City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting March 9, 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 February 23, 2026 Council Meeting Minutes.

C. Resolution 26-86
Resolution setting a public hearing for March 23, 2026 at 7:00 p.m. for the East Manawa Sewer Rehab, Phase XIV. Project # PW26-09

D. Resolution 26-87
Resolution of intent to dispose of city owned property described as the south 23.55 feet of Lot 2, along with that section of the vacated north/south alley adjoining said South 23.55 feet of Lot 2, all in Block 30, Riddle Subdivision, the South 23.53 feet of the West 50 feet of Lot 13, Block 31, Riddle Subdivision, and that section of vacated South 10th Street Right-of-Way lying between the South 23.55 feet of Lot 2, Block 30, Riddle Subdivision, and the South 23.53 feet of Lot 13, Block 31, Riddle Subdivision. Location: Immediately south of 1001 9th Avenue. Case #26-0002-PZOTB

E. Resolution 26-88
Resolution fixing date for a public hearing for March 23, 2026 at 7:00 p.m. on the proposal to enter into a development agreement with Arbor Creek, LLC. Location: The Northwest corner of College Road and Railroad Avenue.

F. Resolution 26-89
Resolution of intent and setting a public hearing for March 23, 2026 at 7:00 p.m. to dispose of City-owned property legally described as Lots 1-6, East Manawa Subdivision. Location: Southeast corner at the intersection of Mohawk Street and Comanche Street.

G. Resolution 26-90
Resolution setting a separate public hearing for March 23, 2026 at 6:00pm on the City of Council Bluffs proposed tax levy for the fiscal year ending June 30, 2027

H. Historic Preservation 2025 Annual Report (R&F)

I. Boards/Commissions Appointments

J. Claim

5. MAYOR'S PROCLAMATIONS

A. Problem Gambling Awareness Month

B. Red Cross Month

6. PUBLIC HEARINGS

A. Resolution 26-91
Resolution approving the plans, specifications, form of contract and cost estimate for the City Hall Exterior Repairs. Project # BM-26-03

B. Resolution 26-92
Resolution to dispose of city owned property described as the South ½ of Lot 6, Block 13, Hall's Addition. Location: Immediately south of 522 North 9th Street. Case #26-0003-PZOTB

C. Resolution 26-93
Resolution granting final plat approval of a one-lot subdivision to be known as Iowa Western Community College Replat 1, being a Replat of 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. Location: 2700 College Road. Case #SUB-26-004

D. Resolution 26-94
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. Location: Generally bounded by Indian Creek/South 13th Street on the east, Interstate 480 on the west, Avenue A on the north and 1st Avenue on the south. Case #URN-26-001

E. Resolution 26-95
Resolution authorizing the sale of Lot 3, excluding SE corner, River's Edge Subdivision Replat One, Council Bluffs, Pottawattamie County, Iowa, to the Council Bluffs Community School District for the development of a Stem Innovation Charter High School.

7. RESOLUTIONS

A. Resolution 26-96
Resolution adopting the amended City Council Rules of Procedure 2026.

B. Resolution 26-97
Resolution authorizing the Mayor to execute the Easement Agreement and Bill of Sale transferring ownership for East Manawa Phase I water main extension located in Mallard Street from the City of Council Bluffs, Iowa to the Board of Water Works Trustees of Council Bluffs, Iowa. Location: Mallard Street.

C. Resolution 26-98
Resolution authorizing execution of 28E agreement between Iowa State University of Science and Technology and the Council Bluffs Police Department.

D. Resolution 26-99
Resolution declaring municipal purposes and values regarding safety and coordination notifications in connection with Federal Immigration Enforcement

E. Resolution 26-100
Resolution reclassifying selected jobs in the Public Works Department to a different pay grade

F. Resolution 26-101
Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects.

G. Resolution 26-102
Resolution authorizing the issuance of $9,900,000 General obligation Bonds, Series 2026 and levying a tax for the payment thereof.

H. Resolution 26-103
Resolution confirming the appointment of Christopher Gibbons to the position of Director of Community Development

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Retail Tobacco Renewals (5)

B. Liquor License Renewals
1. Dodge Riverside Golf Course, 2 Harrahs Blvd.
2. Grand Venue LLC, 4040 S. Expressway St.
3. Longhorn Steakhouse #5397, 3727 Denmark Dr.
4. Speedee Mart 1512, 3604 9th Ave.
5. The Hut Discount Store, 1925 W. Broadway

C. Liquor License Renewal
1. The Dock, 401 Veterans Memorial Hwy.

9. CITY COUNCIL ACTION ITEMS

A. Discussion and Possible Direction to the City Attorney and/or City Clerk Regarding Research Requests.

B. Dodge Riverside Golf Course FY27 Proposed Annual Budget

C. Dodge Riverside Golf Course Management Agreement

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.