City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting September 8, 2025, 7:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street

AGENDA

Agenda updated 9-4-25 at 11:10 am

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. Resolution 25-220
     Resolution setting a public hearing for 7:00 p.m. on September 22, 2025 for the East Ridge Drive Sanitary Manhole Reconstruction. PW25-25
   - C. Resolution 25-221
     Resolution of necessity and intent and setting a public hearing for October 20, 2025 at 7:00 p.m. to amend the Amended and Restated Consolidated Urban Revitalization Plan – Amendment 2 and subareas. URV-25-006
   - D. Resolution 25-222
     Resolution of intent to enter into 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 pubic right-of-way.
4. **MAYOR'S PROCLAMATIONS**
   - A. National Service Dog Month
5. **PUBLIC HEARINGS**
   - A. Ordinances 6655 and 6656
     Ordinance 6655 to amend the zoning map as adopted by reference in Section 15.27.020, by rezoning 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, from A-2/Parks, Estates, and Agricultural District to R-1/Single-Family Residential District as defined in Chapter 15.08b. Location: Undeveloped land lying north of 1375 and 1378 Chestnut Drive. ZC-25-005
     Ordinance 6656 to amend the zoning map as adopted by reference in Section 15.27.020, by appending a Planned Residential Overlay 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, as defined in Chapter 15.28. PR-25-004

B. Ordinance 6657
Ordinance to amend the zoning map as adopted by reference in Section 15.27.020, by appending a PR-2/Planned Residential Overlay over property legally described as being a replat of all of Lot 7, Baldwin Court and a portion of Lots 4 and 13, Bayliss 1st Addition, as defined in Chapter 15.28. Location: Undeveloped land lying between 711 and 741 1st Avenue. PR-25-003

C. Resolution 25-223
Resolution approving the plans, specifications, form of contract and cost estimate for the Bass Pro Parking Lot Repairs. Project # BM-26-05

D. Resolution 25-224
Resolution approving and authorizing execution of a development agreement by and between the City of Council Bluffs and EDC Omaha LandCo LLC.

E. Resolution 25-225
Resolution granting final plat approval of a seven-lot residential subdivision to be known as Baldwin Court Phase 2 on property legally described as being a replat of all of Lot 7, Baldwin Court and a portion of Lots 4 and 13, Bayliss 1st Addition. Location: Undeveloped land lying between 711 and 741 1st Avenue. SUB-25-008

6. RESOLUTIONS

A. Resolution 25-226
Resolution approving the tentative agreement reached between the City of Council Bluffs and the Fraternal Order of Police, Lodge #1

B. Resolution 25-227
Resolution authorizing the Mayor to execute an agreement with Alfred Benesch & Company for engineering services in connection with the FY26 Pavement Resurfacing Project. Project # PW26-03

C. Resolution 25-228
Resolution authorizing a Joint Right-of-Way Maintenance Agreement with Mills County, for roadways near corporation limits.

D. Resolution 25-229
Resolution to adopt a PR-2/Planned Residential Development Plan on property legally described as being a replat of all of Lot 7, Baldwin Court and a portion of Lots 4 and 13, Bayliss 1st Addition, to be known as “Baldwin Court Phase 2”. Location: Undeveloped land lying between 711 and 741 1st Avenue. PR-25-003

E. Resolution 25-230
Resolution authorizing accepting the soil cleanup work at the former Reliance Battery Factory in connection with the former Reliance Battery Factory cleanup project and authorizing the Finance Department to issue a City check in the amount of $13,810.50 for retainage.

F. Resolution 25-231
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.

G. Resolution 25-232
Resolution authorizing temporarily vacating portions of West Broadway in connection with a special event application for the 100 Block Annual Car Show.

7. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor License Renewal
1. 4th Street Legion, 716 S. 4th St.
2. Applebee's Neighborhood Grill & Bar, 3000 Dial Dr.
3. Bertha's, 1322 N. 16th St.
4. Bowlero Council Bluffs, 1900 Madison Ave.
5. Boxer Barbeque, 513 S. Main St.
6. Napolis Italian Restaurant, 157 West Broadway
7. Sam Food Mart, 701 16th Ave.
8. Spillway Grill & Bar, 1840 Madison Ave.
9. The Hub Fly Zone, Inc., 7 S. 4th St.

B. Retail Cigarette/Tobacco/Nicotine/Vapor Permit - 1 (NEW)

8. OTHER BUSINESS

9. CITIZENS REQUEST TO BE HEARD

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.