment units would be targeted to low-income individuals. Harter stated all units at this development would be rented at market rate.

Watson asked for the height of the proposed apartment buildings. Gibbons stated Treehouse Apartments will feature four-story apartment buildings on the north side of the subject property and two-story apartment buildings on the south side of the subject property to integrate with the proposed development with the existing residential neighborhood south of 2nd Avenue.

Rew asked if any of the on-street parking provided along South 32nd Street or South 34th Street would be metered. Gibbons stated that had not been determined yet. Rew asked if any of that on-street parking would count toward the off-street parking requirements for the proposed development. Gibbons stated on-street parking would not count toward the off-street parking requirements for the proposed development.

Motion by Watson, second by Epley, to approve the request of Knudson Development, LLC to amend an adopted MCR/Mixed Commercial-Residential District development plan for Treehouse Apartments, on properties legally described as Lots 1 through 3, Main Line Subdivision, as per Staff's recommendation.

VOTE: AYE – Behrens, Dew, Epley, Knauss, Rew, Stroebele, Van Houten, and Watson. NAY – None. ABSTAIN – None. ABSENT – Hutcheson and Rater. VACANT – One. Motion carried.

- B. CASE #ZC-25-006: Public hearing on the request of the City of Council Bluffs to rezone 473 acres (m/l) of land legally described as being part of Sections 29-74-43 and 32-74-43, City of Council Bluffs, Pottawattamie County, Iowa and part of Sections 5-73-43 and 6-73-43, City of Council Bluffs, Mills County, Iowa (and being more particularly described in the case file in the Council Bluffs Community Development Department) from a mixture of A-3/River Front and Agricultural Production District (Pottawattamie County), I-1/Limited Industrial District (Pottawattamie County), I-2/General Industrial District (Pottawattamie County), and I/Industrial District (Mills County) to a mixture of A-2/Parks, Estates and Agricultural District (City), C-2/Commercial District (City), and I-2/General Industrial District (City). Location: Land generally lying south of Pony Creek and east of South 192nd Street to the intersection of S. 192nd Street/Bunge Avenue and westerly to an area lying northwest of the intersection of Bunge Avenue/189th Street.
- C. CASE #CP-25-001: Public hearing on the request of the City of Council Bluffs to amend the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan by reclassifying properties legally described as being part of Sections 5-73-43 and 6-73-43, City of Council Bluffs, Mills County, Iowa (and being more particularly described in the case file in the Council Bluffs Community Development Department) from Industrial (Mills County) to Light Industrial (City).

The public hearings for Items 7.B and 7.C were held concurrently.

Monroy provided an overview of the request.

No one spoke in favor or opposition to the request. Rew closed the public hearing.

Rew asked if rezoning the adult entertainment establishment at 50662 189th Street (Romantix) and the tack shop at 18118 Bunge Avenue (K&B Saddlery) to the C-2 District and the concrete manufacturing plant at 10001 192nd Street (Ready Mixed Concrete Co.) and the warehousing/distribution facility at 19262 Bunge Avenue to the I-2 District would constitute spot zoning. Gibbons stated Staff evaluated existing development patterns in the annexed area to determine which zoning designation would be most compatible for each property and its respective land use. Rew noted the majority of the annexed area would be rezoned to the A-2 District and asked if said zoning designation was intended to serve as a placeholder. Gibbons stated that while the annexed area is intended for industrial development, undeveloped land will be rezoned to the A-2 District as specific land uses have yet to be determined. Gibbons stated future rezonings are expected as development occurs and Staff will react accordingly to ensure projects are consistent with the long-term vision for this area.

Behrens noted the stretch of BNSF railroad right-of-way that connects the north portion of the annexed area with the portion in Mills County and asked if there were any further annexations planned in order to square off the corporate boundary. Gibbons stated the properties included in the annexation were deliberately chosen to ensure at least 80% of the land was annexed voluntary. Gibbons also stated no further annexations are anticipated at this time.

Motion by Watson, second by Dew to recommend approval of the requests of the City of Council Bluffs to rezone 473 acres (m/l) of land legally described as being part of Sections 29-74-43 and 32-74-43, City of Council Bluffs, Pottawattamie County, Iowa and part of Sections 5-73-43 and 6-73-43, City of Council Bluffs, Mills County, Iowa (and being more particularly described in the case file in the Council Bluffs Community Development Department) from a mixture of A-3/River Front and Agricultural Production District (Pottawattamie County), I-1/Limited Industrial District (Pottawattamie County), I-2/General Industrial District (Pottawattamie County), and I/Industrial District (Mills County) to a mixture of A-2/Parks, Estates and Agricultural District (City), C-2/Commercial District (City), and I-2/General Industrial District (City), and to amend the future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying properties legally described as being part of Sections 5-73-43 and 6-73-43, City of Council Bluffs, Mills County, Iowa (and being more particularly described in the case file in the Council Bluffs Community Development Department) from 'Industrial' (Mills County) to 'Light Industrial' (City), as per Staff's recommendation.

VOTE: AYE – Behrens, Dew, Epley, Knauss, Rew, Stroebele, Van Houten, and Watson. NAY – None. ABSTAIN – None. ABSENT – Hutcheson and Rater. VACANT – One. Motion carried.

8. OTHER BUSINESS (*Refer to the taped recording of these proceedings for the official verbatim minutes*)

- A. City Council Update: Clowe provided an update of City Council actions relative to recent planning cases.
- B. Other Items of Interest: Gibbons stated there will be a Planning Commission meeting in November. Gibbons stated the meeting will be held on Wednesday, November 12, 2025 due to the observance of Veterans Day.

Van Houten invited those in attendance to the Fall Harvest Bash hosted by NP Dodge on October 30, 2025.

9. ADJOURNMENT – Motion by Watson, second by Knauss to adjourn the meeting. Rew adjourned the meeting at 6:40 P.M.

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

Council Communication

Department: Community Development

Case/Project No.:

Subject/Title

Proof of Publication

Background/Discussion

Staff Recommendation

Attachments

[Proof of Publication 11-12-2025.pdf](#)

Prepared by:

Approved by:

5.A

AFFIDAVIT OF PUBLICATION

The Daily Nonpareil

State of Florida, County of Orange, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Daily Nonpareil, a newspaper printed and published three (3) days a week at Council Bluffs, in said County and State, and that the notice herto attached was published in said newspaper once each day for the period on the dates below listed.

PUBLICATION DATES:

Nov. 1, 2025

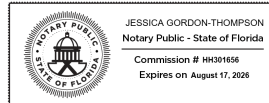
NOTICE ID: JInAdoOs7XC74uiOBOOf

PUBLISHER ID: COL-9102701

NOTICE NAME: PC 11-12-25_2

Ankit Sachdeva

(Signed)



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 11/03/2025

J. Tra

Notary Public

PUBLICATION FEE: \$46.68

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Planning Commission will hold a public hearing on Tuesday, November 12, 2025 at 6:00 p.m., in the Council Bluffs Public Library, Meeting Room B at 400 Willow Avenue, to solicit and receive testimony regarding the following cases:

A. CASE# MIS-25-005

APPLICANT: City of Council Bluffs
REQUEST: Public hearing to review and adopt the Fiscal Year 2027-2028 through Fiscal Year 2030-2031 Capital Improvement Plan.

B. CASE# 25-0001-PZASV

APPLICANT: Vonco, LLC, represented by Charles Vaughn
REQUEST: Public hearing to vacate and dispose of the east/west platted alley in Block 15, Fleming and Davis Addition, the east/west platted alley in Block 16, Fleming and Davis Addition, and a 272-foot-long section of South 15th Street right-of-way lying between 11th Avenue and 12th Avenue and abutting said Blocks 15 and 16, Fleming and Davis Addition, all in the City of Council Bluffs, Pottawattamie County, Iowa.

LOCATION: Public rights-of-way lying east of S. 16th Street, west of Indian Creek, south of 11th Avenue, and north of 12th Avenue.

C. CASE# 25-0002-PZASV

APPLICANT: Shawn and Christal Smith

REQUEST: Public hearing to vacate and dispose of an east/west alley abutting properties legally described as Lot 4, Curtis and Ramsey's Addition, and the south 45 feet of Lots 1 and 2 and all of Lot 3, all in John Schickentanz Subdivision of Lots 1, 2 and 3, Block M, Curtis and Ramsey's Addition, City of Council Bluffs, Pottawattamie County, Iowa.

LOCATION: Unimproved alley abutting properties addressed as: 717 and 719 S. 8th Street, and 721 7th Avenue.

All persons are invited to attend and present testimony. If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 890-5350 at least 48 hours before the meeting.

CNG

November 1, 2025 COL-9102701

Council Communication

Department: Community Development

Case/Project No.: CASE #MIS-25-005

Subject/Title

CASE #MIS-25-005

Background/Discussion

Staff Recommendation

Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2027-2028 through Fiscal Year 2030-2031 Capital Improvement Plan.

