City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting August 25, 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 August 11, 2025 City Council meeting minutes

C. Ordinances 6655 and 6656
Ordinance 6655 to amend the zoning map as adopted by reference in Section 15.27.020, and setting a public hearing for September 8, 2025 at 7:00 p.m., by rezoning 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, from A-2/Parks, Estates, and Agricultural District to R-1/Single-Family Residential District as defined in Chapter 15.08b. Location: Undeveloped land lying north of 1375 and 1378 Chestnut Drive. ZC-25-005

Ordinance 6656 to amend the zoning map as adopted by reference in Section 15.27.020, and setting a public hearing for September 8, 2025 at 7:00 p.m., by appending a Planned Residential Overlay 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, as defined in Chapter 15.28. PR-25-004

D. Ordinance 6657
Ordinance to amend the zoning map as adopted by reference in Section 15.27.020, and setting a public hearing for September 8, 2025 at 7:00 p.m., by appending a PR-2/Planned Residential Overlay over property legally described as being a replat of all of Lot 7, Baldwin Court and a portion of Lots 4 and 13, Bayliss 1st Addition, as defined in Chapter 15.28. Location: Undeveloped land lying between 711 and 741 1st Avenue. PR-25-003

E. Resolution 25-206
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 the Vine Street Parking Lot Expansion. Project # PW23-15

F. Resolution 25-207
Resolution setting a public hearing for 7:00 p.m. on September 8, 2025 for the Bass Pro Parking Lot Repairs. Project # BM-26-05

G. Resolution 25-208
Resolution fixing date for a public hearing on the proposal to enter into a Development Agreement with EDC Omaha LandCo LLC, and providing for publication of notice thereof.

H. Boards/Commission Appointments

I. June 2025 Financial Reports

J. Claim

4. PUBLIC HEARINGS

A. Resolution 25-209
Resolution approving the plans and specifications in connection with the 2600 Block Alley between West Broadway and Avenue A Sanitary Sewer Reconstruction. Project # PW25-26

B. Resolution 25-210
Resolution approving the plans and specifications in connection with the I-80 Pump Station Emergency Generator. Project # PW25-15

C. Resolutions 25-211A and 25-211B
Resolution 25-211A, receipt of bids and directing the sale of $5,640,000 (Subject to Adjustment per Terms of Offering) General Obligation Bonds, Series 2025A

Resolution 25-211B, receipt of bids directing the sale of $2,210,000 (Subject to Adjustment per Terms of Offering) General Obligation Bonds, Series 2025B

D. Resolution 25-212
Resolution granting final plat approval of a 100-lot residential subdivision to be known as East Manawa Subdivision, legally described as all of the SE ¼ NE ¼ of Section 13-74-44, except the southerly 20 feet thereof, and a portion of the NW ¼ of Section 18-74-43. Location: Undeveloped land located west of East Manawa Drive and east of Mohawk Street. SUB-25-006

E. Resolution 25-213
Resolution approving and authorizing execution of a development agreement by and between the City of Council Bluffs and OER LLC.

5. RESOLUTIONS

A. Resolution 25-214
Resolution certifying the FY2025 water, sewer, and refuse collection lien schedule for nonpayment to the County Treasurer to be assessed against the owner's property.

B. Resolution 25-215
Resolution authorizing the suspension of civil service commission practices for hiring Utility Worker II positions

C. Resolution 25-216
Resolution authorizing the Mayor and City Clerk to execute a contract in the amount of $247,900.00 for the Trolley Park Playground Improvements, Project #R26-06 with Dostals Construction Co. Inc.

D. Resolution 25-217
Resolution to adopt a PR-1/Planned Residential Development Plan for a multifamily residential development (West End Roost) on property legally described as Block 12, Bryant and Clark's Subdivision, along with the vacated alley adjoining. Location: Undeveloped land lying south of 1st Avenue, between South 28th and South 29th Streets. PR-25-005

E. Resolution 25-180 (Reconsider)
Resolution approving Sudbeck Homes as the selected builder for the East Manawa Phase I Housing Project.

F. Resolution 25-218
Resolution rejecting all submissions for the East Manawa Phase I Housing Project request for proposals.

G. Resolution 25-219
Resolution approving minimum development requirements, competitive criteria, and procedures for disposition of certain city-owned property along East Manawa Drive; and soliciting proposals in accordance with the request for proposals and setting a public hearing for October 6, 2025 at 7:00 p.m. to accept proposals.

6. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor License Renewals
1. ALDI #74, 3135 Manawa Centre Dr.
2. Big Al's, 2700 2nd Ave.
3. Council Bluffs TravelCenter, 3210 S. 7th St.
4. Huhot Mongolian Grill, 3120 Manawa Center Dr.
5. Hy-Vee Fast & Fresh #1, 21 S. 25th St.
6. Jonesy's Taco House, 1117 16th Ave.
7. The Quarthouse, 107 Pearl St.
8. The Hub Patio, 7 S. 4th St.
9. Tobacco Hut & Liquor, 3134 Manawa Centre Dr. Ste. 9
10. Primos Mexican Restaurant, 930 5th Ave.

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.