City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting November 3, 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 October 20, 2025 City Council Meeting minutes

   C. Resolution 25-266
   Resolution setting a public hearing for 7:00 p.m. on November 17, 2025 in connection with the South 23rd Street Sewer Rehab, Phase II. Project # PW26-12

   D. Ordinance 6659
   Ordinance to amend the zoning map as adopted by reference in Section 15.27.020, and setting a Public Hearing for November 17, 2025 at 7:00 p.m., 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

   E. Claim

4. **PUBLIC HEARINGS**

   A. Resolution 25-267
   Resolution of intent to provide conditional consent to assignment under the Development Agreement with MAC Ventures, LLC

5. ORDINANCES ON 1ST 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"

C. Ordinance 6662
Ordinance to amend Chapter 4.21 "Urban Deer and Turkey Management" of the 2025 Municipal Code of Council Bluffs, Iowa, by repealing and replacing Section 4.21.020 "Hunting Regulations".

6. ORDINANCES ON 2ND READING

A. Ordinance 6658
Ordinance approving the Amended and Restated Consolidated Urban Revitalization Plan Amendment 3. URV-25-006

7. RESOLUTIONS

A. Resolution 25-268
Resolution authorizing the certification of indebtedness, reduction in certification of indebtedness, and direct the filing of the Tax Increment Financing (TIF) indebtedness certification report with the County for Valley View North, New Horizon, 23rd Avenue, West Broadway, Original 1983 Downtown Mall, Playland Park, Marketplace, Bluffs Northway, Franklin Avenue, Bluffs Vision, Kanesville, and South Avenue Urban Renewal Areas.

B. Resolutions 25-269, 25-270, 25-271, 25-272, 25-273 and 25-274
Resolutions authorizing Internal / Interfund Loan approval for FY27 TIF Certifications.

C. Resolution 25-275
Resolution designating Whitney Jacque as the ADA Coordinator and the Title VI Coordinator for the City of Council Bluffs as well as authorizing and directing the Mayor to execute the Title VI Non-Discrimination Agreement and all other documents to consummate this matter between the City of Council Bluffs and The Iowa Department of Transportation (IDOT).

D. Resolutions 25-276 and 25-277
Resolutions approving the MidAmerican Energy proposal for the extension of electrical services in conjunction with the East Manawa Subdivision Project.

E. Resolution 25-278
Resolution to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan), specifically by reclassifying properties legally described as being 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 ‘Industrial’ (Mills County) to ‘Light Industrial’ (City). CP-25-001

F. Resolution 25-279
Resolution amending an adopted MCR/Mixed Commercial-Residential District development plan for Treehouse, on properties legally described as Lots 1 through 3, Main Line Subdivision. Location: 151 South 34th Street and undeveloped land located at the northeast corner of the intersection of South 34th Street and 2nd Avenue, as well as, undeveloped land located at the northwest corner of the intersection of South 32nd Street and 2nd Avenue. MCR-20-001(M)

G. Resolution 25-280
Resolution approving the Annual Urban Renewal Report for Fiscal Year 2024-2025.

H. Resolution 25-281
Resolution approving and authorizing execution of a First Amendment to the Agreement for Private Development with EDC Omaha LandCo LLC.

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses
1. Goldmine Bar & Grill, 1601 Harry Langdon Blvd.
2. La Caretta Rosa, 620 South Main St.
3. Pizza King, 1101 N. Broadway

B. Device Retailer License (1 - New)

C. Special Event - Veteran's Day Parade, November 8, 2025.

9. OTHER BUSINESS

10. CITIZENS REQUEST TO BE HEARD

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.