



Council Agenda, City of Council Bluffs, Iowa  
Regular Meeting, February 27, 2017, 7:00 PM  
Council Chambers, 2<sup>nd</sup> Floor, City Hall  
209 Pearl Street

**REVISED AGENDA**

1. **Pledge of Allegiance**
2. **Call to Order**
3. **Consent Agenda**
  - A. Reading, correction and approval of the February 13, 2017 City Council meeting minutes
  - B. Approval of agenda and tape recording of this proceeding be incorporated into the official minutes
  - C. Resolution 17-53  
Resolution setting a Public Hearing for 7:00 p.m. on April 10, 2017 for FY 2018 State Transit Assistance
  - D. Mayor's Appointments
4. **Mayor's Proclamation**  
None
5. **Public Hearings**
  - A. Resolution 17-44  
Resolution approving the Plans, Specifications, Form of Contract and Cost Estimate for the replacement of flooring at the Council Bluffs Library
  - B. Resolution 17-45  
Resolution approving the Plans, Specifications, Form of Contract and Cost Estimate for the Walnut Grove Subdivision Sanitary Sewer Replacement Project (2920 Avenue J)
  - C. Resolution 17-46  
Resolution approving Mayor's Budget for fiscal year ending June 30, 2018
6. **Ordinances on 1st Consideration**
  - A. Ordinance 6285  
Ordinance to amend the Zoning Map, as adopted by reference in Section 15.02.070, by rezoning Lots 2 through 20, Gethsemane Garden's from R-1/Single Residential District to R-2/Two-Family Residential District as defined in Chapter 15.09 and setting a Public Hearing for March 13, 2017 at 7:00 p.m. (ZC-17-001)
  - B. Ordinance 6286  
Ordinance to amend Chapter 15.24 Supplemental Use And Site Development Regulation, by amending Section 15.24.060(3) "Yard Exceptions and Permitted Intrusions Into Required Yards" and setting a Public Hearing for March 13, 2017 at 7:00 p.m. (ZT-17-002)
7. **Ordinances on 2nd Consideration**  
None
8. **Ordinances on 3rd Consideration**
  - A. Ordinance 6284  
Ordinance to amend Chapter 15.33 Signs of the 2015 Municipal Code, by amending Section 15.33.160 "Residential District Signs" (ZT-17-001)

**DISCLAIMER:**

*If you plan on attending this meeting and require assistance please notify the City Clerk's office at (712) 328-4616, by 5:00 p.m., three days prior to the meeting.*

**9. Resolutions**

**A. Resolution 17-40 (continued from 2-13-17)**

Resolution authorizing the Mayor and City Clerk to execute an agreement with HGM Associates Inc. for engineering services in connection with the West Broadway Reconstruction, Segment 2 (PW18-20)

**B. Resolution 17-47**

Resolution authorizing the Mayor and City Clerk to execute an agreement with Voltmer, Inc. for the Highway 275 Lighting (PW17-22)

**C. Resolution 17-48**

Resolution of necessity and intent to establish an Urban Revitalization Area legally described as Lot 3 of Agri-New Horizon Subdivision (URV-17-004)

**D. Resolution 17-49**

Resolution authorizing a joint application to the Iowa Economic Development Authority by the City of Council Bluffs and Tyson Prepared Foods, Inc. for benefits under the High Quality Jobs program

**E. Resolution 17-50**

Resolution approving the environmental covenant for the former Griffis Bus Barn (Trolley Park) site to restrict future types of development prohibiting "confined spaces"

**F. Resolution 17-51**

Resolution certifying the 2017 Water, Sewer and Refuse collection lien schedule for nonpayment to the County Treasurer

**G. Resolution 17-52**

Resolution authorizing staffing changes within the Department of Parks, Recreation and Public Property

**H. Resolution 17-54**

Resolution approving the Capital Improvement Program for Fiscal Years 2017-18 through 2021-22.

**10. Applications for Permits and Cancellations**

**A. New Beer/Liquor/Wine**

1. Hy-Vee Market Grille, 2323 West Broadway

**B. Renewals of Beer/Liquor/Wine and Outdoor Service**

1. AMC Theaters Council Bluffs 17, 3220 23<sup>rd</sup> Avenue
2. The BLK Squirrel, 154 West Broadway
3. CVS Pharmacy #4816, 545 West Washington Street
4. Harrah's Council Bluffs Casino & Hotel, One Harrah's Blvd.
5. Holiday Inn Hotel & Casino, 2202 River Road
6. Nomi Petro Mart, 3607 9<sup>th</sup> Avenue
7. Super Saver, 1141 N Broadway
8. Tish's Restaurant, 1207 South 35<sup>th</sup> Street
9. Uncle Buck's Grill, 2911 27<sup>th</sup> Avenue

