City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting July 27, 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 July 13, 2026 City Council Meeting Minutes.

C. Resolution 26-252
Resolution accepting the work of Compass Utility, LLC, as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the East Manawa Sewer Rehab, Phase XIII. Project #PW25-09.

D. Resolution 26-253
Resolution accepting the work of Compass Utility, LLC, as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the South 23rd Street Rehab, Phase I. Project #PW24-12.

E. Resolution 26-254
Resolution setting a public hearing for 7:00 p.m. on August 10, 2026 for the Valley View Drive and Greenview Road Intersection Traffic Signal. Project # PW26-08A

F. Resolution 26-255
Resolution setting the date for a public hearing for August 10, 2026 at 7:00 p.m. on the proposal to convey interest in real property located within the East Manawa Drive Housing Urban Renewal Area pursuant to a proposed a Purchase, Sale, and Development Agreement with New Community Development Corporation d/b/a Neighborworks Home Solutions.

G. Resolution 26-256
Resolution setting the date for a public hearing for August 10, 2026 at 7:00 p.m. on the proposal to convey interest in real property located within the East Manawa Drive Housing Urban Renewal Area pursuant to a proposed a Purchase, Sale, and Development Agreement with Midwest Architects and Development LLC.

H. Resolution 26-257 & 26-258
Resolution 26-257 directing the advertisement for sale of $6,900,000 (dollar amount subject to change) General Obligation Bonds, Series 2026A, and approving electronic bidding procedures and Official Statement.

Resolution 26-258 directing the advertisement for of $3,000,000 (dollar amount subject to change) Taxable General Obligation Bonds, Series 2026B, and approving electronic bidding procedures and Official Statement.

I. Resolution 26-259
Resolution of intent to vacate and dispose of east/west alley abutting Lots 1 through 4 and Lots 11 through 14, Block 4, Park Addition. Location: Unimproved alley section abutting properties commonly addressed as 212, 214 and 222 11th Avenue; and 1010 and 1014 High Street; and 211, 217 and 221 10th Avenue. Case# 26-0001-PZASV

J. Mayor Appointments to the Civil Rights Commission: Tori Christie, Troy Fienhold-Haasis, Aili Filippi-Johns, Sarah Juntunen, and Megan Sorensen.

K. Claims

5. PUBLIC HEARINGS

A. Resolution 26-260
Resolution granting final plat approval of a two-lot subdivision to be known as Contreras Lots Subdivision, being a replat of property legally described as Lots 2 through 4, Drew's Subdivision of Lots 1 through 3 in Block 3 of Squire's Addition, and the east 20 feet of Lot 4, Block 3, Squire's Addition. Location: West of 2302 5th Avenue. Case #SUB-26-013

6. ORDINANCES ON 1ST READING

A. Ordinance 6693
Ordinance to amend Title 8, Public Safety and Morals of the 2025 Council Bluffs Municipal Code by repealing Chapter 8.75 "Possession of Weapons" in its entirety.

B. Ordinance 6694
Ordinance to amend Title 5 Sewers by amending Chapter 5.22 Service Charges of the 2025 Council Bluffs Municipal Code by amending Section 5.22.060 "Special Rates" and by amending the prevailing City Schedule of Fees adopted pursuant to Chapter 2.08.

7. ORDINANCES ON 2ND READING

A. Ordinance 6692
Ordinance to amend Chapter 1.40 Council Bluffs Civil Rights Commission of the 2025 Council Bluffs Municipal Code by amending Sections 1.40.010 "Purposes", 1.40.020 "Construction", 1.40.030 "Definitions - Civil Rights Commission", 1.40.040 "Establishment, Membership And Organization", 1.40.060 "Powers And Duties", 1.40.070 "Public Meetings, Records And Confidentiality", 1.40.080 "Unfair Employment Practices", 1.40.090 "Unfair Practices - Accommodations Or Services", 1.40.100 "Unfair Or Discriminatory Practices - Housing", 1.40.110 "Unfair Credit Practices", 1.40.120 "Unfair Or Discriminatory Practices - Education", 1.40.150 "Complaint Procedures", 1.40.160 "Conciliation", 1.40.170 "Public Hearing" and 1.40.200 "City Employment".

8. ORDINANCES ON 3RD READING

A. Ordinance 6676-A (as amended 6-22-26)
Ordinance to amend Chapter 4.20 Animal Control by amending Section 4.20.020 "Definitions-Animal Control"; Section 4.20.030 "Cruel Treatment of Animals Prohibited"; and enacting New Section 4.20.075 to be entitled "Management of Cat Population pursuant to Trap-Neuter-Return; Permitted Acts".

9. RESOLUTIONS

A. Resolution 26-215 (Continued from 7-13-26)
Resolution authorizing wage increases for the Council Bluffs Fire Supervisory employees for the period of July 1, 2026 through June 30, 2027.

B. Resolution 26-261
Resolution adopting the amended City Council Rules of Procedure 2026.

C. Resolution 26-262
Resolution authorizing the Mayor and City Clerk to enter into an agreement and award a contract in the amount of $238,000.00 to Fluid Mechanical, LLC for the Pirate Cover Filter Replacement, Project R27-02.

10. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses
1. Alibi Bar & Grill, 164 W Broadway (New)
2. Bucksnort Grill And Sports Bar, 25 Scott St
3. Council Bluffs FM, 100 Pearl St
4. Council Bluffs FM, 100 Pearl St
5. D&S Xpress, 2924 N Broadway
6. D&S Xpress, 1220 N 25th St
7. Quaker Steak And Lube, 3320 Mid America Dr
8. Queen Of Apostles Church, 3304 4th Ave
9. The Hut, 429 Veterans Memorial Hwy
10. The Olive Garden Italian Restaurant, 3707 Denmark Dr
11. Wal-Mart Supercenter, 3200 Manawa Dr

B. Retail Tobacco Permits (5)

C. Retail Device Permit (3)

11. CITY COUNCIL ACTION ITEMS

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.