City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting September 14, 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 24, 2026 City Council Meeting Minutes and August 28, 2026 Special Meeting Minutes.
   - C. Resolution 26-296
     Resolution accepting the work of Cramer and Associates, Inc., as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Kanesville Pedestrian Bridge Repairs. Project #PW26-10.
   - D. Resolution 26-297
     Resolution setting a public hearing for 7:00 p.m. on September 28, 2026 for the Council Bluffs Recycle Center Employee Facilities Renovation. Project # BM-27-08
   - E. Resolution 26-298
     Resolution authorizing transfers between funds under Iowa Code 545-2 for FY26
   - F. Resolution 26-299
     Resolution authorizing transfers between funds under Iowa Code 545-2 for FY27
   - G. Mayor's Appointment: Jodi Schuning to the Arena & Convention Center Commission
   - H. Claim
5. **PUBLIC HEARINGS**
   - A. Resolution 26-265 (Continued from 8-10-26)
     Resolution to vacate and dispose of east/west alley abutting Lots 1 through 4 and Lots 11 through 14, Block 4, Park Addition. Location: Unimproved alley section abutting properties commonly addressed as 212, 214 and 222 11th Avenue; and 1010 and 1014 High Street; and 211, 217 and 221 10th Avenue. Case #26-0001-PZASV

B. Ordinance 6695
Ordinance to amend the zoning map as adopted by reference in section 15.27.020, 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

C. Ordinance 6699
Ordinance granting to Black Hills/Iowa Gas Utility Company, LLC d/b/a Black Hills Energy, a Delaware limited liability company, its lessees, successors and assigns, the right and non-exclusive franchise to acquire, construct, erect, maintain and operate in the City of Council Bluffs, Iowa, a natural gas system and to furnish and sell natural gas to the City and its inhabitants and authorizing the City to collect franchise fees for a period of 25 years within the present or future corporate limits of the City of Council Bluffs, Iowa.

D. Resolution 26-300
Resolution adopting the Revenue Purpose Statement regarding revenues from a proposed natural gas franchise fee from Black Hills/Iowa Gas Utility Company, LLC d/b/a Black Hills Energy.

E. Ordinance 6700
Ordinance repealing Ordinance Nos. 5880, 6149 and 6629 and granting to MidAmerican Energy Company, its successors and assigns, the right and non-exclusive franchise to acquire, construct, erect, maintain and operate in the City of Council Bluffs, Iowa, an electric system and communications facilities, to be used solely for MidAmerican Energy Company infrastructure, and to furnish and sell electric energy to the City and its inhabitants and authorizing the City to collect franchise fees for a period of 25 years.

F. Resolution 26-301
Resolution adopting a Revenue Purpose Statement regarding use of revenues from the proposed electric franchise fees from MidAmerican Energy Company.

G. Resolution 26-302
Resolution granting final plat approval of a one-lot subdivision to be known as Pro Fleet Parking, for properties legally described as the southerly 394.59 feet of the North ½ of the South East 1/4 North East 1/4 of Section 11-74-44. Location: 3200 and 3300 S. 11th Street and undeveloped land lying immediately west. SUB-26-011

H. Resolution 26-303
Resolution granting final plat approval of a two-lot commercial subdivision to be known as ‘OPR2NTY’, legally described as being a Replat of Lots 1 through 6 and Lots 11 through 16, except that part condemned by the Iowa Department of Transportation, all in Block 7, Beers Subdivision. Location: 1604 Avenue B. SUB-26-014

6. ORDINANCES ON 2ND 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. Resolution 26-275 (Continued from 8-10-26)
Resolution adopting a social media policy for elected officials

B. Resolution 26-304
Resolution officially designating the City Council Meeting dates for the City of Council Bluffs during the 2027 calendar year

C. Resolution 26-305
Resolution authorizing execution of a project agreement for the Council Bluffs Police Department through the Governor's Traffic Safety Bureau.