**C. Miscellaneous Beer/Liquor/Wine**

1. Canvas Concoctions Art Studio, 116 West Broadway (Ownership Update)
2. Casey's General Store #3050, 510 23<sup>rd</sup> Avenue (Additional Privileges – Adding Native Wine)

**11. Citizens Request to be Heard**

**12. Other Business**

**13. Adjournment**

## Council Communication

Department: Mayor's Office	Resolution No. 17-54	Council Action: 2/27/2017 Planning Commission 2/14/17
<b>Subject/Title</b>		
Adoption of the FY 2017-18 through 2021-22 Capital Improvement Program		
<b>Background/Discussion</b>		
<p>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 of the City's Comprehensive Plan and other adopted plans or strategies.</p> <p>The City Council adopted Resolution 09-292, which established a process of preparing the CIP. This resolution also established goals, objectives, and specific capital improvement efforts in four categories. These categories include quality of life, public safety, utilities and transportation improvements.</p> <p>City Staff, the Mayor and the City Planning Commission have approved for submission to the City Council. Staff comments include:</p> <ul style="list-style-type: none"><li>• The proposed FY 2017-18 CIP outlines a detailed listing of projects and calls for the expenditure of \$41,861,000. The FY 2017-18 CIP should be considered final.</li><li>• The balance of the CIP (FY 2018-19 through FY 2021-22) contains a preliminary allocation by department of \$165,607,355 in expenditures over a four year period and should be considered preliminary. Additional project detail and revenue projections are necessary.</li></ul>		
<b>Recommendation</b>		
The Mayor's Office recommends that the City Council approve the proposed Capital Improvement Program for FY 2017-18 through FY 2021-22 as presented.		
<b>Public Hearing</b>		
Rose Brown appeared before the Planning Commission in favor of the request. No one appeared in opposition.		
<b>Planning Commission Recommendation</b>		
The Planning Commission recommends approval of the Capital Improvement Program for FY 2017-18 through FY 2021-22, as presented.		
VOTE: AYE 7   NAY 0   ABSTAIN 0   ABSENT 4   Motion: Carried		



# City of Council Bluffs Capital Improvement Program

9H

Fiscal Years

FY18 through FY22

City Planning Commission Review:

City Council Adoption:

**ACKNOWLEDGEMENTS**

MATTHEW J. WALSH, MAYOR

**CITY COUNCIL**

MELISSA HEAD  
AL RINGGENBERG  
ROGER SANDAU  
NATE WATSON  
SHARON WHITE

**CITY DEPARTMENTS**

MARCY WORDEN, CITY CLERK  
OPEN, DIRECTOR OF FINANCE  
JUSTIN JAMES, FIRE CHIEF  
DONN DIERKS, DIRECTOR OF HEALTH  
DICK WADE, CITY ATTORNEY  
LARRY FOSTER, DIRECTOR OF PARKS, RECREATION & PUBLIC PROPERTY  
JON FINNEGAN, DIRECTOR OF HUMAN RESOURCES  
OPEN, DIRECTOR OF COMMUNITY DEVELOPMENT  
TIM CARMODY, POLICE CHIEF  
GREG REEDER, DIRECTOR OF PUBLIC WORKS  
MARK HOWARD, CHIEF INFORMATION OFFICER  
KATHY RIEGER, LIBRARY DIRECTOR

## SECTION I - INTRODUCTION

### 1. PURPOSE OF THE CAPITAL IMPROVEMENT PROGRAM

Capital facilities decisions represent some of the most significant policy choices made by the City of Council Bluffs. Virtually all departments within the City face the need for capital facilities. Capital improvement programing and budgeting involves the development of a long-term plan for capital expenditures for the City. Capital expenditures include expenditures for buildings, land, major equipment, and other commodities, which are of significant value and have a useful life of more than several years.

The Capital Improvements Program (CIP) lists each proposed capital item to be undertaken, the year in which it will be started, the amount expected to be expended in each year, and the proposed method of financing these expenditures. Based on these details, summaries of capital activity in each year can be prepared as well as summaries of financial requirements, such as amounts of general obligation bonds to be issued or amount of general operating funds required.

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

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

The development of a CIP is the process of deciding what capital projects should be built, when they should be built, and how they will be financed. In its simplest form, a 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. 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.

## 2. CAPITAL IMPROVEMENT DEFINED

The term capital improvements normally refer to expenditures for capital items of relatively permanent nature. Only improvements with an estimated cost in excess of \$50,000 are considered in this plan. Minor capital improvements, which occur from time to time, are best handled through the annual operating budgets. The CIP deals with improvements of a scale, which have to be planned on a long-term basis.

## 3. RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

It is the function of the CIP to plan the construction of the community's physical facilities 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;
- Prioritized 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 of 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; and
- Assists the City in planning and programming projects contained in the Capital Need Assessment in a logical and consistent manner.

