City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting January 26, 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 January 12, 2026 City Council Meeting Minutes.

   C. Resolution 26-14
   Resolution setting dates of a consultation and a public hearing on a proposed 2026 Amendment to the West Broadway Urban Renewal Plan in the City of Council Bluffs, State of Iowa. URN-26-001

   D. Resolution 26-15
   Resolution of intent and setting a public hearing for February 9, 2026 at 7:00 p.m. to release a 20-foot-wide permanent and perpetual utility easement over the vacated east/west alley in Block 14, Hughes & Doniphan's Addition, lying between the west line of Lots 13 and 20 of said Block 14 to the westerly right-of-way line of the South Expressway; and to release a 12 foot-wide permanent and perpetual utility easement over the vacated westerly north/south alley in Block 14, Hughes & Doniphan's Addition, lying between the north line of Lot 13 of said Block 14 projected to bisect the vacated east/west alley in said Block 14 to the North line of former Wabash Railroad right-of-way crossing Lots 13 and 15 of said Block 14. Location: Undeveloped land lying west of the South Expressway, south of 21st Avenue, and east of South 6th Street. MIS-25-008

   E. November 2025 City Financials

   F. Claims

5. PUBLIC HEARINGS

A. Ordinance 6664
Ordinance to amend the zoning map as adopted by reference in section 15.27.020 by rezoning property legally described as Lots 1 through 14, Iowa Western Community College Subdivision, except that part of Lots 1 through 3 and Lots 5 through 7 deeded to the City of Council Bluffs for College Road right-of-way, from a mixture of A-2/Parks, Estates and Agricultural District and R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District, as defined in Chapter 15.13. Location: 2700 College Road. ZC-25-007

B. Ordinance 6665
Ordinance to amend the zoning map adopted by reference in section 15.27.020 by appending a PR-1/Planned Residential Overlay for a 164-unit multi-family development to be known as Hillside Apartments on properties legally described as Lots 1 and 2, Bethany Lutheran Home and part of Lots 3 and 4, Auditor's Subdivision of the SE 1/4 NW 1/4 of Section 19-75-43, as set forth and defined in Chapter 15.28. Location: Undeveloped land located west of North Broadway St. and south of 2444 North Broadway St. PR-25-006

C. Ordinance 6666
Ordinance to amend the zoning map as adopted by reference in section 15.27.020 by rezoning properties legally described as Lot 1, Bethany Lutheran home and part of Lots 3 and 4, Auditor's Subdivision of the SE 1/4 NW 1/4 of section 19-75-43, from R-1/Single-Family Residential District to R-3/Low Density Multifamily Residential District as defined in Chapter 15.10. Location: Undeveloped land located west of North Broadway St. and south of 2444 North Broadway St. ZC-25-009

D. Ordinance 6667
Ordinance to amend the zoning map as adopted by reference in section 15.27.020 by rezoning property legally described as part of Lots 2 and 3, Auditor's Subdivision of the NW1/4 NW1/4 of section 29-75-43 (being more particularly described in the case staff report) from R-1/Single-Family Residential District to R-3/Low Density Multifamily Residential District, as defined in Chapter 15.10. Location: 280 College Road. ZC-25-008

E. Resolution 26-16
Resolution approving the plans and specifications in connection with the Pavement Resurfacing. Project # PW26-03

6. ORDINANCES ON 2ND READING

A. Ordinance 6668
Ordinance to amend Title 3, Business Regulations and Licenses, Chapter 3.12 "Alarm Systems", of the 2025 Municipal Code of Council Bluffs, Iowa, by amending Sections 3.12.030 "Alarm System Registration Required", 3.12.040 "Registration Application Fee - Termination and Renewal", 3.12.050 "Current Information, Term of Registration and Renewal"; repealing Section 3.12.080 "False Alarm Fees"; amending and renumbering Sections 3.12.090 "Suspension or Revocation of License or Permit" and 3.12.100 "Appeal Procedure" and renumbering Sections 3.12.110 "Notices" and 3.12.110 "Penalty."

7. RESOLUTIONS

A. Resolution 26-13 (Continued from 1-12-26)
Resolution authorizing the Mayor to execute a contract with Shockey Consulting for planning consulting services to prepare a 2050 Comprehensive Plan and Downtown Master Plan. MIS-25-004

B. Resolution 26-17
A Resolution to create a new "Deputy City Attorney" position within the Legal Department and confirming the appointment of Whitney Jacque to said position.

