

CALL TO ORDER

A regular meeting of the Council Bluffs City Council was called to order by Mayor Matthew J. Walsh on Monday, February 13, 2016 at 7:00 p.m.

ATTENDANCE

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

Mayor Walsh welcomed the many Boy Scouts attending the meeting.

CONSENT AGENDA

White and Watson moved and seconded approval of the consent agenda; 3A. Reading, correction and approval of the January 9, 2017 and January 23, 2017 City Council meeting minutes; 3B. Approval of agenda and tape recording of this proceeding to be incorporated into the official minutes; 3C. Resolution 17-27, setting a Public Hearing for February 27, 2017, 7:00 p.m., for a proposal to enter into a Development Agreement with Argent Development Group, L.L.C.; 3D. Resolution 17-28, setting a Public Hearing for February 27, 2017, 7:00 p.m. for the Plans, Specifications, Form of Contract and Cost Estimate for the replacement of flooring at the Council Bluffs Library; 3E. Resolution 17-29, setting a Public Hearing for February 27, 2017, 7:00 p.m. for the Plans, Specifications, Form of Contract and Cost Estimate for the Walnut Grove Subdivision Sanitary Sewer Replacement Project located at 2920 Avenue J; 3F. Resolution 17-43, setting a Public Hearing for February 27, 2017, 7:00 p.m. on the Mayor's Proposed Budget ending June 30, 2018; 3G. Notice of Claims (2); 3H. Salvage Yard Applications (10); 3I. Notice of Right of Redemption. Unanimous, 5-0 vote.

PUBLIC HEARINGS
Ordinance 6284

Held Public Hearing, to amend Chapter 15.33 Signs, by amending Section 15.33.160 "Residential District Signs" (ZT-17-001). Sandau and Head moved and seconded approval. Unanimous, 5-0 vote.

Resolution 17-30

Held Public Hearing, to vacating and disposing of Avenue P right-of-way lying between North 16th and North 17th Streets (SAV-17-001). Heard from Steve Krohn, 133 West Broadway, representing St. Paul's Lutheran Church in favor of the vacation. Ringgenberg and Watson moved and seconded approval. Unanimous, 5-0 vote.

Resolution 17-31

Held Public Hearing, on the intent to enter into a Real Estate Lease, Funding and Occupancy Agreement and Lease with the Midlands Humane Society. White and Head moved and seconded approval. Ringgenberg mentioned the Midlands Humane Society (MHS) does great work, adding the County should have an equitably part in support of MHS. Voice Vote: 4 Ayes; 1 Nay (Ringgenberg).

Resolution 17-32

Held Public Hearing, granting final plat approval of a 7-Lot Residential subdivision to be known as Walnut Grove Subdivision, being a replat of Lots 10 through 18, Block 9, Benson's First Addition and the south one-half vacated alley adjacent (SUB-16-007). Ringgenberg and Head moved and seconded approval. Unanimous, 5-0 vote.

RESOLUTIONSResolution 17-22
(cont. from 1/27/2017)

Ringgenberg and Head moved and seconded approval, granting an extension of a temporary use permit to allow crushing/salvage of asphalt and concrete on property located at 1914 Tostevin Street until December 31, 2017 (TU-15-006-M3). Unanimous, 5-0 vote.

Resolution 17-33

White and Watson moved and seconded approval, (1) approving the minimum development requirements, competitive criteria, and procedures for disposition of certain property located within the Urban Renewal Area; (2) determining that the proposal submitted by Argent Development Group, L.L.C. satisfies the offering requirements and declaring the intent of the City to enter into a Development Agreement by and between the City of Council Bluffs, Iowa and Argent Development Group, L.L.C., in the event that no competing proposals are submitted; and (3) soliciting competing proposals. Watson mentioned this is an exciting opportunity and involves two (2) residential towers, one housing 125-175 condo units targeting millennials; and the second tower targets retiring baby boomers and could have up to 60 units. This will bring more life to the area and potentially more people to town. White indicated the condos will help fill the housing gap; excited for the project White hopes the development will draw people back home to Council Bluffs. Unanimous, 5-0 vote.

Resolution 16-34

White and Head moved and seconded approval, granting approval of tax abatement on improvements to real property at 25 South Linden Avenue in the Gunn School Urban Revitalization Area during the 2017 tax assessment (URV-17-002). Sandau reported the State directs the regulation on these incentives. Tax abatements help encourage people to rehabilitate existing buildings Watson added; and this project helps provide housing for our seniors White added. Unanimous, 5-0 vote.

