



# 8 Community Facilities & Infrastructure Plan

Community Facilities and Infrastructure include the services and built elements that support private investment and local quality of life. While many of these services and infrastructure elements are provided by the City of Council Bluffs or other taxing bodies, some rely on the efforts of local not-for-profits. This chapter describes how the City of Council Bluffs, Pottawattamie County, local school districts, and others can continue to provide a comprehensive set of services and infrastructure that provide the foundation for a healthy and sustainable community. In many ways, they influence the perceived desirability of a community, from how supportive government is of its neighborhoods and commercial districts, to how well local schools prepare people for future employment. This section describes the broad realm of community services within Council Bluffs, and discusses how they may continue to advance the goals and objectives described in this Plan.

## City of Council Bluffs

The City of Council Bluffs is the community's primary community facility and service provider. The City is comprised of 11 departments that oversee administrative operations, public safety, infrastructure, and development.

## City Hall

With the exception of the Police and Fire Departments, most of the City departments are housed within the Council Bluffs City Hall. This facility includes 28,270 square feet of space, and hosts City staff, the Bluffs Art Council, and Keep Council Bluffs Beautiful. There are approximately 60 employees that work within the facility. Located at 209 Pearl Street, the building was constructed in the 1930's and certain components are currently in need of updating, including the HVAC. The age and configuration of the existing building does not lend itself to easy expansion.

The City does not expect a significant growth in staff in the near-term that would warrant a new building. The short-term plan is to maintain the existing building, upgrade systems as necessary, and consolidate work space when appropriate. Whenever possible, the City should include upgrades to the existing facility to provide ADA accessibility.

Future development may require an increase in municipal staff. Should this occur, the City should identify opportunities for an expanded facility. Given the site and architectural constraints of the current City Hall, this may require a new building or satellite facility.





### Library

The Council Bluffs Public Library is located at 400 Willow Ave in downtown Council Bluffs. The 65,000 square foot facility was built in 1999 and consists of two floors that include three public meeting rooms, a computer lab, and an IT room. The library operates with 40 part-time staff members. The building is in good condition and, in 2012, a new automated check-out system and dropbox were installed.

The library plans to continue to grow their marketing and community programs and amenities. Currently, there are a number of programs offered for the community that are targeted to all age groups. As more retail and restaurants come to downtown Council Bluffs, the library plans to expand their Friends Bookstore, which is currently a small corner store that is only open for limited hours. A café/vending element is also eventually planned. The library is also considering opportunities to bring new technology to the community through digital reading devices such as nooks and kindles. Some projects on the horizon for the library include recovering existing furniture, a new entrance with automatic doors, and a separate entrance into the public meeting rooms from the exterior of the building. An additional branch location may also be considered for library services if the City continues to experience population growth. The library facility should continue to be maintained at an appropriate level in order to provide access to information, and sustain literacy levels within the community.

### Public Works

The Council Bluffs Public Works Department is responsible for maintaining many of the essential services that the public views as modern conveniences and affects nearly every part of our daily lives. The department has six main categories of responsibility within the community that includes the following:

- » **Building Inspection and Rental Housing**– Performs inspections to ensure that new construction or repairs are conforming to local and national codes. They also have the responsibility to respond to tenant complaints against landlords.
- » **Engineering**– Oversee construction activities such as street and sewer reconstruction projects, and private utility infrastructure installations. Also coordinates with the US Army Corps of Engineers regarding levee maintenance, reviews grading plans and commercial and residential project reviews, and maintains as-built drawings for public streets and sewers.
- » **Operations of Streets and Sewers**– Provides and sustains structures and services related to sanitary, storm, and wastewater systems, street lighting and signal systems, maintenance of equipment and vehicles, and maintaining the streets by removing snow and patching pavement deficiencies.

- » **Public Transportation**– Council Bluffs Special Transit Service provides curb-to-curb demand response service for individuals that are unable to use Metro’s fixed route service due to a disability.
- » **Stormwater Management and Erosion Control**– Develops and maintains procedures for temporary mulching and seeding and sediment control techniques used during construction to protect topsoil, as well as reviews grading plans to manage stormwater.
- » **City Right of Way**– Administers the use of municipal property by reviewing permit applications to complete work within the right-of-way.

A new Maintenance and Public Works facility was recently built on 10th Avenue near 8th Street. This facility meets the needs of the current services, and is anticipated to meet the needs as the community grows. However, equipment and materials storage is needed for the Public Works Department and other municipal departments. The City should monitor the capacity of this facility to meet the needs of the community, and consider potential satellite facilities as needed.

### Public Safety Fire Department

The Council Bluffs Fire Department currently has five fire stations, including the department headquarters located at 200 South 4th Street. The remaining four stations are located at:

- » 30 South 27th Street (Station 2)
- » 2221 Greenview Road (Station 4)
- » 3405 South 11th Street (Station 5)
- » 1000 Oak Street (Station 6)

The stations and equipment are well-maintained and are in good physical condition. The Greenview Station was opened in 2004, and the remaining stations have all undergone major renovations within the last ten years. The water supply and distribution system is adequate for the present needs of the community. As Council Bluffs grows, the most challenging aspect is maintaining superior response times.