**SECTION II – CAPITAL IMPROVEMENT PROGRAM GOALS**

**1. OVERALL GOALS OF CIP**

The FY-18 – FY22 Capital Improvement Program was based on the following goal statements.

Planning and Community Growth

The City will use the CIP processes 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 developed 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 three priority areas of the community including Playland Park, West Broadway, and the Missouri River levee system.

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 Health and Safety

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



### Fiscal Considerations

Ensure the long-range economic and fiscal stability of Council Bluffs; the CIP will structure annual debt service payments consistent with anticipated revenues thus preventing the need for unplanned increases in the City's debt levy.

Sales tax proceeds will only be used towards the reconstruction of existing utility and street infrastructure.

The City will maximize the amount of general funds available for major equipment purchases and capital projects to avoid the use of debt for short-term assets.

General obligation bond proceeds will be prioritized to projects that provide services on a larger geographic basis, result in additional tax base, or enhance community protection.

The City will establish user rates that are sufficient to sustain the maintenance and improvement of the sanitary sewer collection and treatment system.

### Operational Considerations

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

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

## **2. CIP CATEGORICAL GOALS**

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

**a. Public Facilities**

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

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

Capital Improvement Efforts

- Undertake accessibility improvements necessary to comply with the Americans with Disabilities Act.
- Develop and secure funding to implement a City Wide Public Facility Improvement Master Plan, which would identify capital maintenance projects, renovations and new facilities and recommend buildings for demolition or sale.
- Maintain and upgrade the City’s maintenance, public safety, operational and administrative buildings and their public amenities (parking lots, lighting, landscaping, etc.).

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

Capital Improvement Efforts

- Maintain and upgrade as necessary the Council Bluffs Library, Dodge House, Union Pacific Museum, and Rails West Museum.
- Maintain and upgrade as necessary City owned entertainment facilities including the Mid America Center, the Dodge Riverside Golf Course Clubhouse, and the Bass Pro Shop.

**b. 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 – 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.
- Implement the Parks System and Recreation Facilities Master Plan.
- Develop the Missouri River Riverfront.
- Evaluate opportunities to expand the Council Bluffs Recreation Complex.
- Conduct annual inspections of the two City Aquatic Centers and provide for the necessary renovations and capital repairs.
- Utilize a phased system to renovate Fairmount Park and Valley View Park.
- 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.
- Coordinate with other departments and user groups for the development of the multi-modal transportation opportunities.
- Implement the Council Bluffs Recreational Trail and Bikeway Plan.

**c. Public Safety**

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

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

Capital Improvement Efforts

- Construct Police Headquarters building.

- Plan for and provide for future technology issues in records management, crime analysis, computer-aided dispatch and other areas that will assist the law enforcement mission in Council Bluffs.
- 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 equipment to ensure current and future levels of service and take advantage of technological advances.
- Install and maintain a traffic preemption system on the primary city streets to provide for controlled response of emergency vehicles.

**d. Utilities and Environment**

Objective – Provide sanitary and storm sewer systems that meet the needs of the public and comply with state and federal regulations.

Capital Improvement Efforts

- Expand 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 EPA NPDES Phase II permit.
- Maintain and improve existing public facilities and develop new facilities based upon need.

**e. 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 transportation means, 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 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.
- Continue to identify and implement projects that result in the reduction of railroad corridors and crossings in the community.

**f. Community Development**

Goal – The City shall encourage further infill development and redevelopment of existing development 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.

Objective – Encourage infill development and redevelopment of existing developed areas of the community.

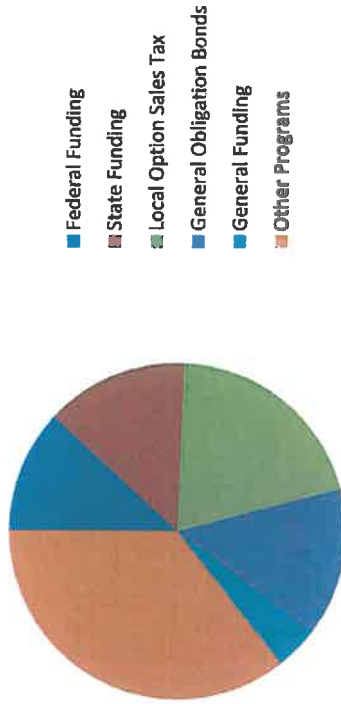
Capital Improvement Efforts

- Continue efforts of utilizing Section 657A to acquire and demolish abandoned residential properties.
- Continue a program of systematically acquiring and redeveloping dilapidated structures.
- Implement the recommendations contained in the Mid-City Neighborhood Strategy Area Plan.
- Provide public facility improvements to ongoing neighborhood redevelopment efforts.
- Initiate a multi-year effort to redevelop West Broadway and First Avenue.