Attachments

[FY26-30 CIP Agenda to Planning Commission - staff report and Attachment.pdf](#)

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

7.A

Planning Commission Communication

Department: Community Development	Resolution No. _____	Planning Commission: 11/12/25
Case/Project No. MIS-25-005		
Subject/Title		
Request: Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2027 through Fiscal Year 2031 Capital Improvement Plan.		
Background/Discussion		
The City annually prepares and adopts a Capital Improvement Program (CIP). The CIP establishes which projects will be undertaken during the next fiscal year and proposes other projects for the balance of a five-year period. The CIP is utilized as a financial tool and is required to meet underwriting criteria for issuing bonded indebtedness. The CIP should also be considered as the primary method of implementing the goals and objectives contained in the Bluffs Tomorrow: 2030 Comprehensive Plan, neighborhood plans, and other less informal expressions of community policy. City staff has prepared a CIP document for review and approval by the City Planning Commission and City Council. Within the document six specific categories and their associated goals/objectives were identified, as follows: public facilities, parks and recreation, public safety, utilities, communications, transportation, community development, and library. Staff is now requesting review and recommendation by the City Planning Commission on the proposed FY2027 through 2031 CIP and has the following comments: • The proposed FY2027 CIP outlines a detailed listing of 46 projects and calls for the expenditure of \$38,465,658. The FY2026 CIP should be considered final. • The balance of the CIP (FY2028 through FY2031) contains a preliminary allocation of \$312,230,780 in expenditures over a four-year period and should be considered preliminary. The City Planning Commission should review the proposed FY2027 through FY2031 CIP for consistency with the City's adopted comprehensive plan.		
Recommendation		
The Community Development Department recommends that the City Planning Commission find the proposed Capital Improvement Program for FY2027 through FY2031 consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan.		
Attachments		
Attachment A: Capital Improvement Program for FY2027 through FY2031		
Prepared by: Christopher N. Gibbons, AICP, Planning Manager		



City of Council Bluffs

Capital Improvement Program

Fiscal Years
FY27 through FY31

Public Hearing: December 15, 2025

ACKNOWLEDGEMENTS

MATTHEW J. WALSH, MAYOR

BRANDON GARRETT, CHIEF OF STAFF

CITY COUNCIL

JOE DISALVO

STEVE GORMAN

CHRIS PETERSON

ROGER SANDAU

JILL SHUDAK

JODI QUAKENBUSH, CITY CLERK

CITY DEPARTMENTS

MARK HOWARD, CHIEF INFORMATION OFFICER,

MALINA DOBSON, CITY ATTORNEY

COURTNEY HARTER, COMMUNITY DEVELOPMENT DIRECTOR

DANIELLE BEMIS, FINANCE DIRECTOR

JUSTIN JAMES, FIRE CHIEF

BRENDA NORTON, HUMAN RESOURCES DIRECTOR

ANTONIA KRUPICKA-SMITH, LIBRARY DIRECTOR

ZACH SMITH, PARKS AND RECREATION DIRECTOR

MATT DAVIS, POLICE CHIEF

MATT COX, PUBLIC WORKS DIRECTOR

SECTION I – INTRODUCTION

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

1. PURPOSE OF THE CAPITAL IMPROVEMENT PROGRAM

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

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

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

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

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

2. CAPITAL IMPROVEMENT DEFINED

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

The City recognizes capital items to have a 7-10 year useful life, at minimum, with a threshold of more than \$100,000. Other projects under the dollar threshold may be presented on the Capital Improvement Program for transparency and awareness.

3. RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

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

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

SECTION II – CAPITAL IMPROVEMENT PROGRAM GOALS

1. OVERALL GOALS OF CIP

The FY27 – FY31 Capital Improvement Program was based on the following goal statements:

Planning and Community Growth

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

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

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

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

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

Public Safety

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

Fiscal Considerations

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

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

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

Operational Considerations

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

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

2. CIP CATEGORICAL GOALS

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

a. Utilities and Environment

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

Capital Improvement Efforts

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

b. Transportation

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

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

Capital Improvement Efforts

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

c. Public Safety

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

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

Capital Improvement Efforts

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

- Maintain a program to plan and purchase Fire Department and Police Department equipment to ensure current and future levels of service and take advantage of technological advances.
- Develop a comprehensive Safe City plan that brings together information from key departments to create a more connected, responsive, and secure community. By integrating data and using advanced technology responsibly, the goal is achieved by protecting lives and property while maintaining the highest standards of privacy for all residents.
- Develop a program that uses innovative technology to enhance emergency response and provide real-time awareness throughout the City, improving safety and service to the community.

d. Information Technology

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

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

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

Objective – Focus efforts on continuous improvement.

Goal – Support emerging IT areas

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

Capital Improvement Efforts

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

e. Community Development

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

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

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

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

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

Capital Improvement Efforts

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

f. Parks and Recreation

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

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

Capital Improvement Efforts

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

g. Public Facilities

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

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

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

Capital Improvement Efforts

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

h. Public Library

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

Objective – Serve the community where they are gathering and deliver resources and services throughout the community.

Capital Improvement Efforts

- Maintain and upgrade, as necessary, Library physical infrastructure and technology for continued access to resources and services for the community.

REVENUE SUMMARY BY FUNDING SOURCE AND FISCAL YEAR

	FY27	FY28	FY29	FY30	FY31	Totals
Federal Grant Funding	\$4,000,000	\$0	\$825,000	\$0	\$0	\$4,825,000
State Grant Funding	\$5,000,000	\$8,750,000	\$3,200,000	\$11,700,000	\$16,700,000	\$45,350,000
Local Option Sales Tax	\$13,475,000	\$14,625,000	\$16,500,000	\$17,475,000	\$19,600,000	\$81,675,000
Road Use Tax	\$0	\$0	\$1,500,000	\$0	\$0	\$1,500,000
General Obligation Bonds	\$9,680,658	\$17,451,280	\$9,472,500	\$15,357,500	\$15,816,000	\$67,777,938
General Funding	\$2,825,000	\$5,310,000	\$2,403,000	\$1,683,000	\$3,850,000	\$16,071,000
Other Programs	\$3,485,000	\$4,550,000	\$57,300,000	\$11,812,500	\$56,350,000	\$133,497,500
Totals	\$38,465,658	\$50,686,280	\$91,200,500	\$58,028,000	\$112,316,000	\$350,696,438

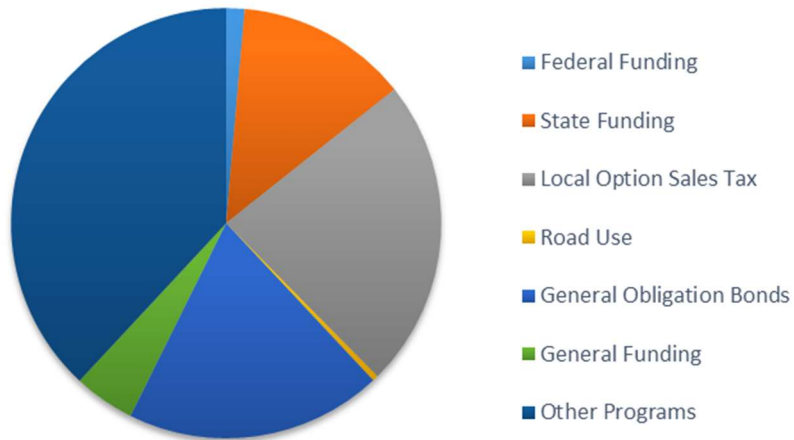
* Road Use funds are primarily used for road maintenance and improvement and are restricted use.

** Local Option Sales Tax is a restricted use and shall be devoted to the maintenance and improvement of the city's sewer and street system.

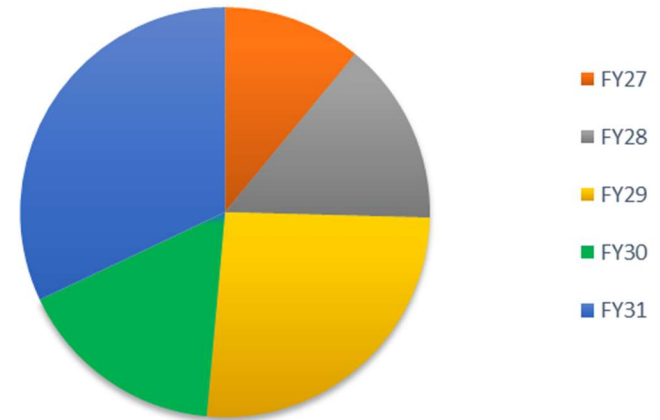
*** General Obligation bond funding source is re-evaluated annually based on financial capacity.

**** Other Programs are re-evaluated annually based on availability. Projects with unknown funding sources are included in FY29 and FY31.