The Department has plans for another fire station to be built within two years, budget pending, at 23rd Avenue and South 24th Street. The intent of the proposed station is to better serve the area and to improve response times within the community. The Oak Street Station could relocate east of the current location as residential development occurs.





### Police Department

The Council Bluffs Police Department currently has three facilities within the community including the headquarters (227 South 6th Street), Southwest Iowa Training Facility (10073-192nd Street), and Southwest Iowa Narcotics Task Force. The main facility was built in 1978 and is 24,000 square feet. The department consists of 113 sworn officers, 24 non-sworn officers, and 2 part-time staff members. The department has approximately 58 vehicles.

The space needs of the main facility are not currently adequate for office space, storage, or parking. The Department has about 25 parking spaces at the public safety garage that is shared with Pottawattamie County. Following a Comprehensive Needs Study that was recently conducted, it was determined that 60,000 square feet is required for both the main facility and storage. As a result, the Department is looking at various sites in the community for a new facility.

As the department prepares for investment in a new facility, the following factors should be considered:

- » Location within the service area to ensure a high level of responsiveness;
- » Nearby transportation systems that provide direct connections to interstates, arterials, and collectors;
- » Staff and fleet needs to serve an evolving community;
- » On-going technology upgrades that ensure communication within the department and with other relevant departments; and
- » Potential tenants or uses for the old police facility should it be vacated as a result of the construction of a new facility, including other local agencies or governments.

### Pottawattamie County

Pottawattamie County currently controls multiple properties throughout Council Bluffs. No improvements or relocations are currently planned for any County facilities. The long-term focus for the County is to determine their space needs and relocating offices to updated facilities.

### County Courthouse

The Pottawattamie County Courthouse is located at 227 South 6th Street in Council Bluffs. The facility was built in 1977, is 120,000 square feet in size, and accommodates approximately 371 employees. Updates and renovations have been occurring since the relocation of the jail in 1999, but there are still improvements that are yet to be made. Due to the age of the building, ADA improvements and mechanical systems upgrades are required. The building has experienced several recent renovations, including:

- » Rehabilitation of the 5th floor, including the County Attorney Office and Juvenile Court Service;
- » Renovation of the judicial floor; and
- » On-going renovation of the 1st floor restrooms to make them ADA compliant. (Sufficient budget is in place to update the remaining restrooms on the 2nd, 3rd, and 4th floors).

Other potential future improvements include:

- » Upgrading the four courthouse elevators;
- » Updating/adding fire sprinklers, HVAC, lights, and ceiling to the basement, first, and second floors;
- » Replacing windows in the basement, 1st, and 2nd floors;
- » Adding electronic card access locks; and
- » Updating/renovating the main entry, including an ADA accessible ramp.

### Sheriff's Offices & Jail

The Pottawattamie County Jail and Sheriff's Office is located at 1400 Big Lake Road and includes a 120,000 square foot facility and two on-site storage structures. The Sheriff's Department consists of 70 administration personnel and deputies and about 100 jail deputies. The facility can accommodate 288 inmates. It also has a 911 Call Center and small office operated out of the County Courthouse. About 20 employees are at this location, which was remodeled 2-3 years ago.

The largest challenge for the Sheriff's Department is the lack of administration space. The Department is considering changes in the rank structure which would allow hiring 2-3 new people. One concern is the location of headquarters being on the river side of the secondary levee. This issue should be reviewed to ensure that the facility and other assets are protected during heavy rainfall events and flooding of the Missouri River.

### Public Parking Lots

Pottawattamie County currently owns multiple parking lots in Downtown Council Bluffs. The largest parking lot is located at the Juvenile Detention Center, 629-6th Avenue and has 193 stalls that are shared between State, County, and City employees. Additional parking lots being utilized include the parking lot to the east of the courthouse, which is shared with the Council Bluffs Police Department. Two service parking lots are located one block south of the courthouse for the County Services building at 515-5th Avenue. The County should continue to monitor their parking requirements and should identify additional locations to utilize for parking in the event that their existing locations are under consideration for redevelopment. As development occurs in the Downtown area, consideration should be given to structured parking that can meet demand on a smaller footprint.

# BLUFFS TOMORROW 2030 COMMUNITY FACILITIES PLAN

Community Facilities include the services and built elements that support private investment and local quality of life. While many of these services are provided by the City of Council Bluffs or other taxing bodies, some rely on the efforts of local not-for-profits. The Community Facilities Plan describes how the City of Council Bluffs, Pottawattamie County, local school districts, and others can continue to provide a comprehensive set of services and infrastructure that provides the foundation for a healthy and sustainable community.

