City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting October 12, 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 September 28, 2026 City Council Meeting Minutes.
   - C. Resolution 26-333
     Resolution authorizing transfers between funds under Iowa Code 545-2 for FY26
   - D. Council Bluffs Water Works 2025 Annual Report (R&F)
   - E. Claims
   - F. Right of Redemption
5. **PUBLIC HEARINGS**
   - A. Ordinance 6701
     Ordinance to amend the zoning map as adopted by reference in section 15.27.020, 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
   - B. Ordinance 6702
     Ordinance to amend the zoning map as adopted by reference in section 15.27.020 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

C. Ordinance 6703
Ordinance to amend the zoning map as adopted by reference in Section 15.27.020 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.

D. Resolution 26-334
Resolution granting final plat approval of a one-lot industrial subdivision to be known as Kings Crossing, being a Replat of Lots 1 through 24, along with the vacated north/south alleys adjoining, all in Block 66, Railroad Addition, and that Section of 26th Avenue right-of-way adjoining said Block 66, Railroad Addition. Location: Undeveloped land located east of 2146 27th Avenue. Case #SUB-26-015

E. Resolution 26-335
Resolution granting final plat approval of a one-lot subdivision to be known as Riddles Subdivision Replat and being legally described as a Replat of Lots 1 through 6, inclusive, together with part of Lots 7 and 20, and also together with the vacated north-south alley abutting the aforementioned Lots and also the vacated east-west alley abutting Lots 7 and 20, all being located in Block 6, Riddles Subdivision, along with the north half of vacated 10th Avenue abutting Lot 6 and part of Lot 7, on the south, and also together with Lots 1 through 3, inclusive, together with a portion of Lot 20, all being located in Block 11, Riddles Subdivision, and also together with the vacated north-south alley abutting the aforementioned Lots, and also together with the south half of vacated 10th Avenue abutting lot 3 and part of Lot 20, on the north. Location: 902 S. 6th Street and 1000 S. 6th Street, Council Bluffs, IA 51501. Case # SUB-26-016.

F. Resolution 26-336
Resolution to vacate and dispose 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

6. ORDINANCES ON 2ND 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. RESOLUTIONS

A. Resolution 26-337
Resolution authorizing the extension of the interlocal agreement between the City of Council Bluffs and the County of Pottawattamie, Iowa on the local solicitation, Edward Byrne Memorial Assistance JAG Program Award, O-BJA-2026-172705.

B. Resolution 26-338
Resolution confirming the appointment of Michell Houseton as the City's representative to engage in Collective Bargaining negotiations with The Council Bluffs Fraternal Order of Police regarding their request to amend the current Agreement

C. Resolution 26-339
Resolution authorizing the Mayor to execute a Non-Exclusive Public Right-of-Way Agreement with Zayo Group Holding, Inc., Zayo, Inc. and Zayo Fiber, LLC, to install, maintain, operate, and control a fiber optic inftrastructure network in public right-of-way

D. Resolution 26-340
Resolution authorizing the Mayor and City Clerk to execute an agreement with Ehrhart Griffin & Associates for the East Manawa sewer Rehab, Phase XV. Project #PW27-09

E. Resolution 26-341
Resolution to create a new "Legal Intern (Law Clerk)" position within the Legal Department

F. Resolution 26-342
Resolution accepting donated real estate property and authorizing a Demolition, Redevelopment, and Coordination Agreement, as well as a related Real Estate Donation Agreement, and a Restrictive Covenant Agreement as a condition of the donation, among the City of Council Bluffs, OCF Holdings, LLC, the Southwest Iowa Foundation, and the Iowa West Foundation

G. Resolution 26-343
Resolution certifying the estimated value and duration of the value-added property tax exemptions authorized by the City of Council Bluffs for the Southlands Project, and requesting that the Pottawattamie County Assessor administer those exemptions accordingly beginning with the assessment of January 1, 2027

H. Resolution 26-344
Resolution Increasing the Police Department's Authorized Strength for Sworn Staffing from 121 to 123 Officers.

I. Resolution 26-345
Resolution to Execute a 28E Agreement between the Iowa Department of Revenue and the Council Bluffs Police Department to participate in the I-PLEDGE Tobacco, Alternative Nicotine, and Vapor Product Enforcement Program.

J. Resolution 26-346
Resolution Increasing the Police Department's Civilian Authorized Strength by One Position to Add Another Full-Time Animal Control Officer.

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses
1. Atherton Automotive, 2900 W Broadway
2. Bowlero Council Bluffs, 1900 Madison Ave
3. Family Dollar, 2801 W Broadway
4. Harvey's Casino Hotel, 1 Harrahs Blvd
5. Hy-Vee #2 Clubroom, 1745 Madison Ave Clubroom Area
6. Iowa Western Community College, 2700 College Rd
7. LPL's, 1707 Harry Langdon Blvd
8. St Albert School System, 400 Gleason Ave
9. The Hub Fly Zone, Inc., 7 S 4th St

B. Special Event Applications
1. City Light Trunk or Treat - October 24, 2026 (Road Closure)
2. Veterans Day Parade - November 7, 2026 (Road Closure)

9. CITY COUNCIL ACTION ITEMS

10. OTHER BUSINESS

11. 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.