City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting February 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 January 26, 2026 City Council Meeting Minutes.

C. Resolution 26-32
Resolution accepting the work of Blackhawk Construction LLC as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the UP Museum Windows and Doors, Project #BM-25-04

D. Resolution 26-33
Resolution setting a public hearing for 7:00 p.m. on February 23, 2026 in connection with the Kanesville Pedestrian Bridge Repairs. Project # PW26-10

E. Resolution 26-34
Resolution setting a public hearing for 7:00 p.m. on February 23, 2026 in connection with the Mid-America Center Parking Lots Rehab, Phase 6. Project # BM26-01

F. Resolution 26-35
Resolution setting a public hearing on establishing a project-specific tap-on fee district by enacting a new Chapter 5.26 to be titled "The Kanesville Sanitary Sewer Extension, Phase 1 District" in the 2025 Municipal Code of Council Bluffs, Iowa.

G. Resolution 26-36
Resolution to set a public hearing for February 23, 2026 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed $5,000,000. (ECP-1)

H. Resolution 26-37
Resolution to set a public hearing for February 23, 2026 at 7:00 p.m. on the proposition to issue General
Obligation Bonds, not to exceed $969,000. (GCP-2)

I. Resolution 26-38
Resolution to set a public hearing for February 23, 2026 at 7:00 p.m. on the proposition to issue General
Obligation Bonds, not to exceed $969,000. (GCP-3)

J. Resolution 26-39
Resolution to set a public hearing for February 23, 2026 at 7:00 p.m. on the proposition to issue General
Obligation Bonds, not to exceed $825,000. (GCP-4)

K. Resolution 26-40
Resolution to set a public hearing for February 23, 2026 at 7:00 p.m. on the proposition to issue General
Obligation Bonds, not to exceed $685,000. (GCP-5)

L. Resolution 26-41
Resolution to set a public hearing for February 23, 2026 at 7:00 p.m. on the proposition to issue General
Obligation Bonds, not to exceed $925,000. (GCP-6)

M. Resolution 26-42
Resolution to set a public hearing for February 23, 2026 at 7:00 p.m. on the proposition to issue General
Obligation Bonds, not to exceed $775,000. (GCP-7)

N. Memorandum of Understanding

O. Right of Redemption

5. MAYOR'S PROCLAMATIONS

A. Turner Syndrome Awareness Month Proclamation

6. PUBLIC HEARINGS

A. Resolution 26-43
Resolution to release a 20-foot-wide permanent and perpetual utility easement over the vacated east/west alley in Block 14, Hughes & Doniphan's Addition, lying between the West line of Lots 13 and 20 of said Block 14 to the Westerly right-of way line of the South Expressway; and to release a 12 foot-wide permanent and perpetual utility easement over the vacated westerly north/south alley in Block 14, Hughes & Doniphan's Addition, lying between the North line of Lot 13 of said Block 14 projected to bisect the vacated east/west alley in said Block 14 to the North line of former Wabash Railroad right-of-way crossing Lots 13 and 15 of said Block 14. Location: Undeveloped land lying west of the South Expressway, south of 21st Avenue, and east of South 6th Street. MIS-25-008

B. Resolution 26-45
Resolution granting final plat approval of a one-lot minor subdivision to be known as Spin Lofts, being legally described as a replat of part of Lots 7, 8, 11, 12, 13,16, 17, 23, 24 and 25, along with all of Lots 9, 10, 18, 19, 20, 21 and 22, all in Block 14, together with the vacated alleys lying within said block 14, along with part of lots 16, 17, 18 and 19, Block 19 Hughes and Doniphan's Addition, together with all of the vacated 22nd Avenue right-of-way lying adjacent to said Blocks 14 and 19, and between the South Expressway on the east and the former Wabash Railroad right-of-way on the west. Location: Undeveloped land lying west of the South Expressway, south of 21st Avenue, and east of South 6th Street. SUB-25-017

C. Resolution 26-48
Resolution granting final plat approval of a two-lot minor subdivision to be known as The Northline, being legally described as a replat of Lot 2, Auditor's Subdivision of the NW1/4 NW1/4 and part of Lot 5, Auditor's Subdivision of the NE1/4 NW1/4, all in Section 30-75-43. Location: Undeveloped land located at the southwest corner of the intersection of N. Broadway Street and Ivy Drive. SUB-25-016

7. ORDINANCES ON 1ST READING

A. Ordinance 6669
Ordinance to establish tap-on fees for the Kanesville Sanitary Sewer Extension, Phase I project.

8. ORDINANCES ON 3RD READING

A. Ordinance 6667
Ordinance to amend the zoning map as adopted by reference in section 15.27.020 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

9. RESOLUTIONS

A. Resolution 26-44
Resolution directing the City Attorney to research certain legal issues related to Federal Immigration Law Enforcement activities within the City of Council Bluffs, Iowa.

B. Resolution 26-46
Resolution authorizing the Mayor to execute a Non-Exclusive Public Right-of-Way Agreement with Teleport Communications America, LLC, to install, maintain, operate and control a fiber optic infrastructure network in public rights-of-ways.

C. Resolution 26-47
Resolution abolishing one Recycling Labor position and creating one new Recycling Aide position within the Public Works Department.

D. Resolution 26-49
Resolution to adopt the associated PR-1/Planned Residential Development Plan for a 116-unit multi-family residential development for senior living on property legally described as a replat of Lot 2, Auditor's Subdivision of the NW1/4 NW1/4 and part of Lot 5, Auditor's Subdivision of the NE1/4 NW1/4, all in Section 30-75-43. Location: Undeveloped land located at the southwest corner of the intersection of N. Broadway Street and Ivy Drive PR-25-007

E. Resolution 26-50
Resolution directing the development of an amended employee leave policy.

F. Resolution 26-51
Resolution supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by South Pointe Apartments, LLC.

G. Resolution 26-52
Resolution approving and authorizing execution of a First Amendment to the Second Amended and Restated Purchase, Sale, and Development Agreement by and between the City of Council Bluffs and Spin Lofts, LLC.

H. Resolution 26-53
Resolution authorizing the Mayor to sign a Conflict of Interest Waiver form.

10. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor License Renewals
1. Cellar 19, 928 Valley View Ste. 19

B. Liquor License Renewals
1. Hampton Inn @ Ameristar, 2204 River Rd.
2. Kwik Shop #527, 3632 Ave. G
3. Mo Fish, 2403 Nash Blvd.
4. Rustic Cuts, 501 Vets Memorial Hwy.
5. Tobacco Hut #18, 429 Vets Memorial Hwy.

11. COUNCIL ACTION ITEMS
Discussion and Possible Direction to the City Attorney and/or City Clerk Regarding Research Requests.

12. OTHER BUSINESS

13. 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.