City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting May 4, 2026, 7:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street

AGENDA

Agenda Amended on 4-30-26 at 12:00 pm, to add two liquor license and correct wording of item 6A. Agenda Amended on 5-1-26 at 11:45 am, to add a liquor license.

1. MAYOR'S PROCLAMATIONS

A. Foster Care Month

2. PLEDGE OF ALLEGIANCE

3. CALL TO ORDER

4. CITIZENS REQUEST TO BE HEARD

A. Requests for hearing by City Council to Waive Rental Registration late fees:
1. Abdurrahman Rana
2. Jacob Starnes
3. Liska Smith
4. Lucy Kramer

5. 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 April 20, 2026 City Council Meeting Minutes.

C. Ordinance 6677
Ordinance to amend the zoning map as adopted by reference in Section 15.27.020 and setting a Public Hearing for May 18, 2026 at 7:00 p.m. by rezoning property legally described as the West ½ of Lot 2 and the East ¼ of Lot 3, Block 4, Bayliss Second Addition from C-2/Commercial District to R-3/Low Density Multifamily Residential, as defined in chapter 15.10. Location: 810 1st Ave. ZC-26-002

D. Ordinances 6678 and 6679
Ordinance 6678 to amend Chapter 15.33 Signs of the Municipal Code (Zoning Ordinance) and setting a Public Hearing for May 18, 2026 at 7:00 p.m. by repealing Section 15.33.130, “West Broadway Design Corridor”. ZT-26-002
Ordinance 6679 to amend Chapter 15.32A West Broadway Corridor Design Overlay of the Municipal Code (Zoning Ordinance) and setting a Public Hearing for May 18, 2026 at 7:00 p.m. by amending Section 15.32A.140 “Signs”. ZT-26-002

E. Resolution 26-164
Resolution accepting the work of Carley Construction., LLC as complete and authorizing the release of retainage after 30 days if no claims are filed for the 2600 Block Alley between West Broadway and Avenue A Sanitary Sewer Reconstruction. Project # PW25-26

F. Resolution 26-165
Resolution setting a public hearing for May 18, 2026 at 7:00 p.m. in connection with the Valley View and Franklin Avenue Intersection Improvements Project. Project # PW26-08B

G. Resolution 26-166
Resolution setting a public hearing for 7:00 p.m. on May 18, 2026, for the intent to dispose of a property right by entering into a five-year leasehold agreement for outdoor dining with Napoli's Italian Restaurant.

H. Resolution 26-167
Resolution setting a public hearing for May 18, 2026 at 7:00 p.m. for the proposed amendment to the City's budget for the fiscal year ending June 30, 2026.

I. Resolution 26-168
Resolution setting a public hearing for May 18, 2026 at 7:00 p.m. for the South Expressway Trail Extension, Project R26-03.

J. Resolution 26-169
Resolution setting a public hearing for May 18, 2026 at 7:00 p.m. for the South 24th Street Trail Extension, Project R26-04.

K. 2025 Planning Commission Annual Report (R&F)

L. 2025 Zoning Board of Adjustment Annual Report (R&F)

M. Right of Redemption

6. PUBLIC HEARINGS

A. Ordinances 6674 and 6675
Ordinance 6674 to amend Chapter 15.16 C-3/Commercial District by amending Section 15.16.030 “Conditional Uses” to include “Commercial Recreation (Outdoor)”.
Ordinance 6675 to amend Chapter 15.17 C-4/Commercial District by amending Section 15.17.030 “Conditional Uses” to include “Commercial Recreation (Outdoor)”.

B. Resolution 26-132 (Continued from 4-6-26)
Resolution approving the amended and restated consolidated Urban Revitalization Plan Amendment 4. URV-26-009

C. Resolution 26-170
Resolution approving the plans and specifications in connection with the Richard Downing Avenue Reconstruction. Project #PW26-07

D. Resolution 26-171
Resolution to dispose of city owned property described as Lots 23-24, East Manawa Subdivision. Location: Northeast corner of the intersection of Mohawk Street and Mallard Street.

E. Resolutions 26-172 and 26-173
Resolutions to dispose of City owned property described as Lots 36 and 37, along with the north 1/2 of the vacated east/west alley adjoining said Lots 36 and 37, all in Twin City Gardens, except a part of Lot 37, more fully described in the attached City Council Communication. Location: Immediately west of 4045 Avenue F. 26-0006-PZOTB and 26-0007-PZOTB

F. Resolution 26-174
Resolution approving and authorizing the conveyance of certain real property to First Avenue Freeze Out, LLC and approving and authorizing execution of a related purchase, sale, and development agreement within the West Broadway Urban Renewal Area.

7. ORDINANCES ON 1ST READING

A. Ordinance 6680
Ordinance to amend Chapter 9.72 Operation of Vehicles of the 2025 Municipal Code of Council Bluffs, Iowa, by amending Section 9.72.355 "Exhibition Driving"

B. Ordinance 6681
Ordinance amending the Amended and Restated consolidated Urban Revitalization Area – Amendment 3. URV-26-009

8. ORDINANCES ON 2ND READING

A. Ordinance 6676
Ordinance to amend Chapter 4.20 Animal Control by amending Section 4.20.020 "Definitions-Animal Control"; Section 4.20.030 "Cruel Treatment of Animals Prohibited"; Section 4.20.050 "Animals at Large"; Section 4.20.060 "Impoundment" and enacting new Section 4.20.075 to be entitled "Management of Cat Population Pursuant to Trap-Neuter-Return; Permitted Acts" and by repealing Section 4.20.272 "Stray Cats".