Revenue Summary By Funding Source



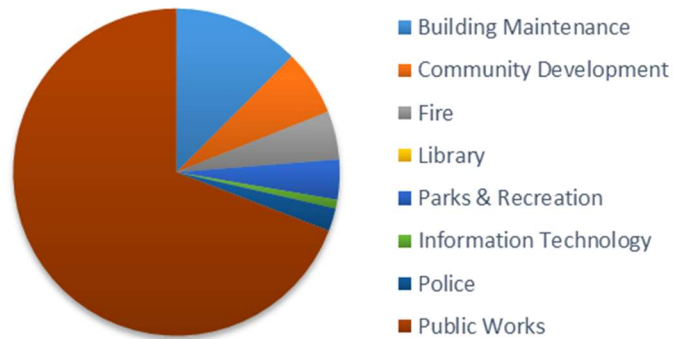
Revenue Summary By Fiscal Year



EXPENDITURE SUMMARY BY DEPARTMENT AND FISCAL YEAR

	FY27	FY28	FY29	FY30	FY31	Totals
Building Maintenance	\$5,655,000	\$5,860,000	\$6,950,000	\$1,595,000	\$23,800,000	\$43,860,000
Community Development	\$6,085,000	\$4,400,000	\$2,425,000	\$2,500,000	\$7,250,000	\$22,660,000
Fire	\$1,735,000	\$5,106,280	\$3,250,000	\$6,350,000	\$350,000	\$16,791,280
Library	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Recreation	\$2,060,000	\$3,675,000	\$2,953,000	\$2,823,000	\$2,356,000	\$13,867,000
Information Technology	\$800,000	\$750,000	\$750,000	\$700,000	\$0	\$3,000,000
Police	\$755,658	\$970,000	\$1,072,500	\$1,235,000	\$3,910,000	\$7,943,158
Public Works	\$21,375,000	\$29,925,000	\$73,800,000	\$42,825,000	\$74,650,000	\$242,575,000
Totals	\$38,465,658	\$50,686,280	\$91,200,500	\$58,028,000	\$112,316,000	\$350,696,438

Expenditures By Department



FY 27

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$3,100,000	\$2,555,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,655,000	
BM-27-01	MAC Boilers Ph I	Replace existing boilers due to age and condition					\$910,000	\$990,000							\$1,900,000	
BM-27-02	MAC Arena Upgrades - Phase II	Replace North retractable seating						\$1,500,000							\$1,500,000	
BM-27-03	MAC Roof Replacement - Phase IV	Replace Section of failing roof					\$400,000								\$400,000	moved from FY26
BM-27-04	MAC Parking Lot Rehab - Phase VII	Replacement of City owned lots					\$910,000								\$910,000	
BM-27-05	Replace Building Automation at City Facilities - Phase I	Replace building automation systems at multiple City facilities due to age of equipment and to reduce annual cost to operate (SWILE, UP Museum, Bass Pro, MAC)					\$650,000								\$650,000	
BM-27-06	MAC Performance Staging	Replace existing stage					\$230,000								\$230,000	moved from FY26
BM-27-07	Legal Department Upgrades	Add secure entry, remove shelving, replace wallcoverings and add office cubicle						\$65,000							\$65,000	
Community Development Department			\$4,000,000	\$0	\$0	\$0	\$1,585,000	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$6,085,000	
CD-27-01	East Manawa Development	Planning, design, infrastructure, trail - primarily road design and construction PH I					\$1,500,000								\$1,500,000	EPA Cleanup Grant TIF
CD-27-02	South Expressway Brownfield	Contamination cleanup	\$4,000,000												\$4,000,000	
CD-27-03	FIRST AVE	Acquisitions/demolitions/infrastructure/studies												\$500,000	\$500,000	
CD-27-04	Vehicles & Equipment	Animal Control Transport Truck					\$85,000								\$85,000	
Fire Department			\$0	\$0	\$0	\$0	\$1,735,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,735,000	
FD-27-01	Medic Refurb M6 to M5	Replacement of chassis for existing medic unit					\$280,000								\$280,000	
FD-27-02	Aerial Replacement	Replacement of front line aerial Ph I					\$1,300,000								\$1,300,000	
FD-27-03	Vehicles & Equipment	Replace existing Fire Car 2 vehicle; turn out gear replacement program					\$155,000								\$155,000	
Police Department			\$0	\$0	\$0	\$0	\$605,658	\$40,000	\$110,000	\$0	\$0	\$0	\$0	\$0	\$755,658	
PD-27-01	Vehicles & Equipment	Replacement of 6 cruisers (including upfit); phase II rifle deployment					\$605,658								\$605,658	Pott Co Split?
PD-27-03	50 yd Range	Sound board replacement							\$110,000						\$110,000	
PD-27-04	Range Fire Alarm Panel	Replacement of system due to discontinued failing equipment						\$40,000							\$40,000	Pott Co Split?
IT			\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	
IT-27-01	Safety and Security	Cameras, Cyber security software					\$70,000								\$70,000	
IT-27-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$480,000								\$480,000	
IT-27-03	Mobile Technology	MDTs and tablets					\$100,000								\$100,000	
IT-27-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000								\$150,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$1,855,000	\$0	\$120,000	\$0	\$0	\$0	\$0	\$85,000	\$2,060,000	
PR-27-01	Big Lake Park Playground Improvements, Phase II	Construct new playground and site amenities					\$950,000								\$950,000	
PR-27-02	Pirate Cove Filter System Upgrade	Replace existing filter system with updated filter system					\$225,000								\$225,000	
PR-27-03	Recreation Complex Storage Building	Construct a storage building within the upgraded maintenance yard					\$175,000								\$175,000	
PR-27-04	Tree Inventory	Inventory 10,000-15,000 trees (consultant costs)							\$120,000						\$120,000	
PR-27-05	Recreation Complex Parking Lot Addition, Phase I	Design and engineering of new parking lot												\$85,000	\$85,000	will be done in FY26 operating to align with PW portion of project at Richard Downing
PR-27-06	Vehicles & Equipment						\$505,000								\$505,000	
Public Works Department			\$0	\$5,000,000	\$13,475,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,900,000	\$21,375,000	
PW-27-01	Infrastructure Maintenance	Emergency Repairs			\$200,000										\$200,000	
PW-27-02	Infrastructure Maintenance	Traffic Signal Improvements			\$300,000										\$300,000	
PW-27-03	Infrastructure Maintenance	PCC Street Repairs			\$500,000										\$500,000	
PW-27-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000										\$100,000	
PW-27-05	NPDES PH II Program Management	Citywide MS4 - storm sewer improvements			\$200,000										\$200,000	
PW-27-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure		\$2,700,000	\$1,300,000										\$4,000,000	FMP
PW-27-07	4th Avenue Sewer Rehab	Pavement, sewer - 3200 Block			\$400,000									\$200,000	\$600,000	Other = Sewer
PW-27-08	30th Ave Sewer Rehab - Phase III	Sanitary sewer												\$750,000	\$750,000	Other = Sewer
PW-27-09	E Manawa Sewer Rehab - Phase XV	Pavement, sewer			\$1,150,000									\$600,000	\$1,750,000	Other = Sewer
PW-27-10	5th Ave Bridge over Indian Creek	Bridge Reconstruction		\$1,500,000	\$650,000										\$2,150,000	IDOT Bridge
PW-27-11	28th Street Storm Rehab - Phase V	Pavement, sewer			\$4,000,000										\$4,000,000	
PW-27-12	S. 192nd St Reconstruction	Pave annexed road, Bunge to SWILETC		\$800,000	\$1,700,000										\$2,500,000	IDOT RISE
PW-27-13	South Expressway Bridge Reconstruction Planning Study	Evaluation study / Feasibility analysis			\$675,000										\$675,000	
PW-27-14	S. 35th Street Resurfacing	Pavement - 9th Ave to 14th Ave			\$500,000										\$500,000	
PW-27-15	Sewer Rehab - Insitu Lining	Gleason to Bennett Ave storm sewer			\$400,000										\$400,000	
PW-27-16	WPCP Dump Station	Modern dump sation used by septic haulers												\$600,000	\$600,000	Other = Sewer

FY 27

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other		
PW-27-17	Pump Station Rehab	Indian Creek Storm Trash Rack			\$650,000										\$650,000	
PW-27-18	Pump Station Rehab	Additional pump at Lateral 5 Storm												\$750,000	\$750,000	Other = Sewer
PW-27-19	IDOT Payment for Madison Avenue Storm	Payment 1 of 1 for CBIS			\$750,000										\$750,000	
Total			\$4,000,000	\$5,000,000	\$13,475,000	\$0	\$9,680,658	\$2,595,000	\$230,000	\$0	\$0	\$0	\$0	\$3,485,000	\$38,465,658	