**REVENUE SUMMARY BY FUNDING SOURCE AND FISCAL YEAR**

	FY18	FY19	FY20	FY21	FY22	Totals
Federal Funding	\$7,204,000	\$6,558,000	\$4,396,000	\$1,633,000	\$4,875,000	\$24,666,000
State Funding	\$7,530,000	\$8,780,355	\$6,700,000	\$3,500,000	\$2,000,000	\$28,510,355
Local Option Sales Tax	\$8,435,000	\$7,365,000	\$8,506,000	\$8,504,000	\$9,307,500	\$42,117,500
General Obligation Bonds	\$2,420,000	\$1,600,000	\$12,442,000	\$6,060,000	\$7,240,000	\$29,762,000
General Funding	\$316,000	\$2,950,000	\$2,200,000	\$2,155,000	\$900,000	\$8,521,000
Other Programs	\$15,956,000	\$5,358,000	\$4,706,000	\$11,204,000	\$36,667,500	\$73,891,500
<b>Totals</b>	<b>\$41,861,000</b>	<b>\$32,611,355</b>	<b>\$38,950,000</b>	<b>\$33,056,000</b>	<b>\$60,990,000</b>	<b>\$207,468,355</b>

**Revenue Summary By Funding Source**



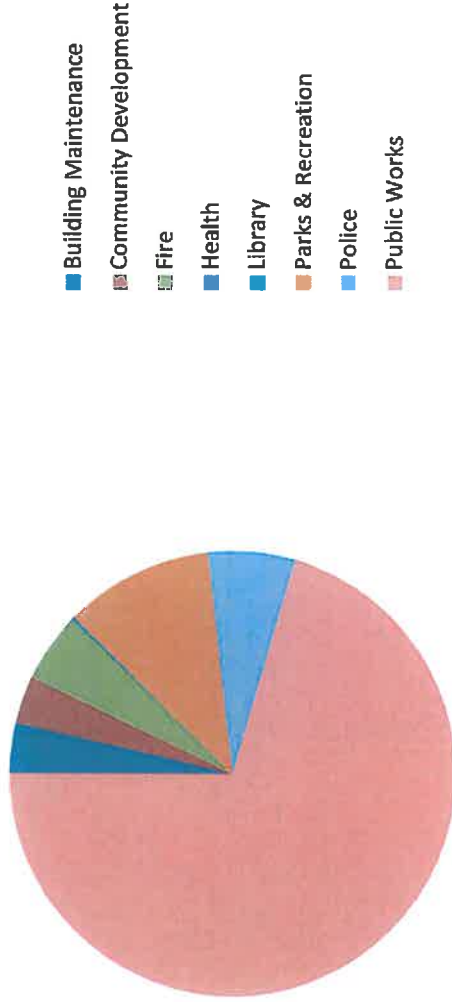
**Revenue Summary By Fiscal Year**



**EXPENDITURE SUMMARY BY DEPARTMENT AND FISCAL YEAR**

	FY18	FY19	FY20	FY21	FY22	Totals
Building Maintenance	\$450,000	\$2,850,000	\$1,850,000	\$1,650,000	\$650,000	\$7,450,000
Community Development	\$1,950,000	\$1,250,000	\$1,650,000	\$1,450,000	\$900,000	\$7,200,000
Fire	\$300,000	\$0	\$9,250,000	\$675,000	\$225,000	\$10,450,000
Health	\$0	\$0	\$0	\$0	\$0	\$0
Library	\$0	\$0	\$250,000	\$130,000	\$0	\$380,000
Parks & Recreation	\$825,000	\$4,273,355	\$2,542,000	\$7,660,000	\$7,300,000	\$22,600,355
Police	\$12,500,000	\$0	\$0	\$500,000	\$0	\$13,000,000
Public Works	\$25,836,000	\$24,238,000	\$23,408,000	\$20,991,000	\$51,915,000	\$146,388,000
<b>Totals</b>	<b>\$41,861,000</b>	<b>\$32,611,355</b>	<b>\$38,950,000</b>	<b>\$33,056,000</b>	<b>\$60,990,000</b>	<b>\$207,468,355</b>

