City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting November 17, 2025, 7:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street

AGENDA

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **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 November 3, 2025 City Council Meeting minutes

   C. Resolution 25-282
   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 Kenmore Avenue Sanitary Sewer Reconstruction. Project #PW25-24.

   D. Resolution 25-283
   Resolution setting a public hearing for December 15, 2025 at 7:00 p.m. for the FY27-FY31 Capital Improvement Program (CIP).

   E. Resolution 25-284
   Resolution fixing date for a public hearing on December 15, 2025, at 7:00 p.m. on the proposal to enter into a Second Amendment to the Purchase, Sale, and Development Agreement with 34th and 1st Holdings, LLC, and providing for publication of notice thereof.

   F. September 2025 City Financial Reports

   G. Claims

4. PUBLIC HEARINGS

A. Ordinance 6659
Ordinance to amend the zoning map as adopted by reference in Section 15.27.020, by rezoning 473 acres (m/l) of land legally described as being part of Sections 29-74-43 and 32-74-43, City of Council Bluffs, Pottawattamie County, Iowa and part of Sections 5-73-43 and 6-73-43, City Of Council Bluffs, Mills County, Iowa (and being more particularly described in the Council packet) from a mixture of A-3/River Front and Agricultural Production District (Pottawattamie County), I-1/Limited Industrial District (Pottawattamie County), I-2/General Industrial District (Pottawattamie County), and I/Industrial District (Mills County) to a mixture of A-2/Parks, Estates and Agricultural District (City), C-2/Commercial District (City), and I-2/General Industrial District (City) as defined in Chapters 15.05, 15.15 and 15.21. ZC-25-006

B. Resolution 25-285
Resolution approving the plans and specifications for the South 23rd Street Sewer Rehab, Phase II. Project # PW26-12

5. ORDINANCES ON 2ND READING

A. Ordinance 6660
Ordinance to amend Chapter 9.34 Emergency Snow Routes of the 2025 Municipal Code of Council Bluffs, Iowa, by amending Section 9.34.030 "Emergency Snow Route Established"

B. Ordinance 6661
Ordinance to amend Chapter 3.08 "Beer and Liquor Control" of the 2025 Municipal Code of Council Bluffs, Iowa, by amending Section 3.08.045 "Exceptions to CBMC 3.08.045 Paragraph E"

6. RESOLUTIONS

A. Resolution 25-286
Resolution of intent to enter into a Transfer and Assignment of License Agreement for MidAmerican Energy Adventure Tower with Southwest Iowa Nonprofit for Collective Impact (SINC)

B. Resolution 25-287
Resolution of intent to enter into a Maintenance Endowment Agreement with Southwest Iowa Nonprofit for Collective Impact (SINC) for the Riverfront Revitalization River's Edge Development (River's Edge Development)

C. Resolution 25-288
Resolution accepting the bid of Western Iowa Utilities, Inc. for the East Ridge Drive Sanitary Manhole Reconstruction. Project # PW25-25

D. Resolution 25-289
Resolution authorizing the Mayor and City Clerk to execute an agreement with HGM Associates, Inc. for engineering services in connection with the Mid-America Center Parking Lots Rehab, Phase 6. Project # BM26-01

E. Resolution 25-290
Resolution authorizing the Mayor and City Clerk to execute an agreement with Snyder & Associates, Inc. for engineering services in connection with the Hillcrest Avenue Reconstruction, Phase II. Project # PW26-14

F. Resolution 25-291
Resolution authorizing the Mayor and City Clerk to execute an agreement with Strand Associates, Inc. for engineering services in connection with the WPCP Digester Lid Rehabilitation. Project # PW26-15

G. Resolution 25-292
Resolution authorizing the City Clerk to certify assessments against properties to the Pottawattamie County Treasurer for unreimbursed costs incurred by the City for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.

H. Resolution 25-293
Resolution approving the use of 2026 Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) program funds and directing the mayor to submit the 2026 Action Plan to the City of Omaha and the U.S. Department of Housing and Urban Development (HUD).

I. Resolution 25-294
Resolution declaring the intent of the City to accept a proposal received in accordance with the Requests for Proposals and to enter into a purchase, sale, and development agreement based on the selected proposal.

J. Resolution 25-295
Resolution authorizing the City of Council Bluffs to provide a City tax exemption on newly annexed properties.

K. Resolution 25-296
Resolution approving a worker's compensation settlement agreement and authorizing the City of Council Bluffs to make the necessary payments pursuant to said settlement agreement.

7. OTHER BUSINESS

8. CITIZENS REQUEST TO BE HEARD

9. 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.