City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting January 12, 2026, 7:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street

AGENDA

Agenda edited January 8, 2026 at 3:30 pm, to delete Item 3H, Resolution 26-02.

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 December 15, 2025 City Council Meeting Minutes.

C. Ordinance 6664
Ordinance to amend the zoning map as adopted by reference in section 15.27.020 and setting a Public Hearing for January 26, 2026 at 7:00 p.m. 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

D. Ordinance 6665
Ordinance to amend the zoning map adopted by reference in section 15.27.020 and setting a Public Hearing for January 26, 2026 at 7:00 p.m. 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

E. Ordinance 6666
Ordinance to amend the zoning map as adopted by reference in section 15.27.020 and setting a Public Hearing for January 26, 2026 at 7:00 p.m. 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

F. Ordinance 6667
Ordinance to amend the zoning map as adopted by reference in section 15.27.020 and setting a Public Hearing for January 26, 2026 at 7:00 p.m. 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

G. Resolution 26-01
Resolution setting a public hearing for 7:00 p.m. on January 26, 2026 in connection with the Pavement Resurfacing. Project # PW26-03

H. Resolution 26-03
Resolution accepting the work of Dostals Construction, Inc. as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Fairmount Park Improvements, Project R24-06.

I. Resolution 26-04
Resolution fixing the date, time and place for a public hearing on a Petition to Vacate recorded plats known as Whispering Oaks Phase V (Plat #1 and Plat # 2)

J. Resolution 26-05
Resolution authorizing transfer between funds under Iowa Code 545-2 For FY26

K. Resolution 26-12
Resolution authorizing accepting the work of Peterson Contractors, Inc. (PCI) as complete and authorizing the release of retainage for the East Manawa Grading Project and also the authorization for the finance department to issue a city check in the amount of $276,609.52 for retainage.

L. Right of Redemption

M. Claims

4. PUBLIC HEARINGS

A. Resolution 26-06
Resolution approving the plans and specifications in connection with the Indian Creek Levee Freeboard Maintenance. Project # PW22-06A

B. Resolution 26-07
Resolution to vacate and dispose of the east/west platted alley in Block 15, Fleming and Davis Addition, the east/west platted alley in Block 16, Fleming and Davis Addition, and a 272-foot-long section of South 15th Street right-of-way lying between 11th Avenue and 12th Avenue and abutting said Blocks 15 and 16, Fleming and Davis Addition. 25-0001-PZASV

C. Resolution 26-08
Resolution to vacate and dispose of the east/west alley abutting properties legally described as Lot 4, Curtis and Ramsey's Addition, and the south 45 feet of Lots 1 and 2 and all of Lot 3, all in John Schickentanz Subdivision of Lots 1, 2 and 3, Block M, Curtis and Ramsey's Addition. Location: Unimproved alley abutting properties addressed at 717 and 719 South 8th Street and 721 7th Avenue. 25-0002-PZASV

5. ORDINANCES ON 1ST 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".

6. ORDINANCES ON 2ND READING

A. Ordinance 6663
Ordinance to amend Title 5, Sewers, Chapter 5.25, "Tap-On Fees" of the 2025 Municipal Code of Council Bluffs, Iowa, by amending Sections 5.25.010 "Purpose", 5.25.030 "Procedures for Adoption", 5.25.040 "Contents of Ordinance" and retitling and amending Section 5.25.050 "Sewer Extension Enterprise Fund".

7. RESOLUTIONS

A. Resolution 26-09
Resolution approving the bid of Compass Utility, LLC for the South 23rd Street Sewer Rehab, Phase II. Project # PW26-12

B. Resolution 26-10
Resolution amending the list of authorities for execution of financial transactions between the City of Council Bluffs, Iowa and institutions to hold City funds (non-corporate resolution).

C. Resolution 26-11
Resolution to appoint Jake Schorlemmer to the position of Assistant city Attorney I, within the City Attorney's Office.

D. Resolution 26-13
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

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses
1. Courtyard By Marriott CB, 2501 Bass Pro Dr. (New)
2. D & S Express, 4040 S. Expressway St.
3. Mega Saver, 1749 W. Broadway
4. The Grass Wagon, 110 S.29th St.

9. OTHER BUSINESS

10. CITIZENS REQUEST TO BE HEARD

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.