FY 28

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$700,000	\$5,160,000	\$0	\$0	\$0	\$0	\$5,860,000	
BM-28-01	MAC Boilers Ph II	Replace existing boilers due to age and condition						\$1,300,000					\$1,300,000	
BM-28-02	Bass Pro Shops Roof Replacement	Replace failing roof						\$960,000					\$960,000	
BM-28-03	MAC carpet replacement	Replace carpet in ballrooms/prefunction, locker rooms,office areas and club						\$900,000					\$900,000	
BM-28-04	MAC Concession Stands	Remodel existing concession areas						\$400,000					\$400,000	
BM-28-05	Replace Building Automation at City Facilities - Phase I	Replace building automation systems at multiple City facilities due to age of equipment and to reduce annual cost to operate (Fleet, Operations, Central Fire, PDHQ, City Hall)					\$700,000						\$700,000	
BM-28-06	MAC Entry Metal Detectors	Added security controls						\$200,000					\$200,000	
BM-28-07	MAC Arena Upgrades - Phase III	Replace bowl area seating						\$1,400,000					\$1,400,000	
Community Development Department			\$0	\$0	\$0	\$0	\$3,400,000	\$0	\$0	\$0	\$0	\$1,000,000	\$4,400,000	
CD-28-01	East Manawa Development	Planning, design, infrastructure, trail - primarily road construction Ph II					\$1,100,000						\$1,100,000	
CD-28-02	FIRST AVE	Acquisitions/demolitions/infrastructure/studies; complete stormwater & utility study					\$200,000						\$200,000	
CD-28-03	Downtown Projects	DIG Program										\$250,000	\$250,000	TIF
CD-28-04	Zoning/Subdivision Code Update	Study					\$300,000						\$300,000	
CD-28-05	Economic Development Study	Study					\$300,000						\$300,000	
CD-28-06	Scott Street	Acquisitions/demolitions/infrastructure										\$750,000	\$750,000	TIF
CD-28-07	East Manawa Development	Planning, design, infrastructure, trail					\$1,500,000						\$1,500,000	
Fire Department			\$0	\$0	\$0	\$0	\$5,106,280	\$0	\$0	\$0	\$0	\$0	\$5,106,280	
FD-28-01	Aerial Replacement	Replacement of front line aerial Ph II					\$1,026,280						\$1,026,280	
FD-28-02	Station 2 Remodel	Ph I					\$2,000,000						\$2,000,000	
FD-28-03	Medic Refurb M2 to M2						\$280,000						\$280,000	FD-27-01
FD-28-04	Pumper Replacement E51 & E61						\$1,800,000						\$1,800,000	
Police Department			\$0	\$0	\$0	\$0	\$970,000	\$0	\$0	\$0	\$0	\$0	\$970,000	
PD-28-01	Vehicles & Heavy Equipment	Replacement of cruisers with upfitting costs					\$700,000						\$700,000	
PD-28-02	Drone As First Responder	Implementation of 2 UAS DFR Program					\$110,000						\$110,000	
PD-28-03	Police Lobby Improvement	Adjustment of front desk to permit property/item transfers					\$60,000						\$60,000	
PD-28-04	Safe City Cameras/Sensors	Staionary and mobile cameras/sensors					\$100,000						\$100,000	
IT			\$0	\$0	\$0	\$0	\$750,000	\$0	\$0	\$0	\$0	\$0	\$750,000	
IT-27-01	Safety and Security	Cameras, Cyber security software					\$70,000						\$70,000	
IT-27-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$450,000						\$450,000	
IT-27-03	Mobile Technology	MDTs and tablets					\$80,000						\$80,000	
IT-27-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000						\$150,000	
Parks, Recreation and Public Property Department			\$0	\$0	\$0	\$0	\$3,525,000	\$150,000	\$0	\$0	\$0	\$0	\$3,675,000	
PR-28-01	Park Maintenance Facility Improvements, Phase I	Improvements to maintenance yard, including new building and site improvements					\$950,000						\$950,000	
PR-28-02	Recreation Complex Parking Lot Addition, Phase II	Construct new parking lot along Richard Downing Ave between Parking Lot B and Parking Lot C					\$1,975,000						\$1,975,000	
PR-28-03	Roberts Park Playground and Park Improvements , Phase I	Engineering and design of playground and associated park improvements						\$50,000					\$50,000	
PR-28-04	Valley View Park Playground and Park Improvements, Phase I	Engineering and design of playground and associated park improvements						\$50,000					\$50,000	
PR-28-05	Westwood Playground Improvements, Phase I	Engineering and design of playground and associated park improvements						\$50,000					\$50,000	
PR-28-06	Big Lake Park Tennis Court Conversion	Convert tennis courts to pickleball courts and construct a seating area with shelter					\$500,000						\$500,000	
PR-28-07	Greenhouse Upgrades	Upgrade mechanical system, repair irrigation system, and install new shade cloth					\$100,000						\$100,000	
Public Works Department			\$0	\$8,750,000	\$14,625,000	\$0	\$3,000,000	\$0	\$0	\$0	\$0	\$3,550,000	\$29,925,000	
PW-28-01	Infrastructure Maintenance	Emergency Repairs			\$200,000								\$200,000	
PW-28-02	Infrastructure Maintenance	Traffic Signal Improvements			\$200,000								\$200,000	
PW-28-03	Infrastructure Maintenance	HMA Resurfacing & PCC Street Repairs			\$500,000								\$500,000	
PW-28-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-28-05	NPDES PH II Program Management	Citywide MS4 - storm sewer improvements			\$200,000								\$200,000	
PW-28-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure		\$2,750,000	\$2,250,000								\$5,000,000	FMP
PW-28-07	McPherson Round-a-bout	Intersection improvements at Valley View			\$1,500,000								\$1,500,000	
PW-28-08	N. 17th St Sewer Rehab - Phase I	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-28-09	E Manawa Sewer Rehab - Phase XVI	Pavement, sewer			\$1,150,000							\$600,000	\$1,750,000	Other = Sewer
PW-28-10	3rd Avenue Sewer Rehab	Pavement, sewer - 2500 Block			\$425,000							\$200,000	\$625,000	Other = Sewer
PW-28-11	Harry Langdon Intersection Improvements	Pavement - Add turn lanes at Vets Hwy			\$1,000,000								\$1,000,000	
PW-28-12	S 23rd Street Sewer Rehab - Phase III	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-28-13	N. 16th St Reconstruction	Pavement - Ave G to Nash		\$6,000,000	\$3,000,000								\$9,000,000	STBG, TSIP
PW-28-14	Washington Avenue Reconstruction - Phase 1	Pavement, sewer - Kanesville to N. 8th St			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-28-15	W. Pierce Street Reconstruction	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-28-16	Lockwood Place Rehab	Pavement, sewer - Woodbury north			\$950,000							\$400,000	\$1,350,000	Other = Sewer

FY 28

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
PW-28-17	Sewer Extension - Southlands	Expansion of sanitary sewer system to support future growth					\$3,000,000						\$3,000,000	
PW-28-18	WPCP Master Plan	Plan for expansion & permit req. / N.R. Pilot study										\$1,000,000	\$1,000,000	Other = Sewer
Total			\$0	\$8,750,000	\$14,625,000	\$0	\$17,451,280	\$5,310,000	\$0	\$0	\$0	\$4,550,000	\$50,686,280	