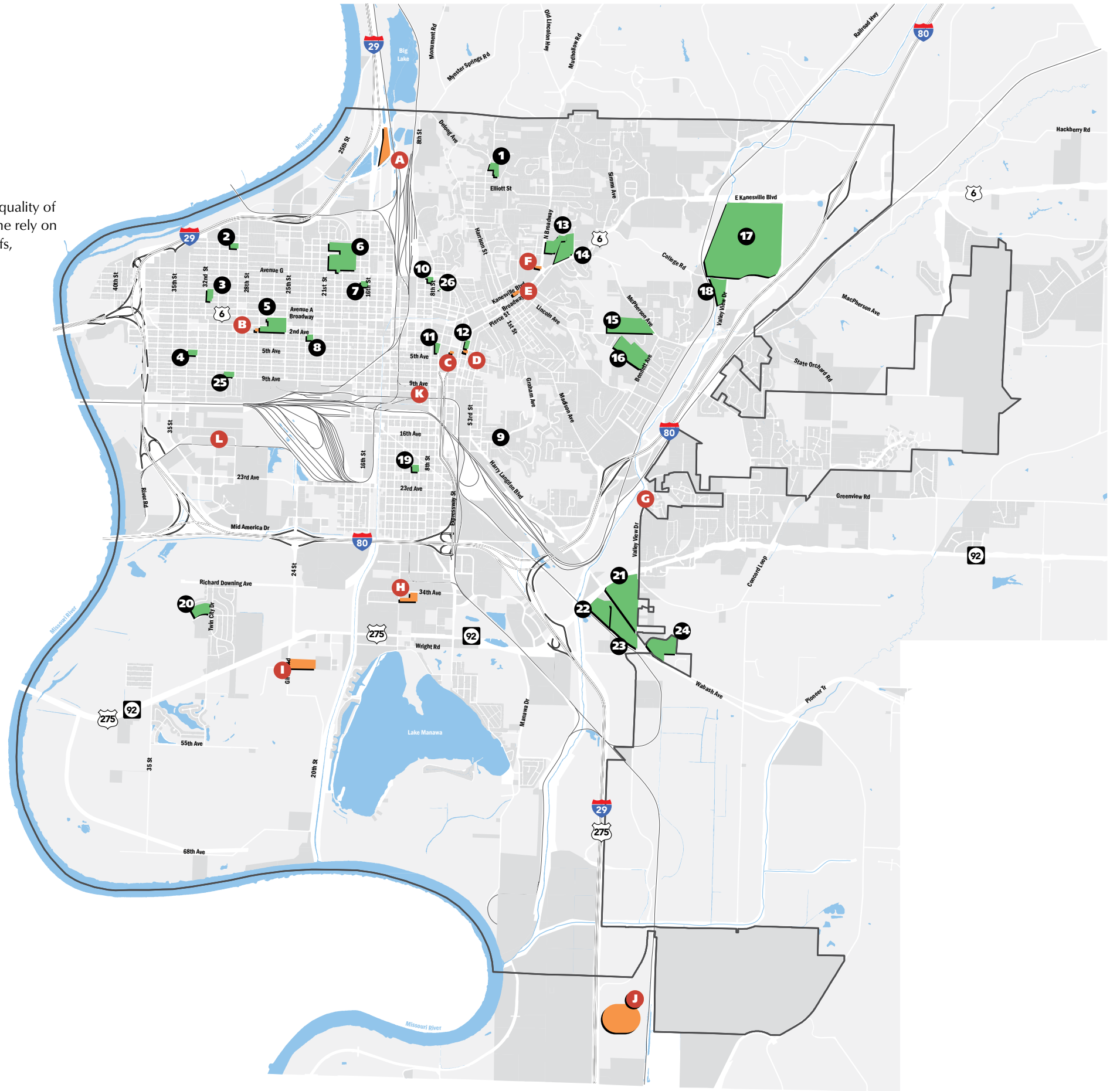
## Government Facilities

- A** County Sheriff/Jail
- B** Fire Station 2
- C** Police Department/County Courthouse
- D** City Hall/Fire Department Headquarters
- E** Department of Human Services
- F** Fire Station 6
- G** Fire Station 4
- H** Fire Station 5/Regional Training Facility
- I** Recycling Center
- J** Southwest Iowa Training Facility
- K** Public Works, Fleet Maintenance, & Building Maintenance
- L** Park Maintenance

## Schools/Educational Facilities

- 1** Lewis & Clark Elementary
- 2** Walnut Grove Elementary (to be closed)
- 3** Franklin Elementary
- 4** Rue Elementary
- 5** Thomas Jefferson High
- 6** Woodrow Wilson Middle
- 7** Roosevelt Elementary
- 8** Edison Elementary
- 9** Pusey Elementary School
- 10** Kanesville Active Learning Center
- 11** Bloomer Elementary
- 12** Public Library
- 13** Hoover Elementary
- 14** Kirn Middle
- 15** Saint Albert Catholic School
- 16** Abraham Lincoln High
- 17** Iowa Western Community College
- 18** College View Elementary
- 19** Longfellow Elementary
- 20** Kreft Primary
- 21** Iowa School for the Deaf
- 22** Lewis Central High
- 23** Lewis Central Middle
- 24** Titan Hill Intermediate
- 25** Heartland Family Service Therapeutic School
- 26** Children's Square Academic Center

- Existing Developed/Urbanized Footprint
- Rural/Undeveloped







## Education

The community of Council Bluffs benefits from a series of educational service providers that collectively meet the needs of local residents and others from throughout the region and state.