**Expenditures By Department**





PROJECT #	PROJECT TITLE	DESCRIPTION	Funding Sources					TOTAL PROJECT COST	
			Federal	State	Sales	GO	Gen Fund		Other
<b>Buildings Maintenance</b>									
BM-18-04	Bas Pro HVAC Repair	Replace Rooftop Units	\$0	\$0	\$0	\$0	\$300,000	\$150,000	\$450,000
MA-18-99	MAC Management Requests	Management Facilities CIP Requests					\$300,000	\$150,000	\$150,000
<b>Community Development Department</b>									
CD-18-01	1st Ave Reconstruction	1st Avenue Reconstruction	\$300,000	\$0	\$50,000	\$1,600,000	\$0	\$0	\$1,950,000
CD-18-02	Walnut Grove Sanitary Sewer	Walnut Grove Sanitary Sewer	\$250,000			\$200,000			\$450,000
CD-18-03	River's Edge Improvements	Improvements	\$50,000		\$50,000				\$100,000
CD-18-04	Bunge - ECHO Demolition	Demo				\$750,000			\$750,000
<b>Fire Department</b>									
FD-18-02	Storage Partnership with EMA	Storage Building at Station 5	\$0	\$0	\$0	\$150,000	\$0	\$150,000	\$300,000
<b>Library</b>									
			\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Parks, Recreation and Public Property Department</b>									
PR-17-03	Aquatic Centers Rehab	Anticipated projects include: pool heater, deck safety repairs, paint tub	\$80,000	\$159,000	\$0	\$220,000	\$16,000	\$350,000	\$825,000
PR-17-04	Emerald Ash Bore	Treatment/Removal of diseased trees				\$50,000			\$50,000
PR-17-05	Neighborhood Park Rehab/Reconstruction	Joint project with neighborhood to rehab existing Kimball Park				\$40,000			\$40,000
PR-17-08	Sports Facility	AgriTime infield at Sunset, park soccer goals, tennis court surfacing				\$100,000		\$150,000	\$250,000
PR-17-13	Ped Bike Corridor Study	80% MAPA grant available to study walkable options and trail connections	\$80,000			\$30,000			\$30,000
PR-18-08	Art in the Parks	Park ID signs, joint artist & neighborhood project. Prev. IWF funded.					\$18,000		\$18,000
PR-18-12	Golf Course Renovation - Phase I	Interstate Related Renovations. DOT funded. Hole #13 alterations.		\$159,000				\$200,000	\$359,000
<b>Police Department</b>									
PD-18-01	New Building		\$0	\$0	\$0	\$0	\$0	\$12,500,000	\$12,500,000
<b>Public Works Department</b>									
PW-18-01	Infrastructure Maintenance	Citywide street and sidewalk repairs	\$6,824,000	\$7,371,000	\$8,385,000	\$450,000	\$0	\$2,808,000	\$25,838,000
PW-18-02	Infrastructure Maintenance	Citywide sewer repairs			\$250,000			\$1,000,000	\$1,250,000
PW-18-03	Infrastructure Maintenance	Wastewater plant repairs			\$500,000				\$500,000
PW-18-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000				\$100,000
PW-18-05	NPDIES PH II Program Management	Citywide MS4 permit			\$100,000				\$100,000
PW-18-06	Levee Accreditation	Missouri River, Indian Creek and Mosquito Creek repair/rehab		\$2,871,000	\$2,629,000		\$450,000		\$5,950,000
PW-18-08	S. 6th Street Reconstruction	10th to 11th Ave			\$1,000,000				\$1,000,000
PW-18-09	E. Mainway Sewer Rehab - Phase VI	Pavement, sewer			\$1,000,000				\$1,000,000
PW-18-12	1st St Neighborhood Rehab - Phase VIII	Pavement, sewer			\$250,000			\$250,000	\$500,000
PW-18-14	Pump Station Rehab	I-80 Trash Rack			\$250,000				\$250,000
PW-18-15	Sewer Relocations	Interstate consolidation conflicts	\$378,000		\$500,000				\$878,000
PW-18-16	E. Beltway - Segments A-D continued	US 6 to IA92	\$6,448,000		\$800,000			\$800,000	\$8,048,000
PW-18-20	West Broadway Reconstruction - Segment 2	33rd St to 29th St	\$4,500,000		\$1,500,000				\$6,000,000
PW-18-21	Salt Storage Facility	10th Ave						\$750,000	\$750,000
<b>Total</b>			\$7,204,000	\$7,530,000	\$8,435,000	\$2,420,000	\$316,000	\$15,856,000	\$41,861,000