FY 29

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$2,250,000	\$0	\$0	\$0	\$4,700,000	\$6,950,000	
BM-29-01	MAC Outdoor Sinage	Replace exterior building logo signs and LED displays						\$900,000					\$900,000	
BM-29-02	MAC Banquet Seating and Furniture	New banquet chairs, tables, bar furniture and soft seating for ballrooms, meeting rooms and prefunction areas						\$250,000					\$250,000	
BM-29-03	Western Historic Trail Center Demo	Demo structure and rebuild levee						\$500,000					\$500,000	
BM-29-04	MAC Wallpaper and doors in ballrooms	Replace aging wall coverings and multiple doors to the spaces						\$200,000					\$200,000	
BM-29-05	MAC kitchen renovation	Replace kitchen equipment to maintain quality operations						\$400,000					\$400,000	
BM-29-06	Public Works Storage	Construct new storage facility to replace failing buildings at 1301 and 1901 2nd Ave										\$4,700,000	\$4,700,000	TBD
Community Development Department			\$825,000	\$0	\$0	\$0	\$1,600,000	\$0	\$0	\$0	\$0	\$0	\$2,425,000	
CD-29-01	HUD Consolidated Plan and Housing Assessment	Studies	\$75,000					\$100,000					\$175,000	
CD-29-02	25th Ave and S 19th Street	Acquisition/infrastructure	\$750,000					\$1,500,000					\$2,250,000	
Fire Department			\$0	\$0	\$0	\$0	\$3,250,000	\$0	\$0	\$0	\$0	\$0	\$3,250,000	
FD-29-01	Station 2 Remodel	Ph II						\$2,000,000					\$2,000,000	
FD-29-02	Engine 31 Replacement							\$1,250,000					\$1,250,000	
Police Department			\$0	\$0	\$0	\$0	\$1,072,500	\$0	\$0	\$0	\$0	\$0	\$1,072,500	
PD-29-01	Duty Pistol Replacement	Phase 1 - 65 Replacement pistols (holster included)						\$162,500					\$162,500	
PD-29-02	Vehicles & Heavy Equipment	Replacement of cruisers with upfitting costs						\$700,000					\$700,000	
PD-29-03	Drone As First Responder	Implementation of 2 UAS DFR Program						\$110,000					\$110,000	
PD-29-04	Safe City Cameras/Sensors	Staionary and mobile cameras/sensors						\$100,000					\$100,000	
IT			\$0	\$0	\$0	\$0	\$750,000	\$0	\$0	\$0	\$0	\$0	\$750,000	
IT-27-01	Safety and Security	Cameras, Cyber security software						\$70,000					\$70,000	
IT-27-02	Infrastructure & Services	Fiber, network switches, servers, storage						\$450,000					\$450,000	
IT-27-03	Mobile Technology	MDTs and tablets						\$80,000					\$80,000	
IT-27-04	Software Licensing	Software renewals; permit/licensing software implementation						\$150,000					\$150,000	
Parks, Recreation and Public Property Department			\$0	\$0	\$0	\$0	\$2,800,000	\$153,000	\$0	\$0	\$0	\$0	\$2,953,000	
PR-29-01	Park Maintenance Facility Improvements, Phase II	Improvements to maintenance yard, including new building and site improvements						\$1,000,000					\$1,000,000	
PR-29-02	City Wide Parking Lot Upgrade and - Bahnson Park - Avenue L parking upgrade and associated park improvements	Upgrade and Expand Bahnson Park Parking Lot - Avenue L and associated park improvements						\$650,000					\$650,000	
PR-29-03	Malmore Park Playground Upgrade, Phase I	Engineering and design of playground and associated park improvements							\$45,000				\$45,000	
PR-29-04	Roberts Park Playground Improvements, Phase II	Install new playground, shelter area, and associated park improvements						\$850,000					\$850,000	
PR-29-05	Valley View Park Playground Improvements, Phase II	Install new playground and associated park improvements						\$700,000					\$700,000	
PR-29-06	Westwood Playground Improvements, Phase II	Install new playground and associated park improvements						\$600,000					\$600,000	
PR-29-07	Bahnson Park Ave O Parking Lot, Phase I	Engineering and design of parking lot upgrades							\$15,000				\$15,000	
PR-29-08	Twin City Park Playground Upgrade, Phase I	Engineering and design of playground and associated park improvements							\$48,000				\$48,000	
PR-29-09	Indian Creek Trail Upgrade, Phase I	Engineering and design of Indian Creek Trail							\$45,000				\$45,000	
Public Works Department			\$0	\$3,200,000	\$16,500,000	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$52,600,000	\$73,800,000	
PW-29-01	Infrastructure Maintenance	Emergency Repairs			\$250,000								\$250,000	
PW-29-02	Infrastructure Maintenance	Traffic Signal Improvements			\$200,000								\$200,000	
PW-29-03	Infrastructure Maintenance	HMA Resurfacing & PCC Street Repairs			\$1,000,000								\$1,000,000	
PW-29-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-29-05	NPDES PH II Program Management	Citywide MS4 - storm sewer improvements			\$1,000,000								\$1,000,000	
PW-29-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure		\$3,200,000	\$1,800,000								\$5,000,000	FMP
PW-29-07	Harry Langdon Blvd Improvements	Expansion/modifications for traffic increases			\$2,500,000								\$2,500,000	
PW-29-08	N. 17th St Sewer Rehab - Phase II	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-29-09	E Manawa Sewer Rehab - Phase XVII	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-29-10	South Expressway Bridge Reconstruction	Bridges, pavement										\$50,000,000	\$50,000,000	TBD
PW-29-11	28th Street Storm Rehab - Phase VI	Pavement, sewer			\$2,500,000							\$750,000	\$3,250,000	Other = Sewer
PW-29-12	S 23rd Street Sewer Rehab - Phase IV	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-29-13	9th Ave Reconstruction - Phase I	Pavement, sewer - 26th to 28th St			\$1,200,000							\$300,000	\$1,500,000	Other = Sewer
PW-29-14	South Avenue Reconstruction	Intersection Realignment at Harry Langdon			\$1,500,000								\$1,500,000	
PW-29-15	Salt Storage Relocation	Acquisition of land and new salt storage facility				\$1,500,000						\$500,000	\$2,000,000	Other = Sewer
PW-29-16	Sewer Rehab - Insitu Lining	Sewer improvements for I&I reduction			\$1,000,000								\$1,000,000	
PW-29-17	Pump Station Rehab	21st & Ave K Odor Control, HVAC, and Controls			\$1,000,000								\$1,000,000	
Total			\$825,000	\$3,200,000	\$16,500,000	\$1,500,000	\$9,472,500	\$2,403,000	\$0	\$0	\$0	\$57,300,000	\$91,200,500	

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PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$1,595,000	\$0	\$0	\$0	\$0	\$1,595,000	
BM-30-01	MAC Arena Lighting Replacement	Replace Arena lighting with more efficient LED lighting						\$550,000					\$550,000	
BM-30-02	MAC Staging	Replace existing A frame stage with a new stage						\$85,000					\$85,000	
BM-30-03	Library Exterior Walls	Clean and seal the Library exterior and re-seal window frames						\$300,000					\$300,000	
BM-30-04	MAC domestic hot water boilers	Replace 28 year old hot water boilers supplying restrooms locker rooms and kitchen						\$160,000					\$160,000	
BM-30-05	MAC remodel Suites and Lobby	New wallcoverings, carpet, counters, appliances and furniture						\$500,000					\$500,000	
Community Development Department			\$0	\$0	\$0	\$0	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$2,500,000	
CD-30-01	FIRST AVE	Acquisitions/demolitions/infrastructure/studies					\$750,000						\$750,000	
CD-30-02	Mid-City Improvements	Acquisitions/demolitions/infrastructure					\$500,000						\$500,000	
CD-30-03	East Manawa Development (South)	Acquisition (south of City property)					\$1,250,000						\$1,250,000	
Fire Department			\$0	\$0	\$0	\$0	\$6,350,000	\$0	\$0	\$0	\$0	\$0	\$6,350,000	
FD-30-01	Fire Station 7 (New Station)	Additional Station in Southwest quadrant of the City					\$6,000,000						\$6,000,000	
FD-30-02	Medic Unit Replacement						\$350,000						\$350,000	
Police Department			\$0	\$0	\$0	\$0	\$1,072,500	\$0	\$0	\$0	\$0	\$162,500	\$1,235,000	
PD-30-01	Duty Pistol Replacement	Phase 2 - 65 Replacement pistols (holster included)					\$162,500					\$162,500	\$325,000	
PD-30-02	Vehicles & Heavy Equipment	Replacement of cruisers with upfitting costs					\$700,000						\$700,000	
PD-30-03	Drone As First Responder	Implementation of 2 UAS DFR Program					\$110,000						\$110,000	
PD-30-04	Safe City Cameras/Sensors	Staionary and mobile cameras/sensors					\$100,000						\$100,000	
IT			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-27-01	Safety and Security	Cameras, Cyber security software					\$70,000						\$70,000	
IT-27-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$400,000						\$400,000	
IT-27-03	Mobile Technology	MDTs and tablets					\$80,000						\$80,000	
IT-27-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000						\$150,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$2,735,000	\$88,000	\$0	\$0	\$0	\$0	\$2,823,000	
PR-30-01	Indian Creek Trail Upgrade, Phase II	Upgrade and Improve Indian Creek Trail					\$700,000						\$700,000	
PR-30-02	Malmore Park Playground Upgrade, Phase II	Construct new play ground and associated park improvements					\$535,000						\$535,000	
PR-30-03	Trail Improvements	Upgrade and Improve Existing Trails					\$550,000						\$550,000	
PR-30-04	Sternhill Park Playground Upgrade, Phase I	Engineering and design of playground and associated park improvements						\$48,000					\$48,000	
PR-30-05	Graham Park Playground Improvements, Phase I	Engineering and design of playground and associated park improvements						\$40,000					\$40,000	
PR-30-06	Bahnsen Park Ave O Parking Lot, Phase II	Upgrade and Expand Bahnsen Park Ave O Parking Lot and associated park improvements					\$450,000						\$450,000	
PR-30-07	Twin City Park Playground Improvements, Phase II	Construct new play ground and associated park improvements					\$500,000						\$500,000	
Public Works Department			\$0	\$11,700,000	\$17,475,000	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$11,650,000	\$42,825,000	
PW-30-01	Infrastructure Maintenance	Emergency Repairs			\$250,000								\$250,000	
PW-30-02	Infrastructure Maintenance	Traffic Signal Improvements			\$225,000								\$225,000	
PW-30-03	Infrastructure Maintenance	HMA Resurfacing & PCC Street Repairs			\$1,000,000								\$1,000,000	
PW-30-04	Infrastructure Management	Evaluation study / analysis TBD			\$150,000								\$150,000	
PW-30-05	NPDES PH II Program Management	Citywide MS4 - storm sewer improvements			\$200,000								\$200,000	
PW-30-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure		\$3,700,000	\$2,300,000								\$6,000,000	FMP
PW-30-07	Levee Certification Project	Mosquito Creek Levee Improvements			\$1,000,000								\$1,000,000	
PW-30-08	N. 17th St Sewer Rehab - Phase III	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-30-09	E Manawa Sewer Rehab - Phase XVIII	Pavement, sewer			\$1,150,000							\$600,000	\$1,750,000	Other = Sewer
PW-30-10	N. Broadway Reconstruction - Phase I	Pavement, sewer			\$3,000,000							\$500,000	\$3,500,000	Other = Sewer
PW-30-11	Harry Lanngdon Reconstruction	Pavement - widen at LC, new signalized intersection			\$2,000,000								\$2,000,000	
PW-30-12	S 23rd Street Sewer Rehab - Phase V	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-30-13	Valley View Sewer Rehab	Sanitary sewer										\$1,000,000	\$1,000,000	Other = Sewer
PW-30-14	Washington Avenue Reconstruction - Phase 2	Pavement, Sewer - Kanesville to N. 8th St			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-30-15	Harrison Street Resurfacing	Pavement - Kanesville to Morgan St			\$1,000,000								\$1,000,000	
PW-30-16	Sewer Rehab - Insitu Lining	Sewer improvements for I&I reduction										\$500,000	\$500,000	Other = Sewer
PW-30-17	Pump Station Rehab	4001 Storm Trash Rack			\$750,000								\$750,000	
PW-30-18	WPCP Effluent Pump Station	Pump Station for discharge during high river			\$2,000,000								\$2,000,000	
PW-30-19	Kanesville Reconstruction, Phase 1	Reconstruct Segment of T.J'd roadway		\$8,000,000								\$8,000,000	\$16,000,000	STBG, IDOT payment for TJ

