City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting April 6, 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 March 9, 2026 City Council Meeting and March 23, 2026, 6:00 p.m. and 7:00 p.m. City Council Meeting Minutes.

   C. Resolution 26-126
   Resolution setting a public hearing for April 20, 2026 at 7:00 p.m. for the Avenue B Reconstruction, Phase 2. Project # PW26-13

   D. Resolution 26-127
   Resolution of intent and setting a Public Hearing for April 20th, 2026 at 7:00 p.m. to release permanent and perpetual easements granted for utility purposes across the previously vacated east/west alley in Block 11 and vacated South 30th Street in Block 10. Location: 3036 2nd Ave. MIS-26-002

   E. Resolution 26-128
   Resolution of intent and setting a Public Hearing for April 20, 2026 at 7:00 p.m. to dispose of City property described as Lot 47 and the South 1/2 of Lot 48, Johnsons Addition. Location: Immediately south of 323 Benton Street. 26-0005-PZOTB

   F. Right of Redemption

   G. Claim

5. PUBLIC HEARINGS

A. Ordinance 6670 & Ordinance 6671
Ordinance to amend the zoning map as adopted by reference in section 15.27.020 of the 2025 municipal code 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

B. Resolution 26-129
Resolution granting final plat approval of a two-lot subdivision to be known as 30th & 2nd Avenue Development and being legally described as a replat of 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; along with a replat of Lots 1 through 8, Block 3, Bryant and Clark's Subdivision and Lots 7 and 8, Block 2, Bryant and Clark's Subdivision together with the entire section of vacated South 30th Street right-of-way between said blocks. Location: 3036 2nd Avenue & vacated lot north of 3036 2nd Avenue. SUB-26-003

C. Resolution 26-130
Resolution authorizing the Mayor to initiate the Big Lake Park Playground Improvements, Phase II, Project R27-01 by issuing a bid for the project.

D. Resolution 26-131
Resolution approving the City of Council Bluffs budget for Fiscal Year Ending June 30, 2027

E. Resolution 26-132
Resolution approving the amended and restated consolidated Urban Revitalization Plan Amendment 4. URV-26-009

6. ORDINANCES ON 2ND 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.

7. RESOLUTIONS

A. Resolution 26-133
Resolution authorizing and setting the Drainage District annual assessment for Mosquito Creek # 22, Sieck # 32, and West Lewis # 35 for fiscal year 2027.

B. Resolution 26-134
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-2025-172542.

C. Resolution 26-135
Resolution accepting the bid of Cramer and Associates, Inc. for the Kanesville Pedestrian Bridge Repairs. Project # PW26-10

D. Resolution 26-136
Resolution authorizing the Mayor to execute a Vehicle and Equipment Maintenance Agreement between the City of Council Bluffs and the Council Bluffs Community School District.

E. Resolution 26-137
Resolution approving the bid of McGill Restoration for the City Hall Exterior Repairs. Project # BM-26-03

F. Resolution 26-138
Resolution awarding Housing Development Program (HDP) funds to support CBLB Investment Group for acquisition costs associated with property located at 2nd Avenue and S. 29th Street for rental purposes in Council Bluffs.

G. Resolution 26-139
Resolution authorizing capital expenditures for repairs to the fire alarm system and the physical security system at the Southwest Iowa Training Facility.

H. Resolution 26-140
Resolution authorizing the creation of a new Assistant City Attorney II position with the Legal Department.

I. Resolution 26-141
Resolution authorizing City staff to negotiate the terms of a potential development agreement with Project Tetra.

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses
1. Bluff Grocery, 701 16th Ave. (New)
2. Hy-Vee, 10 Hy-Vee Dr. (Temp)
3. Lansky's, 1131 N. Broadway
4. Levels Bar and Grill, 164 W. Broadway (New)
5. Railway Inn, 1115 1st Ave.
6. St. Albert School, 400 Gleason Ave. (Temp)
7. Tish's Restaurant, 1207 S. 35th St.
8. Whispering Woods GC, 3001 Macineery Dr.

B. Retail Tobacco License - (1) New, (6) Renewal

C. Noise Variance Request - Birthday Party with music from 5:00pm - 12:00am

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.