### Council Bluffs Community Schools

The Council Bluffs Community School District is comprised of twelve elementary schools, two middle schools, two high schools, two secondary program locations, the administration building, and a facility for custodial/maintenance and nutrition. The schools are meeting current enrollment of 8,950 students, and an additional 1,100 staff. Enrollment projections expect the numbers to continue to drop as they have over the last five years. The school district has renovated many facilities over the last seven years, and they still have plans to renovate six more. Two new schools have been recently built.

Athletic facilities include a shared football stadium at Wilson Elementary School. The bleachers have been recently updated, but the field and track are being considered for replacement. Each high school has two gymnasiums and updated tennis courts. Thomas Jefferson Elementary has the District's only lighted baseball field.

The School District also has four empty properties. The former Gunn Elementary School has recently been optioned to a developer that is planning on converting the facility into senior housing. The former Pusey Elementary School is currently leased to a school for special needs children. Washington Elementary was vacated in December 2012, and the 9th Avenue School property is currently being leased to the Army Reserves.

The condition of many of the facilities is not adequate. Two of the twelve elementary schools, both middle schools, one of the secondary program locations, and the administration building are in need of major renovations and updates. The school district recently completed a Master Plan that recommends the closure of Walnut Grove Elementary School in May of 2014. Students in this area would be relocated to surrounding schools. The plan also proposes consideration of the expansion of Franklin Elementary School and Lewis and Clark Elementary School. When funds are available, the district also plans to invest in the renovation of two middle schools.

Tinley School is currently being used as an alternative high school. The future use of this facility may be influenced by other closures or improvements throughout the community.

### Adaptive Re-Use

As described in Chapter 5: Land Use Plan, Council Bluffs Community Schools is considering the closure of some facilities due to changes in population and enrollment. As facilities are vacated, the City should work with the School District to identify appropriate potential uses that could most easily retrofit or redevelop former school structures. Consideration should be given to the potential impacts and benefits to surrounding residential areas, especially related to:

- » Potential new open space or community-oriented uses;
- » Necessary infrastructure or services to support new uses; and
- » Traffic and parking caused by new uses.

### Lewis Central Community Schools

The Lewis Central Community School District has five facilities that include Lewis Central High School, Lewis Central Middle School, Titan Hill Intermediate, Kreft Primary School, and an administration office facility. An additional transportation facility is located at 1600 East South Omaha Bridge Road. The total student population in the school district is between 3,200 and 3,300 students. Staff members are comprised of 12 administration staff members and about 225 teachers and counselors.

Schools are at or near capacity and are in good condition. The high school was built in 2001 and the middle school was completely renovated in 2005. Titan Hill Intermediate is about six years old, and Kreft Primary was completely renovated two years ago. Construction was completed in 2012 on the new administration headquarters. The transportation facility houses 25 buses.

The school district owns 26-acres of land off of Franklin Avenue that is currently being discussed as a possible new site for an elementary school. Other future issues and needs include technology upgrades as new and improved methods become available, and balancing budget availability with necessary updates. The District should continue to monitor population trends in new growth areas, and determine the impacts on needed facilities. The District may consider purchasing and reserving land in areas that may experience residential growth.





### St. Albert's Catholic School

St. Albert's Catholic School is located at 400 Gleason Ave and has a campus that covers about 35-acres in total. Five acres of the property are occupied by buildings that provide care and education for about 800 children ages 6 weeks through 12th grade. There are 210 full-time and part-time employees, not including seasonal and temporary positions.

Facilities overall are in excellent condition and space is adequate for the current capacity of students. The core of the school was built in 1963, with a new gymnasium added in 1988. A new science and music wing was added in 1995. In 2000, an elementary art, band, music, and library wing was added, following a brand new elementary wing in 2008. Within the next 5-10 years, the HVAC in the original portion of the school will need to be replaced.

The primary issue or concern is the traffic issues on Gleason Ave. Council Bluffs reconstructed the street in the mid 1990's, but there has been a significant increase in drop-off traffic in the last ten years. This has created issues for traffic flow, and the poor lighting along the street is problematic for the many nightly activities that occur at the school.