9H

PROJECT #	PROJECT TITLE	DESCRIPTION	Funding Sources						TOTAL PROJECT COST
			Federal	State	Sales	GO	Gen Fund	Other	
<b>Building Maintenance</b>									
MA-19-01	MAC Renovations	Replace Parking Lot	\$0	\$0	\$0	\$0	\$2,700,000	\$150,000	\$2,850,000
MA-19-02	MAC Renovations	Roof Replacement					\$1,000,000		\$1,000,000
MA-19-03	MAC Management Requests	Management Facilities CIP Requests					\$800,000		\$800,000
BM-19-03	Basin Pro HVAC Repair	Replace Rooftop Units					\$500,000		\$500,000
BM-19-04	Central Fire/Community Development Rehab	Rehab Community Hall for Community Development					\$300,000		\$300,000
<b>Community Development Departments</b>									
CD-19-01	River's Edge Improvements	Infrastructure	\$500,000	\$0	\$0	\$1,150,000	\$50,000	\$0	\$1,250,000
CD-19-02	Mild City	Property Improvements	\$500,000			\$850,000			\$850,000
CD-19-03	Bunge ECHO Demo	Demolitions				\$500,000			\$500,000
<b>Fire Department</b>									
			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Library</b>									
			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Parks, Recreation and Public Property Department</b>									
PR-17-04	Emerald Ash Bore	Treatment/Removal of diseased trees	\$0	\$380,355	\$0	\$450,000	\$0	\$3,443,000	\$4,273,355
PR-17-05	Neighborhood Park Rehab/Reconstruction	Project addresses deteriorated facilities and safety issues in selected parks				\$120,000			\$120,000
PR-17-06	Sports Facility	Renovations/new sports facilities including agrilime replacement, fencing				\$30,000			\$30,000
PR-19-02	Community/Regional Parks - Roberts Park	Roberts Park - Includes deteriorated tennis court, other improvements				\$150,000		\$443,000	\$593,000
PR-19-07	Golden Spike Renovation	Development of a quality public park space adjacent to the levee				\$380,355		\$3,000,000	\$3,380,355
PR-19-11	Dodge Park Riverfront Development	Development of a quality public park space adjacent to the levee				\$380,355		\$3,000,000	\$3,380,355
PR-19-12	Golf Course Renovation - Phase II	Interstate Related Renovations - IDOT funded #13 green, realign #14				\$0	\$0	\$0	\$0
<b>Police Department</b>									
			\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Public Works Department</b>									
PW-19-01	Infrastructure Maintenance	Citywide street and sidewalk repairs	\$6,505,000	\$8,400,000	\$7,365,000	\$0	\$200,000	\$1,765,000	\$24,235,000
PW-19-02	Infrastructure Maintenance	Citywide sewer repairs			\$250,000			\$1,000,000	\$1,250,000
PW-19-03	Infrastructure Maintenance	Wastewater plant repairs			\$250,000			\$250,000	\$500,000
PW-19-04	Infrastructure Management	Evaluation study/ analysis TBD			\$100,000			\$100,000	\$200,000
PW-19-05	NPDES PH II Program Management	Citywide MS4 permit			\$150,000			\$150,000	\$300,000
PW-19-06	Levee Accreditation	Missouri River, Indian Creek and Mesquite Creek repair/rehab			\$3,400,000			\$6,000,000	\$9,400,000
PW-19-09	E. Manawa Sewer Rehab - Phase VI	Pavement, sewer			\$1,000,000			\$1,000,000	\$2,000,000
PW-19-11	28th Street Storm Sewer Rehab, Phase II	Pavement, sewer			\$1,000,000			\$1,000,000	\$2,000,000
PW-19-15	Sewer Relocations	Interstate consolidation conflicts	\$390,000		\$250,000			\$765,000	\$1,405,000
PW-19-16	E Beltway - Segments A-D continued	US 8 to I-92	\$6,118,000		\$765,000			\$200,000	\$7,083,000
PW-19-18	Building Demolition						\$200,000		\$200,000
PW-19-20	West Broadway Reconstruction - Segment 3	28th St to 24th St			\$5,000,000			\$6,000,000	\$11,000,000
<b>Total</b>			\$6,550,000	\$8,700,355	\$7,365,000	\$1,600,000	\$2,960,000	\$5,350,000	\$32,611,355

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PROJECT #	PROJECT TITLE	DESCRIPTION	Funding Sources					TOTAL PROJECT COST
			Federal	State	Sales	GO	Gain Fund	

Buildings Maintenance								
MA-20-01	MAC Renovations	Replace Parking Lot	\$0	\$0	\$0	\$0	\$1,850,000	GF = Gaming
MA-20-99	MAC Management Requests	Management Facilities CIP Requests					\$1,000,000	GF = Gaming
BM-20-01	UP Museum	Chiller and Boiler					\$500,000	GF = Gaming
BM-20-02	Bass Pro HVAC Repair	Replace Rooftop Units					\$200,000	GF = Hotel/
							\$150,000	GF = Hotel/

Community Development Department								
CD-20-01	River's Edge Water Main Upgrade	Construction	\$300,000	\$0	\$0	\$1,200,000	\$1,650,000	
CD-20-02	S. 19th Street Reconstruction	Construction	\$250,000			\$1,200,000	\$1,200,000	
CD-20-03	Mid City	Property Improvements	\$50,000				\$100,000	
						\$50,000	\$100,000	Other Gra:

Fire Department								
FD-19-01	Quint 32 Replacement		\$0	\$0	\$0	\$9,250,000	\$9,250,000	
FD-20-01	New Station	Station 7				\$1,250,000	\$1,250,000	
						\$8,000,000	\$8,000,000	
Library								
LL-20-01	LED Lights		\$0	\$0	\$0	\$250,000	\$0	\$250,000
						\$250,000	\$250,000	

Parks, Recreation and Public Property Department								
PR-17-03	Aquatic Center Rehab	Projects chosen annually. Typically related to swimmer safety and equip.	\$0	\$0	\$0	\$492,000	\$2,050,000	\$2,542,000
PR-17-04	Emerald Ash Bore	Treatment/Removal of diseased trees				\$50,000	\$50,000	\$50,000
PR-17-05	Neighborhood Park Rehab/Reconstruction	Project addresses deteriorated facilities and safety issues in parks				\$40,000	\$40,000	\$40,000
PR-17-06	Sports Facility	Renovations/new sports facilities including aquiline replacement, fencing				\$150,000	\$150,000	\$150,000
PR-18-01	Community/Regional Parks - Valley View Park	Valley View Park - Master Plan, concept design, initial improvements				\$30,000	\$30,000	\$30,000
PR-18-11	Dodge Park Riverfront Development	Development of a quality public park space adjacent to the levee				\$172,000	\$172,000	\$172,000
PR-19-07	Rec Complex Acquisition/Development	Acquire adjacent property for rec & mixed use develop, site planning					\$2,000,000	\$2,000,000
PR-20-02	Bayliss Park	Returbish mechanical/control system for fountain and lights - plaza				\$50,000	\$50,000	\$50,000
						\$50,000	\$50,000	\$50,000
						\$0	\$0	\$0
						\$0	\$0	\$0

Public Works Department								
PW-20-01	Infrastructure Maintenance	Citywide street and sidewalk repairs	\$4,086,000	\$6,700,000	\$8,506,000	\$1,250,000	\$200,000	\$23,468,000
PW-20-02	Infrastructure Maintenance	Citywide sewer repairs			\$250,000		\$1,000,000	\$1,000,000
PW-20-03	Infrastructure Maintenance	Wastewater plant repairs			\$250,000			\$250,000
PW-20-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000			\$100,000
PW-20-05	NPDES PH II Program Management	Citywide MS4 permit			\$200,000			\$200,000
PW-20-06	Levee Accreditation	Missouri River, Indian Creek and Mosquito Creek repair/rehab		\$2,200,000	\$4,800,000			\$7,000,000
PW-20-12	1st St Neighborhood Rehab - Phase IX	Pavement, sewer			\$1,000,000			\$1,000,000
PW-20-14	Pump Station Rehab				\$250,000			\$250,000
PW-20-16	E Beltway - Segments A-D continued	US 6 to IA92	\$1,246,000		\$155,000		\$155,000	\$1,556,000
PW-20-17	South Expressway Reconstruction, Phase I	I-60 North, Pavement, storm sewer	\$2,860,000		\$1,250,000		\$200,000	\$4,370,000
PW-20-18	Building Demolition							\$200,000
PW-20-19	WPCP Admin Building Upgrade							\$1,500,000
PW-20-20	West Broadway Reconstruction - Segment 4	24th St to 20th St	\$4,396,000	\$6,700,000	\$8,506,000	\$12,442,000	\$2,200,000	\$38,950,000
								\$4,708,000
								\$68,000,000

