City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting March 23, 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. Resolution 26-105
Resolution accepting the work of Hawkins Construction Co. as complete in connection with the South Expressway Reconstruction, Phase I. Project #PW22-17.

C. Resolution 26-106
Resolution accepting the work of Rasmussen Mechanical as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Mid-America Center Cooling Towers,
Project #BM-25-02

D. Resolution 26-107
Resolution setting a public hearing for April 6, 2026 at 7:00 p.m. on the City of Council Bluffs budget for the fiscal year ending June 30, 2027.

E. Resolution 26-109
Resolution setting a public hearing for 7:00 p.m. on April 20, 2026, for FY2027 State Transit Assistance funding.

F. Resolution 26-110
Resolution of necessity and intent and setting a Public Hearing for April 6, 2026 to amend the amended and restated consolidated Urban Revitalization plan – Amendment 3 and Subareas. Location: N. Broadway and Ivy Drive Subarea and N. Broadway and Sylvan Drive Subarea.
Case #URV-26-009

G. Resolution 26-111
Resolution setting a public hearing for 7:00 p.m. on April 6, 2026 for the Big Lake Park Playground Improvements, Phase II.
Project # R27-01

H. Ordinance 6670 & Ordinance 6671
Ordinance to amend the zoning map as adopted by reference in section 15.27.020 of the 2025 municipal code and setting a Public Hearing for April 6, 2026 at 7:00 p.m. to rezone property legally described as Lots 1 through 16, Block 10, Bryant and Clark's Subdivision and the vacated east/west alley adjacent; and Lots 5 through 12, Block 11, Bryant and Clark's Subdivision and the vacated east/west alley adjacent and the entire vacated section of South 30th Street right-of-way between said blocks, from R-3/Low Density Multi-Family Residential District to R-4/High Density Multi-Family Residential District; and to rezone properties legally described as Lots 1 through 8, Block 3, Bryant and Clark's Subdivision and Lots 7 and 8, Block 2, Bryant and Clark's Subdivision together the entire section of vacated South 30th Street right-of-way between said blocks, from C-2/Commercial District to R-4/High Density Multi-Family Residential District. And to append a PR-1/Planned Residential Overlay onto said property legally described above. Location: Undeveloped land lying east of South 31st Street between 1st & 2nd Avenues. Cases #ZC-26-001 & PR-26-001

I. January 2026 City Financials

J. Right of Redemption

5. MAYOR'S PROCLAMATIONS

A. Child Abuse Prevention Month

6. PUBLIC HEARINGS

A. Resolution 26-112
Resolution approving the plans and specifications for the East Manawa Sewer Rehab, Phase XIV. Project # PW26-09

B. Resolution 26-113
Resolution 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

C. Resolution 26-114
Resolution approving and authorizing execution of a Development Agreement by and between the City of Council Bluffs and Arbor Creek, LLC.

D. Resolution 26-115
Resolution granting final plat approval of a two-lot commercial subdivision to be known as Atherton Square and being legally described as a replat of Lots 10 through 27, except the southwest corner of said Lot 10 and the southeast corner of said Lot 27 dedicated as City right-of-way, all in Block 2, Evans bridge. Location: 2900 & 2930 West Broadway. Case #SUB-26-001

E. Resolution 26-116
Resolution to dispose of city owned property described as Lots 1-6, East Manawa Subdivision. Location: Southeast corner at the intersection of Mohawk Street and Comanche Street.

7. ORDINANCES ON 1ST READING

A. Ordinance 6672
Ordinance to amend Chapter 4.12 Solid Waste Collection and Disposal by amending Section 4.12.080 "Solid Waste-Persons Permitted to Collect."

B. Ordinance 6673
Ordinance to amend Chapter 13.07 "General Contractor's Licensing" of the Council Bluffs Municipal Code by amending Sections 13.07.030 "General Contractor's License Required,", 13.07.040 “General Contractor Defined,” 13.07.070 “License-Suspension,” 13.07.075 “Procedure of Violation Notification,” 13.07.080 “License-Revocation,” 13.07.120 “License-Generally,” 13.07.170 “Insurance Required,” and 13.07.190 “Violation-Penalty,” to add contractor compliance requirements relating to state licensure, Worker's compensation, Iowa Workforce Development registration, and Federal employment eligibility verification.

8. RESOLUTIONS

A. Resolution 26-117
Resolution authorizing the Mayor to enter into and execute an Agreement for Payment of Land Acquisition Costs with Southwest Iowa Nonprofit for Collective Impact (SINC) and to offer to buy the two IDOT parcels from the State of Iowa.

B. Resolution 26-118
Resolution authorizing the Mayor to enter into and execute a Transfer and Assignment of the Pier from SINC to the City of Council Bluffs.

C. Resolution 26-119
Resolution authorizing the Mayor to enter into and execute an Amendment of Transfer and Assignment of the Treetop Walkway and the MidAmerican Energy Adventure Tower.

D. Resolution 26-120
Resolution authorizing the Mayor to execute a Non-Exclusive Public Right-of-Way Agreement with Forged Fiber 37, LLC, to install, maintain, operate, and control a fiber optic infrastructure network in public right-of-way.

E. Resolution 26-121
Resolution authorizing the Mayor and City Clerk to execute an agreement with Carollo Engineers, Inc. for professional services in connection with the Sanitary Sewer Rate Study. Project # PW26-04

F. Resolution 26-122
Resolution authorizing and setting the Drainage District annual assessment for Mosquito Creek # 22, Sieck # 32, and West Lewis # 35 for fiscal year 2027.Resolution to amend the adopted planned commercial development plan on property legally described as being part of Government Lots 1 through 3 and the adjacent abandoned River Road right-of-way, all located in Section 4-74-44, and being more particularly described in the city council communication for Ameristar Casino Hotel. Location: 2200 River Road. Case #PC-26-002

G. Resolution 26-123
Resolution accepting the bid of Carley Construction, LLC for the Mid-America Center Parking Lots Rehab, Phase 6. Project # BM26-01

H. Resolution 26-124
Resolution requesting adoption of a site-specific development plan for a restaurant (Chipotle) on property legally described as Lot 1, Atherton Square. Location: 2900 and 2930 West Broadway. Case #MIS-26-001

I. Resolution 26-125
Resolution approving city depositories as required by the Code of Iowa, Section 12.C.2.

9. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor License Renewals
1. AMC, 3220 23rd Ave.
2. Sakura Sushi & Hibachi, 3502 Metro Dr.

10. CITY COUNCIL ACTION ITEM

A. Discussion and Possible Direction to the City Attorney and/or City Clerk Regarding Research Requests
1. Special Event Permits Under City Code

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.