City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting December 15, 2025, 7:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street

AGENDA

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 November 17, 2025 City Council Meeting and November 21, 2025 Special City Council Meeting minutes

C. Resolution 25-298
Resolution accepting the work of DPS, LLC as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Council Bluffs Recycle Center Outbound Lane Paving. Project# PW26-21

D. Resolution 25-299
Resolution setting a public hearing for 7:00 p.m. on January 12, 2026 in connection with the Indian Creek Levee Freeboard Maintenance. Project # PW22-06A

E. Resolution 25-300
Resolution of intent and setting a public hearing for January 12, 2026 at 7:00 p.m. 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

F. Resolution 25-301
Resolution of intent and setting a public hearing for January 12, 2026 at 7:00 p.m. 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

G. Council Bluffs Public Library Annual Report (R&F)

H. City Street Financial Report ending June 30, 2025 (R&F)

I. Council Bluffs Water Works 2024 Annual Report (R&F)

J. Council Bluffs Water Works 2026 Budget (R&F)

K. October 2025 City Financials

L. Claims

4. PUBLIC HEARINGS

A. Resolution 25-302
Resolution approving and authorizing execution of a Second Amendment to the Purchase, Sale, and Development Agreement by and between the City of Council Bluffs and 34th and 1st Holdings, LLC.

B. Resolution 25-303
Resolution approving the City of Council Bluffs FY27-FY31 Capital Improvement Program (CIP)

C. Resolution 25-304
Resolution granting final plat approval for two-lot minor subdivision to be known as L-43 Subdivision, being legally described as part of the West ½ of the SW1/4, part of the NE1/4 SW1/4, and part of the SE1/4 NW1/4, all in Section 5-74-43. Location: Undeveloped land lying west of Valley View Drive, east of Mosquito Creek, and southwesterly of the intersection of Longview Loop Road and Valley View Drive. SUB-25-012

5. ORDINANCES ON 1ST READING

A. Ordinance 6662
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".

6. RESOLUTIONS

A. Resolution 25-287 (Continued from 11-21-25)
Resolution of intent to enter into a Maintenance Funding Agreement with Southwest Iowa Nonprofit for Collective Impact (SINC) for the Riverfront Revitalization River's Edge Development (River's Edge Development)

B. Resolution 25-286 (Continued from 11-17-25)
Resolution of intent to enter into a Transfer and Assignment of License Agreement for MidAmerican Energy Adventure Tower with Southwest Iowa Nonprofit for Collective Impact (SINC)

C. Resolution 25-305
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. Project # PW26-07

D. Resolution 25-306
Resolution approving the bid of Power Tech LLC for the SWILE Backup Generator Addition. Project # BM-26-07

E. Resolution 25-307
Resolution authorizing publication of Notice of Intent to Fill a City Council Vacancy by Appointment and establishing procedures for receiving letters of interest

F. Resolution 25-308
Resolution awarding Housing Development Program (HDP) funds to support one housing project in Council Bluffs. Location: West End Roost at 28th and 1st Avenue.

G. Resolution 25-309
Resolution approving and authorizing execution of a First Amendment to the Agreement for Private Development by and between the City of Council Bluffs and Western Ridge Apartments, LLC.

H. Resolution 25-310
Resolution granting approval of a temporary use permit to operate a 'warming center' on property legally described as Lots 354 through 356 along with the North ½ of the vacated east/west alley adjacent, Belmont Addition. Location: 1607 Avenue I. TU-25-005 (25-0001-PZTU)

I. Resolution 25-311
Resolution authorizing the city to submit an U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant.

J. Resolution 25-312
Resolution authorizing the Mayor to execute a contract addendum with the Iowa Economic Development Authority's Community Development Block Grant Disaster Recovery Program (CDBG-DR) for the East Manawa Phase I Housing Development Project (19-DRH-020) in the amount of $6,873,501.

K. Resolution 25-313
Resolution Authorizing the Mayor and City Clerk to Execute an Addendum to a Federal Aid Agreement with Iowa Department of Transportation for Iowa's Transportation Alternatives Program Project 19-TAP-110 in the amount of $1,830,000 for the City-County Connector Trail, Project R26-08.

L. Resolution 25-314
Resolution of Intent to enter into a Brush Removal License and Agreement for the Western Historic Trails and Land with the Henry Doorly Zoo and Aquarium.

M. Resolution 25-315
Resolution authorizing the mayor to execute an agreement with R. Perry Construction for the construction of 40 new affordable housing units located in the East Manawa Phase I Housing Project.

7. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor License Renewals
1. 712, 1851 Madison Ave.
2. Woods Sporting Goods, 531 Veterans Memorial Hwy.
3. Wal-Mart, 1800 N. 16th St.

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.