# City Council Agenda, City of Council Bluffs, Iowa
# Council Regular Meeting September 22, 2025, 7:00 PM
# Council Chambers, 2nd Floor, City Hall
# 209 Pearl Street

## AGENDA

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **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 25, 2025 and September 8, 2025 City Council meeting minutes and the September 9, 2025 Special City Council Meeting minutes
   - C. Resolution 25-235
     Resolution authorizing transfer between finds under Iowa Code 545-2 For FY25
   - D. Resolution 25-236
     Resolution fixing date for a public hearing on the proposal to enter into a development agreement with KCI Council Bluffs Land, LLC, and providing for publication of notice thereof. Location: Generally located at the northeast corner of Kanesville Boulevard and I-80.
   - E. Resolution 25-237
     Resolution authorizing transfers between funds under Iowa Code 545-2 FY26
   - F. July 2025 Financial Reports
   - G. Claim
4. **PUBLIC HEARINGS**
   - A. Resolution 25-238
     Resolution approving the plans, specifications, form of contract, and cost estimate for the East Ridge Drive Sanitary Manhole Reconstruction. Project # PW25-25
   - B. Resolution 25-239
     Resolution granting final plat approval of one-lot subdivision to be known as West End Roost, being a replat of Block 12, Bryant and Clark's Subdivision, along with the vacated alley adjoining. Location: Undeveloped land lying south of 1st Avenue, between South 28th Street and South 29th Street. SUB-25-009

C. Resolution 25-240
Resolution authorizing the Mayor to execute a Non-Exclusive Public Right-of-Way Agreement with Unite Private Networks, LLC, doing business as Segra to install, maintain, operate and control a fiber optic infrastructure network in public rights-of-way.

**5. RESOLUTIONS**

A. Resolution 25-241
Resolution authorizing the Mayor to execute an agreement with JEO Consulting Group, Inc. for engineering services in connection with the Valley View Intersection Improvements Project. Project # PW26-08

B. Resolution 25-242
Resolution creating one new full-time Electrician/Controls Technician position within the Public Works Department.

C. Resolution 25-243
Resolution accepting the bid of Carley Construction., LLC for the 2600 Block Alley between West Broadway and Avenue A Sanitary Sewer Reconstruction. Project # PW25-26

D. Resolution 25-244
Resolution granting preliminary plan approval of a 74-lot residential subdivision on a parcel of land legally described as being a portion of the NW 1/4 of the SW 1/4 and a portion of the NW 1/4 of the SE 1/4 of Section 33-75-43, to be known as “Steven Ridge Subdivision”. Location: Undeveloped land lying north of 1375 and 1378 Chestnut Drive. SUB-25-007

E. Resolution 25-245
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.

F. Resolution 25-246
Resolution to authorize the Community Development Department Director to select a consultant or consultant team to assist with the preparation of the 2050 Council Bluffs Comprehensive Plan and Downtown Master Plan. MIS-25-004

G. Resolution 25-247
Resolution officially designating the City Council meeting dates for the City of Council Bluffs during the 2026 calendar year

H. Resolution 25-248
Resolution authorizing a job title change from Identification Technician to Crime Scene Investigator I

## 6. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses
1. Atherton Automotive, 2900 West Broadway
2. Cracker Barrel #219, 530 30th Ave.
3. Family Dollar #24414, 2801 West Broadway
4. Juanitos Restaurant, 722 Creek Top
5. LPL'S, 1707 Harry Langdon Blvd.
6. Saint Albert Catholic Schools, 400 Gleason Ave. (5-Day License)
7. Texas Roadhouse, 3231 South 24th St.

B. Noise Variance Request

## 7. OTHER BUSINESS

## 8. CITIZENS REQUEST TO BE HEARD

## 9. 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.**