FY 30

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
PW-30-20	Sewer Extension	Expansion of sanitary sewer system to support future growth					\$2,000,000						\$2,000,000	
Total														
			\$0	\$11,700,000	\$17,475,000	\$0	\$15,357,500	\$1,683,000	\$0	\$0	\$0	\$11,812,500	\$58,028,000	

FY 31

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$3,800,000	\$0	\$0	\$0	\$20,000,000	\$23,800,000	
BM-31-01	Remodel / Replace City Hall											\$20,000,000	\$20,000,000	TBD
BM-31-02	MAC Chiller Replacement	Replace aging equipment						\$2,500,000					\$2,500,000	
BM-31-03	MAC Escalator Replacement	Replace aging equipment						\$800,000					\$800,000	
BM-31-04	Central Fire Dorms Update	Remodel restrooms, replace showers and floor coverings.						\$150,000					\$150,000	
BM-31-05	City Wide Parking Lot Repairs	Reseal joints, re-stripe and apply sealers at multiple facilities						\$350,000					\$350,000	
Community Development Department			\$0	\$0	\$0	\$0	\$7,250,000	\$0	\$0	\$0	\$0	\$0	\$7,250,000	
CD-31-01	East End Park	Acquisition					\$750,000						\$750,000	
CD-31-02	Vine Street	Acquisition/demolition					\$1,000,000						\$1,000,000	
CD-31-03	East Manawa Development (South)	Infrastructure					\$3,000,000						\$3,000,000	
CD-31-04	Industrial Park (location TBD)	Acquisition/demolition/infrastructure					\$2,500,000						\$2,500,000	
Fire Department			\$0	\$0	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0	\$0	\$350,000	
FY-31-01	Medic Unit Replacement						\$350,000						\$350,000	
Police Department			\$0	\$0	\$0	\$0	\$3,910,000	\$0	\$0	\$0	\$0	\$0	\$3,910,000	
PD-31-01	Police Mobile Radio Replacement	Address end of life for current Motorola portables					\$3,000,000						\$3,000,000	
PD-31-02	Vehicles & Heavy Equipment	Replacement of cruisers with upfitting costs					\$700,000						\$700,000	
PD-31-03	Drone As First Responder	Implementation of 2 UAS DFR Program					\$110,000						\$110,000	
PD-31-04	Safe City Cameras/Sensors	Staionary and mobile cameras/sensors					\$100,000						\$100,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$2,306,000	\$50,000	\$0	\$0	\$0	\$0	\$2,356,000	
PR-31-01	Roberts Park Parking Lot Upgrade	Upgrade and expand parking lot					\$400,000						\$400,000	
PR-31-02	Roberts Park Maintenance Storage Facility	Install new storage facility					\$250,000						\$250,000	
PR-31-03	Recreaton Complex Parking Lot A Upgrade	Upgrade parking lot A					\$400,000						\$400,000	
PR-31-04	Sternhill Park Playground Upgrade, Phase II	Engineering and design of playground and associated park improvements					\$595,000						\$595,000	
PR-31-05	Graham Park Playground Improvements, Phase II	Engineering and design of playground and associated park improvements					\$661,000						\$661,000	
PR-31-06	Bahnsen Park Playground Improvements, Phase I	Engineering and design of playground and associated park improvements						\$50,000					\$50,000	
Public Works Department			\$0	\$16,700,000	\$19,600,000	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$36,350,000	\$74,650,000	
PW-31-01	Infrastructure Maintenance	Emergency Repairs			\$250,000								\$250,000	
PW-31-02	Infrastructure Maintenance	Traffic Signal Improvements			\$250,000								\$250,000	
PW-31-03	Infrastructure Maintenance	HMA Resurfacing & PCC Street Repairs			\$2,000,000								\$2,000,000	
PW-31-04	Infrastructure Management	Evaluation study / analysis TBD			\$150,000								\$150,000	
PW-31-05	NPDES PH II Program Management	Citywide MS4 - storm sewer improvements			\$250,000								\$250,000	
PW-31-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure		\$3,700,000	\$2,300,000								\$6,000,000	
PW-31-07	Levee Certification Project	Mosquito Creek Levee Improvements										\$25,000,000	\$25,000,000	Other = TBD
PW-31-08	N. 17th St Sewer Rehab - Phase IV	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-31-09	E Manawa Sewer Rehab - Phase XIX	Pavement, sewer			\$1,150,000							\$600,000	\$1,750,000	Other = Sewer
PW-31-10	Franklin Ave Reconstruction	Pavement, sewer - Lincoln to south			\$1,500,000								\$1,500,000	
PW-31-11	28th Street Storm Rehab - Phase VII	Pavement, sewer			\$2,000,000							\$1,000,000	\$3,000,000	Other = Sewer
PW-31-12	S 23rd Street Sewer Rehab - Phase VI	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
Pw-31-13	23rd Ave Reconstruction - Phase I	Pavement, sewer - S Expressway to west			\$3,000,000								\$3,000,000	
PW-31-14	S. 1st Street Reconstruction	Pavement, sewer - Pierce St to Madison			\$2,000,000							\$1,000,000	\$3,000,000	Other = Sewer
PW-31-15	North Broadway	Pavement, Orchard Ave to Oak St			\$1,000,000								\$1,000,000	
PW-31-16	Pump Station Rehab	Additional pump at N. 28th Storm			\$1,000,000								\$1,000,000	
PW-31-17	Pump Station Rehab	Harrah's Storm Trash Rack			\$1,000,000								\$1,000,000	
PW-31-18	WPCP Admin Building	Facility Replacement for Admin and Lab		\$4,000,000								\$1,000,000	\$5,000,000	SRF ?, Other = Sewer
PW-31-19	Kanesville Reconstruction, Phase 2	Reconstruct Segment of T.J'd roadway		\$9,000,000								\$7,000,000	\$16,000,000	STBG, IDOT payment for T.J
PW-31-20	Sewer Extension	Expansion of sanitary sewer system to support future growth					\$2,000,000						\$2,000,000	
Total			\$0	\$16,700,000	\$19,600,000	\$0	\$15,816,000	\$3,850,000	\$0	\$0	\$0	\$56,350,000	\$112,316,000	

Council Communication

Department: Community Development

Case/Project No.: CASE #25-0001-PZASV

Subject/Title

CASE #25-0001-PZASV

Background/Discussion

Staff Recommendation

Public hearing on the request of Vonco, LLC, represented by Charles Vaughn, to vacate and dispose of the east/west platted alley in Block 15, Fleming and Davis Addition, the east/west platted alley in Block 16, Fleming and Davis Addition, and a 272-foot-long section of South 15th Street right-of-way lying between 11th Avenue and 12th Avenue and abutting said Blocks 15 and 16, Fleming and Davis Addition, all in the City of Council Bluffs, Pottawattamie County, Iowa. Location: Public rights-of-way lying east of S. 16th Street, west of Indian Creek, south of 11th Avenue, and north of 12th Avenue.

