City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting September 28, 2026, 7:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street

AGENDA

Amended 9/24/2026 at 9:51 a.m. to add liquor license application.

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 September 14, 2026 City Council Meeting Minutes.

C. Ordinance 6701
Ordinance to amend the zoning map as adopted by reference in section 15.27.020, and setting a Public Hearing for October 12, 2026 at 7:00 p.m. by rezoning property legally described as Lots 1 through 3, and the east 30 feet of Lot 20, along with the vacated north/south alley abutting said Lot 20, and the south half of the vacated 10th Avenue adjacent, all in Block 11, Riddles Subdivision, from I-2/General Industrial District to C-2/Commercial District, as defined in Chapter 15.15. Location: 902 S. 6th Street and 1000 S. 6th Street, Council Bluffs, IA 51501. Case #ZC-26-006

D. Ordinance 6702
Ordinance to amend the zoning map as adopted by reference in section 15.27.020 and setting a Public Hearing for October 12, 2026 at 7:00 p.m. by rezoning property legally described as Lot 1, Kings Crossing, from a mixture of R-3/Low Density Multifamily Residential District and C-2/Commercial District to I-1/Light Industrial District, as defined in Chapter 15.20. Location: Undeveloped land located east of 2146 27th Avenue. Case #ZC-26-005

E. Ordinance 6703
Ordinance to amend the zoning map as adopted by reference in Section 15.27.020, and by setting a Public Hearing for October 12, 2026 at 7:00 p.m. by rezoning property legally described as a part of Lots 1 and 2, lying north of Harry Langdon Boulevard less the northerly 150 feet thereof, and part of Lot 3, all in Auditor's Subdivision of Lot 5, Mallett's Subdivision from R-1/Single-Family Residential District to C-1/Commercial District, as defined in chapter 15.14. Location: 2701 Harry Langdon Boulevard. Case #ZC-26-007.

F. Resolution 26-324
Resolution of intent to vacate and dispose and setting a Public Hearing for October 12, 2026 at 7:00 p.m. of that Section of 26th Avenue right-of-way adjoining Block 66, Railroad Addition. Location: Undeveloped land located east of 2146 27th Avenue. Case #26-0002-PZASV

G. Lawsuit (R & F)

H. City of Council Bluffs July 2026 Financials

I. Mayor's Appointment: Donna Dostal, Zoning Board of Adjustment

J. Right of Redemption

K. Claims

5. PUBLIC HEARINGS

A. Resolution 26-325
Resolution approving the plans, specifications, form of contract and cost estimate for the Council Bluffs Recycle Center Employee Facilities Renovation. Project # BM-27-08

B. Resolution 26-326
Resolution granting final plat approval of a two-lot subdivision to be known as Bunge Ave Subdivision, legally described as being a Replat of parcel “A” of the N ½ SW ¼ of Section 5-73-43, Mills County, Iowa. Location: 19262 Bunge Avenue. Case #SUB-26-018

6. ORDINANCES ON 1ST READING

A. Ordinance 6704
Ordinance to amend Chapter 4.20 Animal Control of the 2025 Council Bluffs Municipal Code by amending and retitling Section 4.20.230 "License Required-Exception" to now be known as "License Required-Exceptions"

7. ORDINANCES ON 2ND READING

A. 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.

B. 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.

8. RESOLUTIONS

A. Resolution 26-215 (Continued from 7-27-26)
Resolution authorizing wage increases for the Council Bluffs Fire Supervisory employees for the period of July 1, 2026 through June 30, 2027.

B. Resolution 26-327
Resolution approving and authorizing execution of a Settlement Agreement among the Iowa Economic Development Authority, IceCap Cold Storage, and the City of Council Bluffs terminating Targeted Jobs Withholding Tax Credit Program Contract No. 23-TJWT-001

C. Resolution 26-328
Resolution authorizing the Mayor or Designee to execute a Federal Bureau of Investigation Title 21 Deputation Request

D. Resolution 26-329
Resolution authorizing the Mayor or Designee to execute a Memorandum of Agreement with the Drug Enforcement Administration

E. Resolution 26-330
Resolution confirming the Mayor's appointment of Michell Houseton as the City's representative to engage in Collective Bargaining negotiations with Communication Workers of America Clerical and Technical employees (AFL/CIO)

F. Resolution 26-231
Resolution amending the City’s Procurement Policy for Federally Funded Projects.

G. Resolution 26-232
Resolution accepting a grant award from the Iowa West Foundation for the Downtown Plan storefront installation (Elevate CB 2050 Storefront), approving expenditure of grant funds, authorizing the Mayor to execute related agreements, and providing purchase authority for the project. Case # MIS-26-003

9. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses
1. Aldi #74, 3135 Manawa Centre Dr
2. American Legion Rainbow Post 2, 716 S 4th St
3. Boxer Barbeque, 513 S Main St
4. La Mesa Mexican Restaurant, 3036 S Expressway St
5. Tobacco Hut, 3134 Manawa Centre Dr Ste 9
6. Edge Bar, 4051 Rivers Edge Parkway Ste 110 (NEW)

B. Special Event Permit
1. Lewis Central Homecoming (Fireworks), October 2, 2026

10. CITY COUNCIL ACTION ITEMS

11. OTHER BUSINESS

12. 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.