Total

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PROJECT #	PROJECT TITLE	DESCRIPTION	Funding Sources					TOTAL PROJECT COST
			Federal	State	Sales	GO	Gen Fund	
<b>Building Maintenance</b>								
MA-21-01	MAC Renovations	Replace Parking Lot	\$0	\$0	\$0	\$0	\$1,650,000	\$1,650,000
MA-21-99	MAC Management Requests	Management Facilities CIP Requests			\$1,000,000		\$1,000,000	\$1,000,000 GF = Gaming
BM-21-01	Bas Pro HVAC Repair	Replace Rooftop Units			\$500,000		\$500,000	\$500,000 GF = Gaming
					\$150,000		\$150,000	\$150,000 GF = Hotel/Motel Tax
<b>Community Development</b>								
CD-21-01	Avenue B/North 40th Street	Infrastructure	\$50,000	\$0	\$0	\$1,150,000	\$50,000	\$1,450,000
CD-21-02	Mid City	Property Improvements	\$50,000			\$550,000	\$50,000	\$650,000
CD-21-03	2nd Avenue Property Acquisition	Acquisitions/Demolitions				\$600,000	\$200,000	\$800,000 WFSWIF
<b>Fire Department</b>								
FD-21-01	Medic 2 Replacement		\$0	\$0	\$0	\$450,000	\$225,000	\$675,000
FD-21-02	Rescue 30 Replacement					\$450,000	\$225,000	\$675,000 GF = Gaming
<b>Library</b>								
LI-21-01	Interior Painting		\$0	\$0	\$0	\$100,000	\$30,000	\$130,000
LI-21-02	Security Camera Replacement					\$100,000	\$30,000	\$130,000 GF = Gaming
<b>Parks, Recreation and Public Property Departments</b>								
PR-17-03	Aquatic Center Rehab	Projects chosen annually. Typically related to swimmer safety and equip.	\$0	\$0	\$0	\$2,360,000	\$5,300,000	\$7,660,000
PR-17-04	Emerald Ash Bore	Treatment/Removal of diseased trees				\$50,000		\$50,000
PR-17-05	Neighborhood Park Rehab/Reconstruction	Project addresses deteriorated facilities and safety issues				\$120,000		\$120,000
PR-17-06	Sports Facilities	Renovations/new sports facilities including agritour replacement				\$200,000		\$200,000
PR-17-07	Community/Regional Parks - Fairmount Park	Improvements to Mt Graham area; pavilion, roads, piking, playground				\$50,000		\$50,000
PR-18-01	Community/Regional Parks	Valley View Park - Initial Development Funding				\$850,000		\$850,000
PR-18-09	Rec Complex Maintenance	Building/Storage				\$650,000		\$650,000
PR-18-10	Golf Course Irrigation Rehabilitation	Phased rebuild of the existing irrigation system				\$250,000		\$250,000
PR-19-07	Rec Complex Acquisition/Development	Develop adjacent property for recreation & mixed use development site				\$250,000		\$250,000
PR-21-06	East Council Bluffs Park Development	Location to be Determined				\$40,000	\$5,000,000	\$5,040,000 Other Grant Funds
<b>Police Department</b>								
PD-21-01	Range Upgrades	100 Yard Rifle Range Addition	\$0	\$0	\$0	\$500,000	\$0	\$500,000
<b>Public Works Department</b>								
PW-21-01	Infrastructure Maintenance	Citywide street and sidewalk repairs	\$1,583,000	\$3,500,000	\$9,504,000	\$1,500,000	\$200,000	\$20,991,000
PW-21-02	Infrastructure Maintenance	Citywide sewer repairs			\$250,000		\$1,000,000	\$1,250,000 Other = RUT
PW-21-03	Infrastructure Maintenance	Wastewater plant repairs			\$500,000			\$500,000
PW-21-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000			\$100,000
PW-21-06	NPDES PH II Program Management	Citywide MS4 permit			\$250,000			\$250,000
PW-21-06	Levee Accreditation	Missouri River, Indian Creek and Mosquito Creek repair/rehab			\$2,000,000			\$2,000,000 FWP
PW-21-09	E. Menawa Sewer Rehab - Phase VI	Pavement, sewer			\$1,000,000			\$1,000,000
PW-21-14	Pump Station Rehab	TBD			\$200,000			\$200,000
PW-21-16	E. Beltway - Segments A-D continued	US 6 to IA92	\$1,583,000		\$704,000		\$704,000	\$2,991,000 Fed Earmarks
PW-21-18	Building Demolition					\$1,500,000	\$200,000	\$1,700,000 GF = Gaming
PW-21-19	Alport Sewer Extension, Phase I					\$1,500,000		\$1,500,000
PW-21-20	West Broadway Reconstruction, Segment 5	20th St to 16th St		\$1,500,000	\$500,000		\$4,000,000	\$6,000,000 IDOT TI, Other=?
<b>Total</b>			\$1,633,000	\$3,500,000	\$8,504,000	\$8,060,000	\$2,155,000	\$33,056,000

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**RESOLUTION NO 17-54**

**A RESOLUTION APPROVING THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2017-18 THROUGH 2021-22.**

- WHEREAS,** the City annually prepares and adopts a Capital Improvement Program which establishes projects to be undertaken during the next fiscal year and proposes projects for the balance of a five-year period; and
- WHEREAS,** the Capital Improvement Program is the primary method of implementing the goals and policies contained in the Comprehensive Plan; and
- WHEREAS,** a Capital Improvement Program has been prepared for the Mayor's submission to City Council; and
- WHEREAS,** the City Planning Commission has reviewed the FY 2017-18 through 2021-22 Capital Improvement Program as submitted by the Mayor and recommends adoption by the City Council; and
- WHEREAS,** after study and consideration, it is the belief of this City Council that approval of the Capital Improvement Program for FY 2017-18 through 2021-22 is in the best interest of the City of Council Bluffs, Iowa.

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

That the Capital Improvement Program for FY 2017-18 through 2021-22, attached hereto and make a part by reference, is hereby approved by the City Council of Council Bluffs, Iowa,

ADOPTED  
AND  
APPROVED

February 27, 2017

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, Deputy City Clerk