C. Resolution 26-18
Resolution authorizing a Joint Right-of-Way Maintenance Agreement with Pottawattamie County, for roadways near corporation limits.

D. Resolution 26-19
Resolution approving the vacation of recorded plats known as Whispering Oaks Phase V (Plat #1 and Plat #2)

E. Resolution 26-20
Resolution authorizing re-execution of the Title VI Non-Discrimination Agreement with the Iowa Department of Transportation due to mayoral transition

F. Resolution 26-21
Resolution authorizing settlement authority for the City Attorney, Deputy City Attorney, and the Assistant City Attorney II.

G. Resolution 26-22
Resolution authorizing the City Clerk to certify assessments against properties to the Pottawattamie County Treasurer for unreimbursed costs incurred by the City for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.

H. Resolution 26-23
Resolution adopting a site-specific development plan on property legally described as Lots 1 through 14, Iowa Western Community College Subdivision, except that part of Lots 1 through 3 and Lots 5 through 7 deeded to the City of Council Bluffs for College Road Right-of-Way, for the Iowa Western Community College campus. Location: 2700 College Road MIS-25-006

I. Resolution 26-24
Resolution approving the 2025-2027 Home Investment Partnerships Program Consortium Cooperation Agreement by and between the City of Council Bluffs and the City of Omaha.

J. Resolution 26-25
Resolution approving the HOME & HOME-ARP agreements to fund the Spin Lofts Project located at 21st Avenue and 6th Street.

K. Resolution 26-26
Resolution to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan), specifically by reclassifying properties legally described as Lots 1 and 2, Bethany Lutheran Home and part of Lots 3 and 4, Auditor's Subdivision of the SE1/4 NW1/4 of Section 19-75-43, from Rural Residential/Agriculture with Loess Hills Preservation Area to High Density Residential with Loess Hills Preservation Area. Location: Undeveloped land located west of North Broadway St. and south of 2444 North Broadway St. CP-25-002

L. Resolution 26-27
Resolution to adopt the associated PR-1/Planned Residential Development Plan for a 164-unit multi-family development to be known as Hillside Apartments on properties legally described as Lots 1 and 2, Bethany Lutheran Home and part of Lots 3 and 4, Auditor's Subdivision of the SE1/4 NW1/4 of section 19-75-4. Location: Undeveloped land located west of North Broadway St. and south of 2444 North Broadway St. PR-25-006

M. Resolution 26-28
Resolution authorizing the Mayor to execute an agreement for the consent to subdivision and petition for voluntary annexation of land legally described as Parcel 25150, Parcel 25151, and Parcel 25152 of the NW1/4 SW1/4 of Section 12-74-43, Lewis Township. Location: 14435 and 14511 230th Street. MIS-25-007

N. Resolution 26-29
Resolution confirming the appointment of Brenda Norton as the City's representative to engage in collective bargaining negotiations with the Communication Workers of America - Clerical and Technical Employees.

O. Resolution 26-30
Resolution confirming the appointment of Brenda Norton as the City's representative to engage in collective bargaining negotiations with the Council Bluffs Association of Professional Firefighters Local 15.

P. Resolution 26-31
Resolution authorizing City Council to appoint a new City Council member to fill the current vacancy

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor License Renewals
1. 3rd Base Bar And Grill, 800 N. 8th St.
2. Ameristar Casino Council Bluffs, 2200 River Rd.
3. Andrews Lounge, 1210 N. 25th St.
4. Glory Days, 104-106 West Broadway
5. Holiday Inn Hotel & Suites, 2202 River Rd.
6. Home Team Cookout, 3150 24th Ave.
7. I-80 Liquor, 2411 S 24th St. Ste. 1
8. Speedy Gas N Shop, 430 S 35th St. Ste. 1
9. Squirrel Cage Jail, 226 Pearl St.
10. St. Patrick's Catholic Church, 4 Valley View Dr.
11. Target Store, 3804 Metro Dr.
12. The BLK Squirrel, 154 W. Broadway

B. Retail Tobacco Permit - Renewal (1)

9. OTHER BUSINESS

10. 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.