### Iowa School for the Deaf

The Iowa School for the Deaf campus is located at 3501 Harry Langdon Boulevard. In addition to the main 45-acre campus, the School also owns 58 acres across the highway that is currently leased out for agricultural use. Most of the buildings on the main campus were built in the early to mid 1900's for a larger student population. The current capacity of the school is more than adequate for the current enrollment of approximately 110 students, and a total of 140 staff members. Campus buildings include:

- » High school building with a new science center update
- » Elementary school building
- » Administration building with dormitories and health center
- » Careers building
- » Lied Multipurpose Complex
- » Power plant
- » Storage barn
- » Apartment building with four units
- » Three houses, and
- » Garage that houses 20 school vehicles.

Planned upgrades include renovating the boys' dormitory and upgrading the HVAC and water chillers. The School also has a long-term plan to expand state-wide. The State of Iowa could have five regional locations, with the Council Bluffs location being the centralized administration facility.

### Iowa Western Community College

The Iowa Western Community College facilities are located on 285 acres and include more than 1 million square feet of building space, 1 million square feet of roads/parking, and 1,350 beds for student housing. The student population is between 7,300 and 7,400, including 3,500 full time students. There are approximately 1,000 staff members in total. The facilities on campus are all adequate in terms of space and condition. Most academic buildings on campus have been updated or renovated within the last fifteen years.

Student housing is the current focus for the College. Currently, 315 beds are housed in a 5-story, traditional dorm that was built in 1984. There is a plan to update this facility by replacing furniture, renovating bathrooms, and making improvements to the HVAC system. A six-building apartment complex contains 192 beds and was constructed in the mid 1970's. The remaining beds are in suite style housing which began in 2004. When that project is completed, there will be a total of 864 beds.

The College has received a \$22.5 Million bond for the design of a new technology building. The facility will be between 70,000 and 80,000 square feet and is expected to move forward to construction in late fall 2013 or early spring 2014. Additionally, major renovations of the main road, through campus, are expected to be made in the near future.

### Education Recommendations

There are several actions that can be taken to enhance the quality and efficiency of local education. However, it should be noted that implementing these actions will require coordination and/or agreements among other agencies, districts, or taxing bodies. Potential actions include:

- » Coordinating among Council Bluffs Community School District and Lewis Central Community Schools to provide efficient and comprehensive education services and programs;
- » On-going monitoring of demographic and population trends to proactively address changes that may require new or expanded facilities;
- » Coordinating of the educational curriculum among early education providers, school districts, and colleges; and
- » Coordinating with school districts regarding the reuse of empty facilities.

## Health Care

Council Bluffs benefits from several local health care providers that offer a wide range of general and specialty services. The City should continue to work closely with local health care providers to ensure they are able to meet the demands of the region's population. As baby-boomers reach retirement age, it is expected that the demand for healthcare facilities will increase. Health care providers and the City should establish development plans that identify land needs, infrastructure improvements, and access needs that will provide the foundation for future development.

### Jennie Edmundson

Jennie Edmundson Hospital was established in 1886 by a group of church women who were known as the "faith band." The hospital has been on the existing site at 933 East Pierce Street since 1907. It is the oldest organization within the Methodist Health System. The facility is a 255-bed regional health center with 464 full-time employees, nearly 250 part-time staff members, and 255 physicians representing more than twenty medical specialties. Jennie Edmundson also owns two other facilities in the community. The facility at 3434 West Broadway is a medical office building currently being leased out to a physical therapist clinic. The second medical office building is Methodist Physicians Clinic at 1001 Risen Son Boulevard. Both facilities are one-story structures with an estimated 10,000 square feet of space.

The main campus has numerous programs including oncology, cardiology, women's services, behavioral health, sports medicine, rehabilitative services, occupational health, and orthopedics. Advanced technology includes CT scanning, open MRI, a new cardiac cath lab, stereotactic breast-imaging monitor, and linear accelerator for radiation treatment of cancer. The Methodist Jennie Edmundson Cancer Center program certified by the American College of Surgeons, is the only accredited cancer center in southwest Iowa. The hospital is a premier provider of maternal/child health services in the region, and welcomes more than 500 babies into the world each year.

The core of the hospital building is five-stories. Additional wings and facilities have been added throughout the years as growth and demand required. The Acute Care Hospital on the site is equipped with a new Intensive Care Unit and a new Labor/Delivery facility. The 201 Building and Lynn Pavilion provide additional medical office space. The last major renovation was during the 2001-2004 time period, creating a new medical office building.

Future goals and needs include expansion due to the growth of certain programs requiring additional space. The extent and timing of the expansion has not yet been determined. Parking for the proposed expansion is a significant issue. Consideration is being given to remodeling the existing facilities within the next ten years. Additional concerns include an outmigration of a significant percentage of the Council Bluffs community to Omaha and the potential exit of a large percentage of the nursing staff in the near future due to retirements.