D. Resolution 26-306
Resolution ratifying the Temporary Occupancy Agreement between the City of Council Bluffs, Iowa and Southwest Iowa Nonprofit for Collective Impact (SINC) for the Charles E. Lakin Foundation Pier

E. Resolution 26-307
Resolution authorizing the Mayor and City Clerk to execute an agreement with Benesch for the South Expressway Bridge Reconstruction Planning Study. Project #PW27-13

F. Resolution 26-308
Resolution authorizing the Mayor to execute an agreement with McClure for engineering services in connection with the FY27 Pump Station Rehabilitation Project. Project # PW27-17

G. Resolution 26-309
Resolution authorizing the Mayor and City Staff to fully execute and deliver the grant agreement per the terms set forth in the Iowa Department of Transportation Grant.

H. Resolution 26-310
Resolution approving renewal amendment to the Professional Services Agreement with American Traffic Solutions, Inc., d/b/a Verra Mobility for Photo Red Light Enforcement Program

I. Resolution 26-311
Resolution approving and authorizing execution of a Settlement Agreement among the Iowa Economic Development Authority, Pollard Games, Inc dba American Games and International Gamco and the City of Council Bluffs terminating targeted jobs withholding tax credit program Contract No. 21-TJWT-003.

J. Resolution 26-312
Resolution authorizing the Mayor to execute Amendment Two to the Grant Agreement for the Destination Iowa Outdoor Recreation Grant

K. Resolution 26-313
Resolution authorizing the Mayor and City Clerk to execute an agreement with Snyder & Associates, Inc. for engineering services in connection with the 4th Avenue Sewer Rehab. Project # PW27-07

L. Resolution 26-314
Resolution authorizing the Mayor and City Clerk to execute an agreement with HGM Associates, Inc. for engineering services in connection with the Richard Downing Avenue Reconstruction, Phase 2. Project # PW28-11

M. Resolution 26-315
Resolution authorizing the suspension of Civil Service Commission Practices for hiring Utility Worker II positions.

N. Resolution 26-316
Resolution approving the bid of Sadler Electric, Inc. for the Valley View Drive and Greenview Road Intersection Traffic Signal. Project # PW26-08A

O. Resolution 26-317
Resolution authorizing the Mayor to execute a Memorandum of Understanding with West Pottawattamie ISU Extension and Outreach to provide financial support for the Speak Up Be Safe! (SUBS) program

P. Resolution 26-318
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.

Q. Resolution 26-319
Resolution authorizing the Mayor to submit an application to the Iowa Economic Development Authority's Community Development Block Grant Disaster Recovery (CDBG-DR) Program for the East Manawa Phase 2 Housing Development Project.

R. Resolution 26-320
Resolution authorizing the Mayor and City Clerk to execute an agreement with Benesch for the South 35th Street Resurfacing, 9th Avenue to 14th Avenue. Project #PW27-14.

S. Resolution 26-321
Resolution authorizing the Mayor to execute a professional services contract with Southwest Iowa Planning Council (SWIPCO).

T. Resolution 26-322
Resolution authorizing the Mayor or designee to execute a Software as a Service Agreement with Tyler Technologies to update our software deployment model.

U. Resolution 26-323
Resolution approving an Agreement with American National Bank (a division of Associated Bank) for the River's Edge Development Maintenance Reserve Fund Management Services for the City of Council Bluffs.

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses
1. Applebee's Neighborhood Grill & Bar, 3000 Dial Dr.
2. Avenue G Store, 1602 Ave. G
3. Bertha's, 1322 N. 16th St.
4. Big Al's, 2700 2nd Ave.
5. Cracker Barrel #219, 530 30th Ave.
6. Horseshoe Casino, 2701 23rd Ave.
7. Huhot Mongolian Grill, 3120 Manawa Center Dr.
8. Juanito's Mexican Restaurant, 722 Creek Top
9. Mega Saver, 2024 5th Ave.
10. Springhill Suites Omaha East, 3216 Plaza View Dr.
11. The Turn Golf Lounge, 12 Menard Dr. Ste. 2 (NEW)

B. Special Event Application
1. 100 Block Trick or Treat the Street, October 26, 2026 (Road Closure)

C. Noise Variance Request
1. 1734 Ave. F - September 26, 2026 (Loud music)

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.