



**City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting August 24, 2026, 7:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

AGENDA

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. CITIZENS REQUEST TO BE HEARD

4. CONSENT AGENDA

- A. Approval of Agenda and live streamed recordings of these proceedings to be incorporated into the official minutes
- B. Reading, correction and approval of the August 10, 2026 City Council Meeting Minutes.
- C. Ordinance 6695
Ordinance to amend the zoning map as adopted by reference in section 15.27.020, and setting a Public Hearing for September 14, 2026 at 7:00 p.m. by rezoning property legally described as Lots 4 through 6, Block 7, Beers Subdivision from R-3/Low Density Multi-Family Residential District to C-2/Commercial District, as defined in chapter 15.15. Location: 1604 Avenue B Case #ZC-26-004
- D. Resolution 26-279
Resolution accepting the work of Dostals Construction, Inc. as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Trolley Park Playground Improvements, Project R26-06.
- E. Resolution 26-280
Resolution setting a Public Hearing for September 14, 2026 at 7:00 p.m.; on adoption of a proposed Revenue Purpose Statement regarding the use of revenue from a proposed Electric Franchise fee increase
- F. Resolution 26-281
Resolution setting a public hearing on proposed Ordinance granting MidAmerican Energy company an Electric Franchise and imposing franchise fees
- G. Resolution 26-282
Resolution setting a Public Hearing on proposed Ordinance granting Black Hills/Iowa Gas Utility Company, LLC d/b/a Black Hills Energy a natural gas franchise and imposing franchise fees

- H. Resolution 26-283
Resolution setting a Public Hearing on a proposed Revenue Purpose Statement regarding revenues from a proposed natural gas franchise fee increase from Black Hills/Iowa Gas Utility Company, LLC d/b/a Black Hills Energy.
- I. Mayor's Appointments; Jesse Skudler to the Zoning Board of Adjustments; Kerrie Snyder to the Civil Service Commission; Emily Pedersen to the Library Board of Trustees; Kristen Brocker to the Community Development Advisory Committee; and Craig Carlsen to the Arena & Convention Center Commission.
- J. City of Council Bluffs June 2026 Financials
- K. Right of Redemption

5. PUBLIC HEARINGS

- A. Resolution 26-284
Resolution authorizing the Mayor to initiate the Recreation Complex Storage Building, Project R27-03 by issuing a bid for the project.

6. ORDINANCES ON 1ST READING

- A. Ordinance 6696
Ordinance to amend Chapter 4.20 Animal Control of the 2025 Council Bluffs Municipal Code by amending Section 4.20.083 "Potentially Dangerous Dog Designation", Section 4.20.084 "Dangerous Dog Designation" and Section 4.12.110 "Regulation of Keeping of Dangerous Animals".
- B. Ordinance 6697
Ordinance providing that general property taxes levied and collected each year on certain property located within the East Manawa Drive Housing Urban Renewal Area, in the City of Council Bluffs, County of Pottawattamie, State of Iowa, by and for the benefit of the State of Iowa, City of Council Bluffs, County of Pottawattamie, Lewis Central Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the East Manawa Drive Housing Urban Renewal Area (2026 parcels).
- C. Ordinance 6698
Ordinance to amend Chapter 4.20 Animal Control of the 2025 Council Bluffs Municipal Code by repealing 4.20.090 "Keeping of Dangerous Animals Prohibited" and amending and retitling Section 4.20.100 to now be known as "Keeping of Dangerous Animals Prohibited; Exceptions".

7. RESOLUTIONS

- A. Resolutions 26-285A and Resolution 26-285B
 - A) Resolution Appointing UMB Bank, N.A. of West Des Moines, Iowa to Serve as Paying Agent, Bond Registrar, and Transfer Agent, Approving the Payment Agent and Bond Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement.
 - B) Resolution authorizing and providing for the issuance of \$6,450,000 General Obligation Bonds, Series 2026A, and amending the levy of taxes to pay the Bonds; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate.

- B. Resolutions 26-286A and Resolution 26-286B
 - A) Resolution Appointing Paying Agent, Bond Registrar, and Transfer Agent, Approving the Paying Agent and Bond Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement
 - B) Resolution authorizing and providing for the issuance of \$2,980,000 Taxable General Obligation Bonds Series 2026B, and amending the levy of taxes to pay the Bonds; Approval of the Continuing Disclosure Certificate
- C. Resolution 26-287
Resolution certifying the FY2026 water, sewer, and refuse collection lien schedule for nonpayment to the County Treasurer to be assessed against the owner's property.
- D. Resolution 26-288
Resolution approving and authorizing execution of a memorandum of understanding between the Council Bluffs Airport Authority and the City of Council Bluffs.
- E. Resolution 26-289
Resolution authorizing a settlement agreement, joint direction for payment, and release of claim among the City of Council Bluffs, United Utilities, LLC, and Thiele Geotech, Inc.
- F. Resolution 26-290
Resolution authorizing the Mayor to submit a HUD Healthy Homes Production Grant Program application and execute any related contracts with HUD upon award of funds.
- G. Resolution 26-291
Resolution abolishing the Chief of Staff position within the Mayor's office
- H. Resolution 26-292
Resolution authorizing the Mayor and City Clerk to execute an agreement with JEO Consulting Group, Inc. for the Indian Creek Channel Rehabilitation Study. Project #PW27-06
- I. Resolution 26-293
Resolution authorizing execution of a grant agreement for the Council Bluffs Police Department through the High Intensity Drug Trafficking Areas (HIDTA) Federal Greater Omaha Safe Streets Task Force (GOSSTF).

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS

- A. Liquor Licenses
 - 1. Bluff Stop, 701 16th Ave
 - 2. Broadway - Mega Saver, 3540 W Broadway
 - 3. CB Farmer's Market (Winetime), 100 Pearl St
 - 4. Council Bluffs Travel Center, 3210 S 7th St
 - 5. Hooters, 2910 23rd Ave
 - 6. Hy-Vee Fast & Fresh #1, 21 S 25th St
 - 7. Lipstix, 1501 N 16th St
 - 8. Napoli's Italian Restaurant, 157 W Broadway
 - 9. Primo's Mexican Restaurant, 930 5th Ave
 - 10. The Landing - A&A Mobile Bar, 6865 Gifford Rd
 - 11. Village Inn, 1906 Rue St

- B. Retail Cigarette/Tobacco/Nicotine/Vapor Permit - 1 (NEW)
- C. Device Retailer Permit - 1 (NEW)
- D. Special Event Permit Application
 - 1. Creekside Church Celebration 9/6/2026 (Fireworks)
 - 2. EMA Preparedness Fair 9/17/2026 (Road Closure)

9. CITY COUNCIL ACTION ITEMS

10. OTHER BUSINESS

11. ADJOURNMENT

DISCLAIMER: If you plan on attending this meeting and require assistance please notify the City Clerk's Office at (712) 890-5261, at least 3 days prior to meeting.