### Mercy Hospital

Alegent Health/Mercy Hospital is located at 800 Mercy Drive. The facility is a 284-bed acute care facility, and a 40-bed mental health facility. The hospital employs 576 full-time employees, 156 full-time RNs, and 120 active physicians. The hospital was built in 1971 and underwent an extensive remodeling in 2000. Two additional medical office buildings located on the site were also built in the 1970's. Three additional Primary Care Facilities are located at in Council Bluffs at 715 Harmony Street, 1751 Madison Ave, and 2201 West Broadway. There are approximately 150 employees at the three facilities in total. The approximate size of the physicians' offices off of the main campus is 10,000 square feet. The Madison Ave facility was renovated within the last fifteen years. A new building has been constructed at the intersection of 31st Street and West Broadway. This new facility would replace the location at 2201 West Broadway and be approximately 28,000 square feet in size.

Two areas are currently being considered for expansion; the emergency room services and clinic space. Any expansion or long-term renovation plans would focus on those two areas of growth. Currently, the hospital is following a five year Capital Improvements Plan for upgrades and expansion plans.

## Social Service Providers

Various social service providers are an important part of the Council Bluffs community and assist elderly, disadvantaged, homeless, and other critical populations. The City should coordinate services and maintain an open dialogue with these organizations and service providers to ensure the needs of residents are being addressed. Some of the most visible organizations include the following:

**Children's Square USA** – Serves the needs of children and families by teaching life skills and values that enhance overall well being.

**Phoenix House Domestic Violence Shelter and Services** – Provides a confidential shelter, 24-hour crisis line, legal advocacy, hospital response, and educational and support groups for victims of domestic violence.

**Charles E. Lakin Human Services Campus** – The American Red Cross, Boys & Girls Club, Heartland Family Service, MICAH House, and the Salvation Army came together and formed a unified campus that serves the area's most vulnerable residents. These organizations working collaboratively have been able to provide increased and improved comprehensive services to area residents in need and have saved them money on their operations and maintenance which can then be put back into their respective programs.

**League of Human Dignity** – An organization of people concerned about the rights and quality of life for people with disabilities. They work towards independent living for people who have disabilities.

**New Visions Homeless Services (MOHM'S Place)** – Provides emergency shelter, transitional housing, meals, and other services to the local homeless and hungry population.

The City should continue to coordinate with these and all local not-for-profits on the provision of community services. The City should assess ways that services can be provided more efficiently through identifying and eliminating redundancy, enhancing communication, and establishing clear protocol for referring residents to specific services through a central resource.





## Infrastructure

The City of Council Bluffs includes several agencies and organizations that provide infrastructure for community residents and business owners. Services discussed in this section include streets, water and sewer, flood infrastructure and several of the local utilities. These services provide quality of life for the existing population while providing opportunities for expansion and the support of new development. Along with the potential expansion of services, the existing system must be operated and maintained to continue adequate service to all.

### Streets

Council Bluffs Public Works provides the operation and maintenance of the streets within the city limits. This includes street maintenance, traffic signals and street lighting as well as providing the engineering and funding for the expansion of streets within the city limits. Additional information regarding Streets can be found in the Transportation section of this report.

### Water and Sewer

These services are provided primarily by two local agencies, Council Bluffs Water Works and the Council Bluffs Public Works Department. These two agencies have existing systems in place to service the existing population and also are responsible for service expansion and routine maintenance of these systems.

### Water Purification and Distribution

Council Bluffs Water Works provides potable water to the City of Council Bluffs to meet all the domestic, industrial and fire protection needs. Water treatment is provided by two plants, the Narrows Purification Plant and the newly completed Council Point plant. The Narrows plant provides 10 million gallons a day (MGD) and was constructed in 1950. Regular repair and maintenance is necessary on the Narrows plant due to the age of the facility. The recent completion of the Council Point plant provides an initial capacity of 5 MGD with the ability to expand to 10 MGD.

The supporting water distribution system includes water mains, valves, fire hydrants, pump stations, and storage reservoirs. A substantial portion of the water infrastructure has aged to the point of replacement. Water mains are being replaced in conjunction with street and sewer projects. An overall inventory to assess the system condition and to create a replacement program for these facilities is recommended. Other water system strategies and plans that could be considered include:

- » Creating a memorandum of understanding with Council Bluffs Water Works regarding the capacity of the water distribution system and the footprint of service, making sure that service areas are closely coordinated with future land use and development objectives
- » Collaborating in the pursuit of grant funding for projects that will have multi-faceted benefits for infrastructure and municipal services

### Stormwater Collection

The Council Bluffs Public Works Department is responsible for the collection and management of stormwater for the City. The existing system includes 11 storm sewer pump stations and over 120 miles of storm sewers, with age and capacity being an issue. The City does not currently have a program to proactively upgrade or replace this system, but should institute such a plan. This plan should identify the ages of various system components and establish a systematic replacement strategy to be proactive and reduce the high cost of potential emergency replacement.

One potential consideration is the creation of a stormwater utility. This would provide an entity separate from the City to manage and expand the stormwater system. In addition to specific capital projects, the City should assess the benefits of this organizational strategy.

