City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting June 8, 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 May 4, 2026 City Council Meeting Minutes.

C. Ordinance 6684
Ordinance to amend the zoning map as adopted by reference in section 15.27.020 and setting a Public Hearing for June 22, 2026 at 7:00 p.m. by rezoning property legally described as Lots 3 through 7, Block 5, Streets Addition, from R-2/Two-Family Residential District to R-3/Low Density Multifamily Residential District, as defined in Chapter 15.10 of the Municipal Code. Location: 2231 Avenue B. Case #ZC-26-003

D. Resolution 26-202
Resolution setting a public hearing for June 22, 2026 at 7:00 p.m. for the Pirate Cove Filter Replacement, Project R27-02.

E. Resolution 26-203
Resolution accepting the work of Engineered Controls Inc. as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Council Bluffs Public Library Automation Upgrade, Project #BM-25-03.

F. Resolution 26-204
Resolution accepting the work of Western Engineering Co., Inc. as complete and authorizing the release of retainage after 30 days if no claims are filed for the Pavement Resurfacing. Project # PW26-03

G. Mayor Appointments:
Library Board of Trustees: Abby Jares, Nicole Juranek, and Ron Frascht
Citizen/Police Advisory Board: Felisha Neighbors

H. Claim

I. Right of Redemption

5. MAYOR'S PROCLAMATIONS

A. Homeownership Month

6. PUBLIC HEARINGS

A. Resolution 26-191 (Continued from 5-18-26)
Resolution granting final plat approval of a one-lot subdivision to be known as Peer Center Addition, for property legally described as a replat of all of Lots 277 through 281, Belmont Addition. Location: Undeveloped land lying at the northwest corner of the intersection of North 15th Street and Avenue J. SUB-26-009

B. Resolution 26-205
Resolution setting approving the plans and specifications for the Hillcrest Avenue Reconstruction, Phase II. Project # PW26-14

7. ORDINANCES ON 1ST READING

A. Ordinance 6685
Ordinance to amend Chapter 3.12 Alarm Systems of the 2025 Municipal Code of Council Bluffs, Iowa, by amending Section 3.12.040 "Registration Application Fee-Termination and Renewal".

B. Ordinance 6686
Ordinance to amend Chapter 4.20 Animal Control of the 2025 Council Bluffs Municipal Code by amending Sections 4.20.010 "Administration and Enforcement", 4.20.020 “Definitions-Animal Control”, and 4.20.132 “Administrative Appeal Procedure”.

C. Ordinance 6687
Ordinance to amend Chapter 4.20 Animal Control by amending Sections 4.20.083 “Potentially Dangerous Dog Designation” and 4.20.084 “Dangerous Dog Designation”.

D. Ordinance 6688
Ordinance to amend Chapter 4.20 Animal Control by repealing Section 4.20.128 “Seizure/Destruction Of Animal”, by amending Section 4.20.020 “Definitions-Animal Control” and by amending and retitling Section 4.20.120 “Keeping of Vicious Animals Prohibited-Proceedings to Determine-Seizure And/Or Destruction Authorized” to be titled “Keeping of Vicious Animals Prohibited”.

E. Ordinance 6689
Ordinance to amend Chapter 4.20 Animal Control by repealing Section 4.20.112 “Pit Bulls Prohibited”.

F. Ordinance 6690
Ordinance to amend Chapter 1.09 "Chief Executive Officer" of the Municipal Code of Council Bluffs by renaming Chapter 1.09 to “City Administration and Organization,” renaming Sections 1.09.010 and 1.09.020 within Chapter 1.09, relocating without amending or altering the substantive language of Sections 1.09.010 and 1.09.020 to Section 1.09.030(A), and expanding Chapter 1.09 by adding new sections to better delineate the administrative organization of the city.

8. ORDINANCE ON 2ND READING

A. Ordinance 6682
Ordinance to amend Chapter 4.20 Animal Control by enacting a new Section 4.20.031 to be entitled "Restrictions on Pet Ownership"

B. Ordinance 6683
Ordinance to amend Chapter 4.12 Solid Waste Collection and Disposal of the Municipal Code of the City of Council Bluffs, Iowa, by amending Section 4.12.060 "Collection and Disposal-Rules and Regulations" and enacting a new Section 4.12.170 to be entitled "Recycling Center Use and Enforcement"

9. RESOLUTIONS

A. Resolution 26-206
Resolution authorizing execution of a memorandum of understanding (MOU) with the Federal Bureau of Investigation related to participation in the Homeland Security Task Force - Omaha (HSTF-OM).

B. Resolution 26-207
Resolution authorizing execution of an operational services contract with Heartland Family Service for the purpose of providing a satellite office at the Council Bluffs Police Department.

C. Resolution 26-208
Resolution accepting the bid of Bluffs Paving & Utility Co. Inc. for the Avenue B Reconstruction, Phase 2. Project # PW26-13

D. Resolution 26-209
Resolution accepting the bid of Carley Construction, LLC for the Richard Downing Avenue Reconstruction. Project #PW26-07

E. Resolution 26-210
Resolution authorizing the continuation of a two percent (2%) franchise fee on the gross receipts from the sale of electric energy, as authorized in Ordinance No. 5880, through the earlier of the date of implementation of a new electric franchise ordinance or February 2, 2028.

F. Resolution 26-211
Resolution authorizing the continuation of the two percent (2%) franchise fee on the gross receipts from the sale of natural gas, as authorized in Ordinance No. 5176, as amended by Ordinance No. 5881, through the earlier of the date of implementation of a new natural gas franchise fee ordinance or June 1, 2030.

G. Resolution 26-212
Resolution authorizing the Mayor to execute the Order Assessing a civil penalty of $1,500.00 or a 30-day suspension to retailer, VIP Smoke Shop, 305 E. Broadway, Council Bluffs, IA 51503, for a second violation of Iowa Code Section 453A.2 on April 23, 2026.

H. Resolution 26-213
Resolution approving the First Amendment to the Purchase, Sale, and Development Agreement with First Avenue Freeze Out, LLC.

I. Resolution 26-214
Resolution approving the Second Amendment to the Second Amended and Restated Purchase, Sale, and Development Agreement with Spin Lofts, LLC.

J. Resolution 26-215
Resolution authorizing wage increases for the Council Bluffs Fire Supervisory employees for the period of July 1, 2026 through June 30, 2027.

K. Resolution 26-216
Resolution authorizing wage increases for the Council Bluffs Police Supervisory employees for the period of July 1, 2026 through June 30, 2027.

L. Resolution 26-217
Resolution authorizing wage increases for Non-Union employees for the period of July 1, 2026 through June 30, 2027.

10. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses
1. 100 Block Events (6/18/26, 7/3 & 7/16/26, 8/20/26, 9/17 & 9/19/26), 114 W. Broadway
2. Dollar General, 2731 E. Kanesville Blvd.
3. Hy-Vee Food Store, 1745 Madison Ave.
4. Latino Market, 1535 Ave. G
5. Mid America Center, 1 Arena Way
6. Sugar's Restaurant & Lounge, 2725 E Kanesville Blvd.
7. The Black Rabbit by MJ

B. Retail Tobacco License - Renewal (6)

C. Retail Device Permit - Renewal (3)

D. Special Event Applications
1. America 250 Celebration, 100 Block
2. 100 Block Annual Car Show, 100 Block

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.