- Resolution 16-35 Sandau and Head moved and seconded approval, granting approval of tax abatement on improvements made to real property at 1700-1760 North 16th Street in the Bluffs Northway Urban Revitalization Area during the 2017 tax assessment year (URV-17-003). Unanimous, 5-0 vote.
- Resolution 17-36 White and Head moved and seconded approval, authorizing the approval of the Council Bluffs Association of Professional Firefighters, Local 15 contract for the period of July 1, 2017 through June 30, 2020. Watson mentioned a fair deal has been reached. Ringgenberg shared negotiations have been held for some time but has concerns the legislature could make changes that could substantially impact the City. Unanimous, 5-0 vote.
- Resolution 17-37 Watson and Sandau moved and seconded approval, authorizing the approval of the Fraternal Order of Police, Lodge #1 contract for the period of July 1, 2017 through June 30, 2020. Unanimous, 5-0 vote.
- Resolution 17-39 (read out of order) White and Head moved and seconded approval, authorizing the Mayor and City Clerk to execute an agreement with Hawkins Construction Company for the West Broadway Reconstruction Project, Segment 1 (PW17-20). Sandau mentioned the bid came in within 1% of the engineers estimate. Watson indicated storm sewers will be added to West Broadway during the construction, and overall it will take about 6 years before all phases are complete. Watson also mentioned traffic will continue in both directions during all phases of construction. Unanimous, 5-0 vote.
- Resolution 17-38 White and Head moved and seconded approval, granting approval of tax abatement on improvements made to real property at 1831 East Kanessville in the Hawkeye Heights Phase II Urban Revitalization Area during the 2017 tax assessment year (URV-17-001). Unanimous, 5-0 vote.
- Resolution 17-40 White and Watson moved and seconded approval, authorizing the Mayor and City Clerk to execute an agreement with HGM Associates Inc. for engineering services in connection with the West Broadway Reconstruction Project, Segment 2 (PW18-20). Sandau and Ringgenberg moved and seconded to postpone the item until February 27, 2017, 7:00 p.m. White reported it takes about 8 to 9 months to prepare the design, I hate to hold up the project, noting the action is to hire an engineer not build medians. Sandau mentioned several business owner's requested a postponement; Ringgenberg continued by saying tax payers and business owners have worked together on filing a petition on the matter. Voice Vote: 3 Ayes; 2 Nays (Watson, White). Item postponed until February 27, 2017, 7:00 p.m.
- Resolution 17-41 Head and Watson moved and seconded approval, authorizing a joint application to the Iowa Economic Development Authority (IEDA) by the City of Council Bluffs and BC Homes, LLC for Workforce Housing Tax Incentives Program (WHTIP) benefits (WHTIP 17-001). Unanimous, 5-0 vote.
- Resolution 17-42 White and Watson moved and seconded approval, committing the City of Council Bluffs to pay up to three million dollars toward the extension of the Union Pacific Railroad Bridge over Interstate 29. White reported the offer was brought forward without a lot of notice, and this action will allow us to put in a road sometime in the future. This happens to be a once in a life time opportunity, and we have 5 years to pay it back. Watson reported it would be a lost opportunity for redevelopment if we pass on this project. Heard from Bob Mundt, Chamber of Commerce Exec. Director, in favor of the project adding this could bring further development to the area. Voice Vote: 4 Ayes; 1 Nay (Ringgenberg).
- APPLICATIONS FOR PERMITS & CANCELLATIONS** White and Head moved and seconded approval of Items 8A through 8C inclusive: Item 8A. Cigarette Permit (1); Items 8B. (1-3). New Beer/Wine and Outdoor Permit Application: 1. The Barrel, 144 West Broadway, 2. Holiday Inn Express & Suites, 2211 South 32nd Street, 3. Bucky's #27 (Transfer) from 2713 S. 24th Street to 2711 South 24th Street; Items 8C. (1-6). 1. Driftwood Inn, 2701 Harry Langdon Boulevard (contingent upon department approval), 2. Fas Mart, 503 9th Avenue, 3. Fas Mart, 611 East Broadway, 4. Hampton Inn @ Ameristar, 2204 River Road, 5. Sugar's, 2725 Kanessville Boulevard, 6. Tobacco Hut, 429 Veterans Memorial Highway (contingent upon department approval). Unanimous, 5-0 vote.

Heard from Bruce Kelly, 864 McKenzie Avenue, who requested a bike trail from Simms Avenue to Fareway Foods on Hwy. 6. Kelly also commented on the many potholes around town.

Watson reminded citizens to pay their garbage bill, its due Feb. 15th, adding one out of five don't pay their bill on time. Avoid the extra \$20 late fee, you can pay online or pay in person at City Hall.

Mayor Walsh mentioned tomorrow is the last day to license you dog; the cost is \$10 for spayed/neutered animals.

ADJOURNMENT

With no further business at hand Mayor Walsh adjourned the meeting at 7:50 p.m.

The tape recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Council. The tape recording of this proceeding is incorporated into these official minutes of this Council meeting as if they were transcribed herein. The minutes are a draft and not official until approved by the City Council.

Matthew J. Walsh, Mayor

ATTEST:

Marcia L. Worden, City Clerk