A major concern in the near future is the need to reconstruct the walled portion of the Indian Creek channel that was originally built in the 1930s. A full evaluation of this channel should be completed, and a funding mechanism and schedule should be identified. To complement these investments in stormwater infrastructure, the City should consider requiring or incentivizing the following approaches to minimize the demand on stormwater collection and distribution systems:

- » Require new development to include attractive on-site detention areas;
- » Increase the amount of pervious surfaces through permeable pavers, native landscape areas, green roofs, and other techniques that retain water on-site and restore natural aquifers; and
- » Encourage the use of rain barrels, cisterns, and other stormwater collectors for on-site use.









# BLUFFS TOMORROW 2030 INFRASTRUCTURE PLAN



The City of Council Bluffs includes several agencies and organizations that provide infrastructure for residents and business owners. Services discussed in the Infrastructure Plan include streets, water and sewer, flood infrastructure and several of the local utilities. These services provide quality of life for the existing population while providing opportunities for expansion and the support of new development.

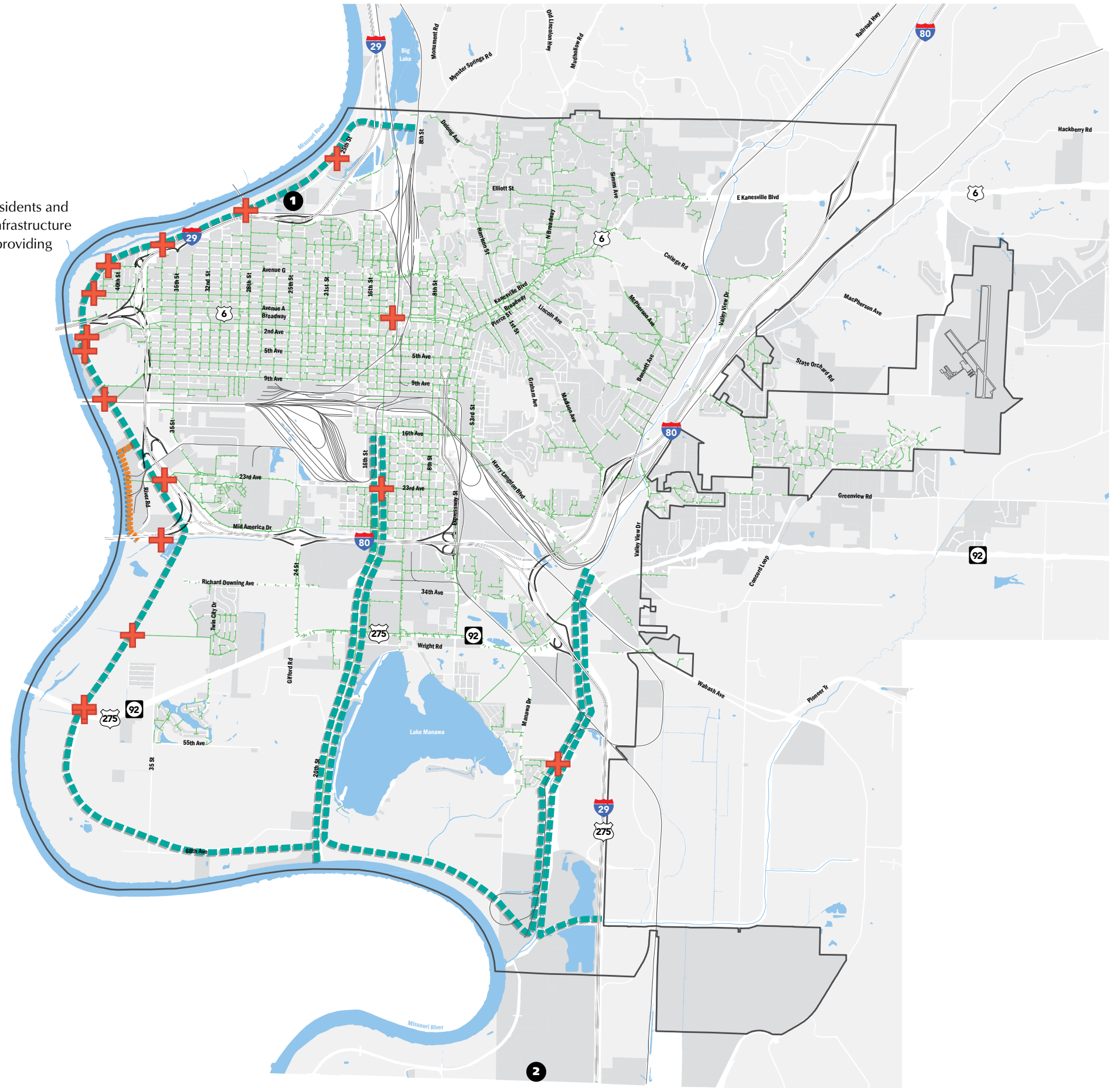
The recommendations of this Plan consider the impacts of future growth, and identify strategies to ensure that infrastructure expansion is done in a cost-effective way. They also aim to mitigate the impacts of future flooding in order to preserve public and private investment in housing, commerce, industry, and recreation.