Attachments

[25-0001-PZASV Staff Report & Attachments PC.pdf](#)

Prepared by: Moises Monrroy, Planner, Community Development Department
Approved by: Christopher N. Gibbons, AICP, Planning Manager

7.B

City Planning Commission Communication

Department: Community Development CASE #25-0001-PZASV Applicant: Vonco, LLC Charles Vaughn 9309 Wickham Drive Johnston, IA 50131	Reso. of Intent No. _____ Reso. to Dispose No. _____	Planning Commission: 11/12/25
Subject/Title Request: Public hearing on the request of Vonco, LLC, represented by Charles Vaughn, to vacate and dispose of the east/west platted alley in Block 15, Fleming and Davis Addition, the east/west platted alley in Block 16, Fleming and Davis Addition, and a 272-foot-long section of South 15th Street right-of-way lying between 11th Avenue and 12th Avenue and abutting said Blocks 15 and 16, Fleming and Davis Addition, all in the City of Council Bluffs, Pottawattamie County, Iowa. Location: Public rights-of-way lying east of South 16th Street, west of Indian Creek, south of 11th Avenue, and north of 12th Avenue.		
Background/Discussion The Community Development Department has received a request from Vonco, LLC, represented by Charles Vaughn, to vacate and dispose the following public rights-of-way: A. The east/west alley platted in Block 15, Fleming and Davis Addition. This alley is unimproved and measures approximately 16 feet in width by 360 feet in length. B. The east/west alley platted in Block 16, Fleming and Davis Addition. This alley is unimproved and measures approximately 16 feet in width by 225 feet in length. C. The section of South 15th Street right-of-way lying between 11th Avenue and 12th Avenue and abutting said Blocks 15 and 16, Fleming and Davis Addition. This section of South 15th Street right-of-way is unimproved and measures approximately 66 feet in width by 272 feet in length. The applicant owns all properties that abut the subject rights-of-way. The abutting properties consist of four parcels of undeveloped land legally described as that portion of Lots 1 and 2 lying Southerly of a line drawn parallel with and distance 50 feet Southerly of BNSF Railway's main track centerline situated within the right-of-way of 11th Avenue, and all of Lots 3 through 24, all in Block 15, Fleming and Davis Addition, and all of Lots 1 through 16, Block 16, Fleming and Davis Addition, City of Council Bluffs, Pottawattamie County, Iowa. The purpose of this request is to allow the applicant to consolidate the subject rights-of-way with the abutting properties and prepare the site for new development. On August 25, 2003, the City Council amended the adopted <i>Policy and Procedures for Alley, Street and Right-of-way Vacations</i>. The objectives of the amended Policy are as follows: A. <i>To provide due process and citizen participation in the application and review process for vacations.</i> The applicant owns all properties that abut the subject rights-of-way. The applicant was mailed a petition asking if they are in favor of/opposed to the vacation request and if they are willing to/not willing to acquire the subject rights-of-way, if vacated. The applicant's response is summarized in Item J below. B. <i>To ensure that no property owner is deprived of required and reasonable access.</i>		

The subject rights-of-way abut four parcels of undeveloped land, which are comprised of multiple existing lots of record. All existing lots of record have direct frontage onto 11th Avenue, 12th Avenue, and/or South 16th Street and thus will not be deprived of access if the proposed vacation is approved. If the subject rights-of-way are vacated, they would become undevelopable parcels of land due to their size. Since the applicant intends to consolidate the subject rights-of-way with the abutting properties in order to prepare the site for new development, the Community Development Department recommends that all existing lots and the subject rights-of-way be replatted into one of lot record. This will ensure the vacated rights-of-way and the abutting lots of record are not sold individually. As one lot of record, the site would have direct access onto South 16th Street.

C. To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.

The request is to vacate the entirety of the east/west alley platted in Block 15, Fleming and Davis Addition, the entirety of the east/west alley platted in Block 16, Fleming and Davis Addition, and the entire section of South 15th Street right-of-way lying between 11th Avenue and 12th Avenue. The proposed vacation will not create any new dead-end rights-of-way.

D. To reduce or eliminate hazardous and dangerous traffic conditions.

The subject rights-of-way are not improved and are not used for public vehicular and/or pedestrian traffic circulation.

E. To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.

All City Departments and utilities were notified of the request. The following responses were received:

1. The Council Bluffs Permits and Inspections Division had no comments on the request.
2. The Council Bluffs Public Works Department stated the City of Council Bluffs has existing stormwater and sanitary sewer infrastructure in all of the subject rights-of-way. The Public Works Department recommends maintaining a permanent, full-width utility easement over all rights-of-way proposed to be vacated.
3. The Council Bluffs Parks and Recreation Department had no comments on the request.
4. The Council Bluffs Fire Department stated they have no comments on the request.
5. The Council Bluffs Police Department stated they have no comments or objections to the request.
6. The Council Bluffs Finance Department had no comments on the request.
7. Council Bluffs Water Works stated they have no comments on the request.
8. MidAmerican Energy stated they have no conflicts or concerns with the request. They also stated the property owner or their agent should contact MidAmerican Energy directly to discuss and determine costs and responsibilities for any electric service needs for the site.

Based on the responses above, a perpetual easement for utility maintenance and access purposes shall be retained over the subject rights-of-way.

F. To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.

Not applicable.

G. To discourage the vacation of a portion of an existing alley, street or other right-of-way.

The request is to vacate the entirety of the east/west alley platted in Block 15, Fleming and Davis Addition, the entirety of the east/west alley platted in Block 16, Fleming and Davis Addition, and the entire section of South 15th Street right-of-way lying between 11th Avenue and 12th Avenue.

H. To assist in the implementation of the goals and objectives of the Comprehensive Plan.

The request is consistent with the local access and circulation objectives stated in Chapter 6, Transportation of the Bluffs Tomorrow: 2030 Plan (comprehensive plan).

I. To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.

Not applicable.

J. To establish an equitable price for surplus public property.

The applicant owns all properties that abut the subject rights-of-way. The applicant is eligible to receive both alleys included in this vacation request in consideration of the vacation application fee, which has already been paid. The following response was received:

1. Vonco, LLC, represented by Chris Vaughn, stated they are in favor of the request and are willing to acquire the subject rights-of-way for \$7,256.00.

Recommendation

The Community Development Department recommends approval of the request to vacate and dispose of the east/west platted alley in Block 15, Fleming and Davis Addition, the east/west platted alley in Block 16, Fleming and Davis Addition, and a 272-foot-long section of South 15th Street right-of-way lying between 11th Avenue and 12th Avenue and abutting said Blocks 15 and 16, Fleming and Davis Addition, all in the City of Council Bluffs, Pottawattamie County, Iowa, based on the reasons stated above and subject to the following conditions:

- A. A perpetual easement shall be retained over the subject rights-of-way for utility access and maintenance purposes; and
- B. The applicant shall replat the subject rights-of-way and the existing lots of record adjoining into one lot of record.

