City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting February 23, 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**
   - 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 February 3, 2026 Special Council Meeting and February 9, 2026 Council Meeting Minutes.
   - C. Resolution 26-54
     Resolution accepting the work of Dixon Construction Co. as complete and authorizing the release of retainage after 30days if no claims are filed in connection with the Benton Street Bridge over Indian Creek. Project #PW23-13.
   - D. Resolution 26-55
     Resolution setting a public hearing for 7:00 p.m. on March 9, 2026 for the City Hall Exterior Repairs. Project # BM-26-03
   - E. Resolution 26-56
     Resolution of intent to dispose of city property described as the South ½ of Lot 6, Block 13, Hall's Addition.
   - F. December 2025 City Financials
   - G. Boards & Commissions Appointments
   - H. Claims
   - I. Right of Redemption
5. **CONSENT AGENDA B**
   - A. Resolution 26-57
     Resolution setting a public hearing on the proposed sale of Lot 3, excluding SE corner, Rivers Edge Subdivision Replat One, Council Bluffs, to the Council Bluffs Community School District for the development of a STEM Innovation Charter High School
6. **MAYOR'S PROCLAMATIONS**
   - A. Women in Construction Week Proclamation

7. PUBLIC HEARINGS

A. Resolution 26-58
Resolution approving the plans and specifications for the Mid-America Center Parking Lots Rehab, Phase 6. Project # BM26-01

B. Resolution 26-59
Resolution approving the plans and specifications for the Kanesville Pedestrian Bridge Repairs. Project # PW26-10

C. Resolution 26-60
Resolution instituting proceedings to take additional action for the issuance of not to exceed $5,000,000 General Obligation Bonds, Series 2026 (ECP-1).

D. Resolution 26-61
Resolution instituting proceedings to take additional action for the issuance of not to exceed $969,000 General Obligation Bonds, Series 2026 (GCP-2).

E. Resolution 26-62
Resolution instituting proceedings to take additional action for the issuance of not to exceed $969,000 General Obligation Bonds, Series 2026 (GCP-3).

F. Resolution 26-63
Resolution instituting proceedings to take additional action for the issuance of not to exceed $825,000 General Obligation Bonds, Series 2026 (GCP-4).

G. Resolution 26-64
Resolution instituting proceedings to take additional action for the issuance of not to exceed $685,000 General Obligation Bonds, Series 2026 (GCP-5).

H. Resolution 26-65
Resolution instituting proceedings to take additional action for the issuance of not to exceed $925,000 General Obligation Bonds, Series 2026 (GCP-6).

I. Resolution 26-66
Resolution instituting proceedings to take additional action for the issuance of not to exceed $775,000 General Obligation Bonds, Series 2026 (GCP-7).

J. Resolution 26-67
Resolution granting final plat approval of a one-lot minor subdivision to be known as Hawkeye Heights Subdivision Replat 1, being a replat of Lot 2, Hawkeye Heights Subdivision, and part of Lots 2 and 3, Auditor's Subdivision of the NW 1/4 NW 1/4 of Section 29-75-43, being more particularly described in the attached city council communication. Location: 280 College Road. SUB-25-013

K. Resolution 26-68
Resolution granting final plat approval of a three-lot mixed commercial-residential subdivision to be known as Whispering Oaks, Phase V, being legally described as part of the SE1/4 NE1/4 of Section 5-74-43, and part of the SW1/4 NW1/4 of Section 4-74-43. Location: Undeveloped land lying north of Greenview Road between Forest Glen Drive and Franklin Avenue SUB-24-007

L. Resolution 26-69
Resolution determining an area of the city to be a blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the 2026 Amendment to the West Broadway Urban Renewal Plan. URN-26-001

M. Ordinance 6669
Ordinance to establish tap-on fees for the Kanesville Sanitary Sewer Extension, Phase I project.

8. RESOLUTIONS

A. Resolution 69-70
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.

B. Resolution 26-71
Resolution accepting the bid of Western Engineering Co., Inc. for the Pavement Resurfacing. Project # PW26-03

C. Resolution 26-72
Resolution accepting the bid of Ashland Road Excavating LLC for the Indian Creek Levee Freeboard Maintenance. Project # PW22-06A

D. Resolution 26-73
Resolution approving an Agreement with Security National Bank for Banking and Investment Services for the City of Council Bluffs.

E. Resolution 26-74
Resolution approving an amendment to the Memorandum of Understanding authorized by Resolution 21-44 between the City of Bluffs and Southwest Iowa Nonprofit for Collective Impact (SINC)

F. Resolution 26-75
Resolution to adopt a PC/Planned Commercial development plan for a new 'financial service' use on property legally described as being part of Lot 5, The Marketplace Replat 2. Location: Undeveloped property located immediately east of 3245 S. 24th Street PC-26-001

G. Resolution 26-76
Resolution granting preliminary and conditional approval for the River's Edge Donor Plaza, subject to the Iowa Code Chapter 26 process including the need for a public hearing and final City Council approval.

H. Resolution 26-77
Resolution to adopt a planned industrial development plan for a new parking lot on property legally described as being a portion of the NW1/4 NE1/4 of Section 28-75-43, and being more particularly described in the attached city council communication. Location: Undeveloped land lying northeast of property at 2287 College Road. PI-26-001

I. Resolutions 26-78, 26-79, 26-80, 26-81, 26-82, 26-83, 26-84 and 26-85 Resolutions granting approval of tax abatement on improvements made to real property within Urban Revitalization Areas during the 2026 tax assessment year (2025 calendar year.)

9. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor License Renewals
1. CVS Pharmacy, 545 W Washington Ave.
2. The Porch House, 2327 S 24th St.
3. Bluffs Elks Lodge 531, 380 McKenzie Ave.

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.