## Infrastructure Legend

-  Federal Levee
-  Industrial Park Levee
-  Storm Water Pipe
-  Storm Water Pump Station
-  Council Bluffs Water Works
-  Water Pollution Control Plant

## Anticipated Growth Areas

-  Existing Developed/Urbanized Footprint
-  Rural/Undeveloped





## Sewer Collection and Treatment

The Council Bluffs Public Works Department is responsible for the collection and treatment of sanitary sewage for the City. The Water Pollution Control Plant (WPCP) was constructed in the early 1970s and has benefitted from recent upgrades including plant expansion and secondary treatment upgrades. Projects are also regularly undertaken to address aging equipment and processes to continue to meet the regulatory requirements governing water quality issues.

The WPCP is supported by 19 sanitary lift stations and over 200 miles of sanitary sewers. Most of these sewers are over 50 years old and there is no replacement program in place. Recent flooding events showed that pipes rehabilitated with new pipe lining worked well, which suggests that this be the primary method of pipe rehabilitation. Other projects or policies that should be considered include:

- » Creating and funding a repair and replacement program to address the aging pipe infrastructure;
- » Looking for opportunities to infill areas within the City that are not sewered, most likely with a private developer as a partner;
- » Closely coordinating the installation of sanitary sewer systems with other infrastructure improvements in order to guide development to desired portions of the community; and
- » Considering the extension of sanitary sewer services to priority development areas, including I-80/Hwy 6, the Council Bluffs Municipal Airport, Southlands, and others.

## Flood Infrastructure

Flood Management in Council Bluffs is primarily handled by the existing levee systems along the Missouri River, Indian Creek, and Mosquito Creek. The federal levee system was originally built by the United States Corps of Engineers (USACE), and a private levee was originally constructed for the Council Bluffs Industrial Foundation. The system includes approximately 28 miles of federal levee, approximately one mile of a private industrial levee, and associated supporting infrastructure. This system provides flood risk reduction for the majority of the City of Council Bluffs.

### Maintenance and Accreditation

The Council Bluffs Public Works Department owns and operates the federal levee system and is responsible for evaluation, emergency repair, mowing, weed control, tree maintenance, relief well maintenance and debris removal. The private property owners are responsible for the same operations and maintenance procedures for the private levee.

The levee is currently shown on the Flood Insurance Rate Maps (FIRMs) as being accredited for providing flood risk reduction to the base flood. Currently the levee systems are being evaluated against accreditation criteria. The draft evaluation was completed in May 2013 with the final evaluation pending. The City should evaluate and prioritize improvement projects necessary for the levee to meet the accreditation criteria.

If the levee system does not remain accredited, it will be evaluated using a new approach under development by FEMA. De-accreditation of the levee will result in additional flood insurance requirements and development limitations landward of the levee (which includes substantial portions of the City and the Downtown area).

The recent high water event in 2011 demonstrated the need for a buffer zone on the landward side of the levee for flood fighting efforts and levee system maintenance. Additional evaluation of certain areas prone to ponding during high water events should be identified and included in a plan that restricts development in those areas. In order to ensure that these areas do not include development with significant risk of property damage, the City should consider acquiring key properties and developing them as open space, environmental corridors, trails, or other flood-averse uses.

## Telecommunications and Data Infrastructure

Existing utilities include telecommunications and data infrastructure for the extents of the city footprint. These services are considered critical infrastructure in providing quality of life for the citizens of Council Bluffs. Business expansion and the attraction of high quality developments also hinge on the availability of these services.

### Service Providers

Council Bluffs is served by two primary carriers for these services: CenturyLink and Cox Communications. CenturyLink states that they are the third largest telecommunications company in the United States. They provide cloud infrastructure, hosted IT solutions as well as data, voice and managed services for local, national and some international markets using fiber-optic network and multiple data centers. Cox Communications states that they are the third-largest cable entertainment and broadband services provider in the country. They bundle television, internet and telephone services together for their customers.

## Role in Economic Development

The availability of telecommunications and data infrastructure is an important site selection criterion for industry. Strengthening the existing system and providing for orderly expansion should be a cooperative effort between the service providers and those involved with economic development. The service providers should be recognized as economic development partners when defining and evaluating targeted growth industries and expansion areas for the city. These services should be evaluated to identify ways to attract and maintain quality developments for the local and regional community.

The City should ensure that telecommunications and data service providers are part of a collaborative effort in implementing plans related to economic development. This effort should include various City departments, local economic development and business development entities, colleges and universities, existing businesses, and others who work collectively to attract high-quality and innovative industry to Council Bluffs.