City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting October 6, 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 September 17, 2025 Special City Council meeting minutes and the September 22, 2025 City Council Meeting minutes
   - C. Resolution 25-249
     Resolution accepting the work of Dostals Construction, Inc. as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Prospect Park Playground Upgrade, Project #R24-16.
   - D. Resolution 25-250
     Resolution accepting the work of RPL Utility, LLC as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with Steven Road West, Norwood Drive to State Orchard Road. Project #PW22-16.
   - E. Resolution 25-251
     Resolution setting a public hearing for 7:00 p.m. on October 20, 2025 for the SWILE Backup Generator Addition. Project # BM-26-07
   - F. Claims
   - G. Right of Redemption
4. **PUBLIC HEARINGS**
   - A. Resolution 25-238
     Resolution approving the plans, specifications, form of contract, and cost estimate for the East Ridge Drive Sanitary Manhole Reconstruction. Project # PW25-25
   - B. Resolution 25-239
     Resolution granting final plat approval of one-lot subdivision to be known as West End Roost, being a replat of Block 12, Bryant and Clark's Subdivision, along with the vacated alley adjoining. Location: Undeveloped land lying south of 1st Avenue, between South 28th Street and South 29th Street. SUB-25-009

C. Resolution 25-240
Resolution authorizing the Mayor to execute a Non-Exclusive Public Right-of-Way Agreement with Unite Private Networks, LLC, doing business as Segra to install, maintain, operate and control a fiber optic infrastructure network in public rights-of-way.

D. Resolution 25-252
Resolution approving R. Perry Construction as the selected builder for the East Manawa Phase I Housing Project.

E. Resolution 25-253
Resolution approving and authorizing execution of a Development Agreement by and between the City of Council Bluffs and KCI Council Bluffs Land, LLC. Location: Generally located at the northeast corner of Kanesville Boulevard and I-80.

F. Resolution 25-254
Resolution granting final plat approval of a three-lot industrial subdivision to be known as CB Technology Park, being legally described as part of the SE1/4 of Section 21-75-43 and the NE1/4 of Section 28-75-43. Location: Undeveloped land located at the southeast corner of the intersection of College Road and East Kanesville Boulevard. SUB-25-011

5. RESOLUTIONS

A. Resolution 25-255
Resolution authorizing the Mayor and City Clerk to execute an agreement with HGM Associates, Inc. for engineering services in connection with the Kanesville Pedestrian Bridge Repairs. Project # PW26-10

B. Resolution 25-256
Resolution confirming the appointment of Zachary Smith in the position of Director of Parks and Recreation for the City of Council Bluffs.

C. Resolution 25-257
Resolution accepting the bid of Eriksen Construction Co., Inc. for the I-80 Pump Station Emergency Generator. Project # PW25-15

D. Resolution 25-258
Resolution accepting the bid of Oldcastle Materials Midwest Co. dba Omni Engineering for the Bass Pro Parking Lot Repairs. Project # BM-26-05

E. Resolution 25-259
Resolution approving change order #2 from Blackhawk Construction LLC adding $12,137.34 to the contract amount for the UP Museum Windows and Doors, project #BM-25-04

F. Resolution 25-260
Resolution to adopt a PR-1/Planned Residential Development Plan on a parcel of land legally described as being a portion of the NW 1/4 of the SW 1/4 and a portion of the NW 1/4 of the SE 1/4 of Section 33-75-43, to be known as “Steven Ridge Subdivision”. Location: Undeveloped land lying north of 1375 and 1378 Chestnut Drive. PR-25-004

G. Resolution 25-261
Resolution accepting the bid of DPS, LLC for the Council Bluffs Recycle Center Outbound Lane Paving, City Project #PW26-21

H. Resolution 25-262
Resolution authorizing the Mayor to execute a Fiscal Sponsorship Agreement between the City of Council Bluffs and the Council Bluffs Convention and Visitors Bureau in connection with the FY26 Council Bluffs Sporting Event Attraction and Retention Project Grant.

6. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses
1. Hy-Vee #2 Clubroom, 1745 Madison Ave. - Renewal
2. Mega Saver, 2024 5th Ave. - NEW

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.