Attachments

Attachment A: Location/Zoning Map

Prepared by: Moises Monrroy, Planner, Community Development Department

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

CASE #25-0001-PZASV ZONING/LOCATION MAP

Legend

 Subject ROW

0 80 160
1 inch = 125 feet

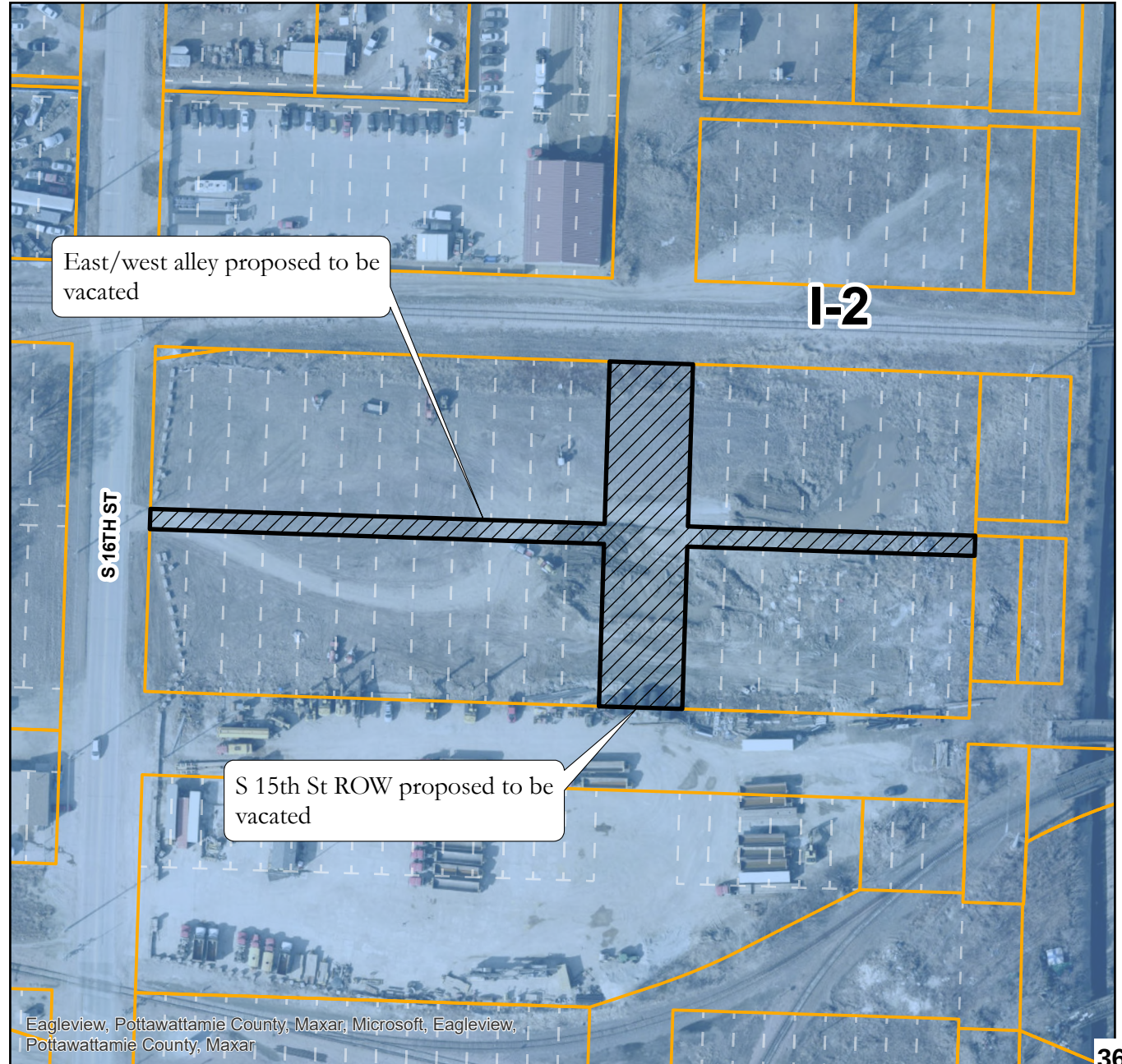


Last Amended: 10/22/25



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

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



Eagleview, Pottawattamie County, Maxar, Microsoft, Eagleview,
Pottawattamie County, Maxar

Council Communication

Department: Community Development

Case/Project No.: CASE #25-0002-PZASV

Subject/Title

CASE #25-0002-PZASV

Background/Discussion

Staff Recommendation

Public hearing on the request of Shawn and Christal Smith to vacate and dispose of an east/west alley abutting properties legally described as Lot 4, Curtis and Ramsey's Addition, and the south 45 feet of Lots 1 and 2 and all of Lot 3, all in John Schickentanz Subdivision of Lots 1, 2 and 3, Block M, Curtis and Ramsey's Addition, City of Council Bluffs, Pottawattamie County, Iowa. Location: Unimproved alley abutting properties addressed as: 717 and 719 S. 8th Street, and 721 7th Avenue.

Attachments

[25-0002-PZASV Staff Report & Attachments PC.pdf](#)

Prepared by: Moises Monroy, Planner, Community Development Department
Approved by: Christopher N. Gibbons, AICP, Planning Manager

7.C

City Planning Commission Communication

Department: Community Development CASE #25-0002-PZASV Applicant: Shawn and Christal Smith 15041 Catalina Terrace Council Bluffs, IA 51501	Reso. of Intent No. _____ Reso. to Dispose No. _____	Planning Commission: 11/12/25
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Subject/Title

Request: Public hearing on the request of Shawn and Christal Smith to vacate and dispose of an east/west alley abutting properties legally described as Lot 4, Curtis and Ramsey's Addition, and the south 45 feet of Lots 1 and 2 and all of Lot 3, all in John Schickentanz Subdivision of Lots 1, 2 and 3, Block M, Curtis and Ramsey's Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Unimproved alley abutting properties addressed at 717 and 719 South 8th Street and 721 7th Avenue.

Background

The Community Development Department has received a request from Shawn and Christal Smith, owners of property addressed at 719 South 8th Street, to vacate and dispose of the east/west alley abutting properties legally described as Lot 4, Curtis and Ramsey's Addition, and the south 45 feet of Lots 1 and 2 and all of Lot 3, all in John Schickentanz Subdivision of Lots 1, 2 and 3, Block M, Curtis and Ramsey's Addition, City of Council Bluffs, Pottawattamie County, Iowa. The subject alley is an unimproved dead-end right-of-way that measures approximately 12 feet in width by 132 feet in length. The applicants wish to acquire the south half of the alley for off-street parking purposes.

On August 25, 2003, the City Council amended the adopted *Policy and Procedures for Alley, Street and Right-of-way Vacations*. The objectives of the amended Policy are as follows:

- A. *To provide due process and citizen participation in the application and review process for vacations.*
Property owners with land that abuts the subject alley are as follows:

North		
Property Owner	Address	Land Use
MODA PROPERTIES 2, LLC	717 South 8 th Street	Single-family home
Sy Huu Nguyen	721 7 th Avenue	Single-family home
South		
Property Owner	Address	Land Use
Shawn and Christal Smith	719 South 8 th Street	Single-family home

All abutting property owners were mailed petitions asking if they are in favor of/opposed to the vacation request and if they were willing to/not willing to acquire the portion of the alley adjacent to their property, if vacated. Responses to the petitions are summarized in Item J below.

- B. *To ensure that no property owner is deprived of required and reasonable access.*

The subject alley abuts properties addressed at 717 and 719 South 8th Street and 721 7th Avenue. There is an existing detached garage at 717 South 8th Street that is accessed through the subject alley. To ensure the owner of 717 South 8th Street is not deprived of required vehicular access, the Community Development Department recommends that an access easement be retained over the subject alley.

C. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.*
The request is to vacate the entirety of a dead-end alley.

D. *To reduce or eliminate hazardous and dangerous traffic conditions.*
The subject dead-end alley is unimproved and not used for traffic circulation. To ensure the owner of 717 South 8th Street is not deprived of required vehicular access, the Community Development Department recommends that an access easement be retained over the subject alley.

E. *To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.*

All City Departments and utilities were notified of the request. The following responses were received:

1. The Council Bluffs Permits and Inspections Division had no comments on the request.
2. The Council Bluffs Public Works Department stated they are not opposed to the request.
3. The Council Bluffs Parks and Recreation Department had no comments on the request.
4. The Council Bluffs Fire Department stated they have no comments on the request.
5. The Council Bluffs Police Department stated they have no comments or objections to the request.
6. The Council Bluffs Finance Department had no comments on the request.
7. Council Bluffs Water Works stated they have no comments on the request.
8. MidAmerican Energy stated they have electric distribution facilities in the subject alley that supply three adjacent properties with electric service. They stated they would be opposed to the request if there are no provisions that protect the current unrestricted, safe, and reasonable access to operate and maintain these facilities.

Based on the responses above, a perpetual easement for utility maintenance and access purposes shall be retained over the subject alley.

F. *To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.*
Not applicable.

G. *To discourage the vacation of a portion of an existing alley, street or other right-of-way.*
The request is to vacate the entirety of a dead-end alley.

H. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.*
The request is consistent with the local access and circulation objectives stated in Chapter 6, Transportation of the Bluffs Tomorrow: 2030 Plan (comprehensive plan).

I. *To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.*
Not applicable.

J. To establish an equitable price for surplus public property.

There are three property owners with land that abut the subject alley. All abutting property owners were notified of the vacation request. Each abutting property owner is eligible to receive their portion of the alley in consideration of the vacation application fee, which has already been paid. The following responses have been received:

1. Shawn and Christal Smith stated they are in favor of the request and are willing to acquire the portion of the subject alley adjacent to their property at 719 South 8th Street.
2. Sy Huu Nguyen stated he is favor of the request and is willing to acquire the portion of the subject alley adjacent to his property at 721 7th Avenue.
3. No response was received from MODA PROPERTIES 2, LLC, owner of 717 South 8th Street. Since the subject alley is necessary to provide vehicular access to 717 South 8th Street, the Community Development Department recommends that MODA PROPERTIES 2, LLC should acquire their respective portion of the subject alley despite their lack of response.

Recommendation

The Community Development Department recommends approval of the request to vacate and dispose of an east/west alley abutting properties legally described as Lot 4, Curtis and Ramsey's Addition, and the south 45 feet of Lots 1 and 2 and all of Lot 3, all in John Schickentanz Subdivision of Lots 1, 2 and 3, Block M, Curtis and Ramsey's Addition, City of Council Bluffs, Pottawattamie County, Iowa based on the reasons stated above and subject to the following conditions:

- A. A perpetual easement shall be retained over the subject alley for vehicular access and utility access and maintenance purposes; and
- B. All abutting property owners shall acquire their respective portion of the subject alley.

Attachments

Attachment A: Location/Zoning Map

Prepared by: Moises Monrroy, Planner, Community Development Department

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

CASE #25-0002-PZASV ZONING/LOCATION MAP

Legend

 Subject ROW

0 20 40
1 inch = 33 feet



Last Amended: 10/22/25



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
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