9. RESOLUTIONS

A. Resolution 26-123 (continued from 3-23-26 & 4-20-26)
Resolution accepting the bid of Carley Construction, LLC for the Mid-America Center Parking Lots Rehab, Phase 6. Project # BM26-01

B. Resolutions 26-157, 26-158, 26-159 and 26-160 9 (Continued from 4-20-26)
Resolution 26-157 supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by 34th and 1st Holdings, LLC.

Resolution 26-158 supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Jilla Development.

Resolution 26-159 supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Arbor Creek, LLC.

Resolution 26-160 supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Lockwood Development at E Manawa Subdivision.

C. Resolution 26-163
Resolution authorizing the creation and approval of the Homeless Services Coordinator position within the Mayors Office

D. Resolution 26-175
Resolution granting preliminary plan approval of a 13-lot residential subdivision to be known as Grapplers Gate, legally described as being a replat of Lot 4, Auditor's Subdivision of the SE ¼ NE ¼ of Section 31-75-43, excluding City right-of-way along with variances to exceed the maximum 3:1 lot depth-to-width ratio. Location: Undeveloped land lying west of 901 Franklin Avenue. SUB-26-005

E. Resolution 26-176
Resolution to adopt a PR-1/Planned Residential Development Plan for a mixed multi-family residential and townhome development on property legally described as Lots 1 and 2, 30th & 2nd Avenue Development. Location: Undeveloped property located at the northeast corner of the intersection of 1st and 2nd Avenues and S. 31st Street. PR-26-001

F. Resolution 26-177
Resolution appointing Michell Houseton as the City's Representative to negotiate a successor collective bargaining agreement with Communication Workers of America – Clerical and Technical Employees

G. Resolution 26-178
Resolution appointing Michell Houseton as the City's representative to engage in collective bargaining negotiations with the Council Bluffs Association of Professional Firefighters Local 15 regarding the wage reopener provisions of the current collective bargaining agreement.

H. Resolution 26-179
Resolution authorizing the Mayor and City Clerk to enter into an agreement and award a contract in the amount of $500,500 to Dostals Construction Company, Inc. for the Big Lake Park Playground Improvements, Phase II, Project R27-01.

I. Resolution 26-180
Resolution authorizing the Mayor to execute an Agreement for Maintenance and Repair of Primary Roads in Municipalities between the City of Council Bluffs and the Iowa Department of Transportation.

J. Resolution 26-181
Resolution approving a series of special event permits for the "Bikes on the 100 Block 2026", temporarily defining the outdoor service area for alcohol licensing purposes, temporarily closing portions of streets in the vicinity of the 100 Block, providing a special noise control variance, and approving a corresponding License to Occupy

K. Resolution 26-182
Resolution amending City Personnel Policy No. 504 "Holidays"

L. Resolution 26-183
Resolution amending City Personnel Policy No. 709 "Sick Leave"

M. Resolution 26-184
Resolution creating a new City Personnel Policy No. 714 to be entitled "Paid Parental Leave"

N. Resolution 26-185
Resolution amending City Personnel Policy No. 806 "Personal Appearance of Employees"

10. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses
1. Big Kel's Pizza & Wings, 40 Arena Way Ste 11
2. Bottoms Up, 2800 Twin City Dr
3. Caddy Shack, 1426 4th Ave
4. Council Bluffs Country Club, 4500 Piute St
5. Council Bluffs Farmer's Market - Winetime, 100 Pearl St (Temporary)
6. J & B'S Lounge, 16 S 19th St
7. Mega Saver, 1305 N 25th St
8. The Salty Dog Bar and Grill, 2411 S 24th St Ste 6
9. 7 Days Mart, 501 S 21st St
10. Hy-Vee Food Store #1, 2323 W Broadway
11. 1892 German Bier Haus, 142 W Broadway Ste 142

B. Retail Tobacco Permit Renewals (6)

C. Noise Variance Requests
1. The Dock Bar & Grill,
Live Music May 1 - October 5, 2026, 5:00 pm - 12:00 am
2. Bikes on the 100 Block + America's 250th Celebration
May - September 2026, 5:00 pm - 10:30 pm

D. Special Event Applications
1. Celebrate CB Parade - May 9, 2026
2. Black Squirrel Triathlon - May 17, 2026
3. Block Party at 2016 S 12th St - May 23, 2026
4. Memorial Day Ceremony at Bayliss Memorial Wall - May 25, 2026
5. Bikes on the 100 Block - May through September 2026
6. Farmers Market - May through September 2026
7. Slumpbuster Baseball Tournament - June 11 & 19, 2026 (Fireworks)

11. CITY COUNCIL ACTION ITEMS

12. OTHER BUSINESS

13. 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.