City Council Agenda, City of Council Bluffs, Iowa
Council Regular Meeting April 20, 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 April 6, 2026 City Council Meeting Minutes and April 9, 2026 Special City Council Meeting Minutes.

C. Ordinances 6674 and 6675
Ordinance 6674 to amend Chapter 15.16 C-3/Commercial District by amending Section 15.16.030 “Conditional Uses” and setting a public hearing for May 4, 2026 at 7:00 p.m. to include “Commercial Recreation (Outdoor)”.
Ordinance 6675 to amend Chapter 15.17 C-4/Commercial District by amending Section 15.17.030 “Conditional Uses” and setting a public hearing for May 4, 2026 at 7:00 p.m. to include “Commercial Recreation (Outdoor)”.

D. Resolution 26-142
Resolution setting a public hearing for 7:00 p.m. on May 4, 2026 in connection with the Richard Downing Avenue Reconstruction. Project #PW26-07

E. Resolution 26-143
Resolution setting the date for a public hearing on May 4, 2026 at 7:00 pm for the proposal to convey interest in real property located within the West Broadway Urban Renewal Area pursuant to a proposed a Purchase, Sale, and Development Agreement with First Avenue Freeze Out, LLC.

F. Resolution 26-144
Resolution of intent to dispose of and setting a public hearing for May 4, 2026 at 7:00 p.m. for City property described as Lots 23-24, East Manawa Subdivision.

G. Resolution 26-145 and Resolution 26-146
Resolutions of intent to dispose of and setting two public hearings for May 4, 2026 at 7:00 p.m. for City 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 & 26-0007-PZOTB

H. Resolutions 26-147
Resolution authorizing transfers between funds under Iowa Code 545-2 for FY26

I. February 2026 City Financials

J. Mayor Appointments
City Planning Commission: Jim Doty.
Parks and Recreation Commission: Calen Bergman, Ken Freudenburg, Doug Hutcheson and Chris Kelly.

K. Claim

L. Right of Redemption

5. MAYOR'S PROCLAMATIONS

A. National Drug Endangered Children Awareness Day

B. Brick Days Proclamation

6. PUBLIC HEARINGS

A. Resolution 26-148
Resolution approving the plans and specifications for the Avenue B Reconstruction, Phase 2. Project # PW26-13

B. Resolution 26-149
Resolution authorizing the City to apply for FY2027 State Transit Assistance through the Iowa Department of Transportation.

C. Resolution 26-150
Resolution granting final plat approval of a four-lot minor residential subdivision to be known as Hillside Apartments and being legally described as a replat of Lots 1 and 2, Bethany Lutheran Home and part of Lots 3 and 4, Auditor's Subdivision of the SE1/4 NW1/4 of Section 19-75-43. Location: Undeveloped land located west of North Broadway St. and south of 2444 North Broadway St. SUB-26-006

D. Public Hearing Only (No Council Action)
Status of funded activities for the City of Council Bluffs Community Development Block Grant COVID-19 Assistance.

E. Resolution 26-151
Resolution to dispose of City-owned property described as Lot 47 and the south 1/2 of Lot 48, Johnsons Addition. Location: Immediately south of 323 Benton Street. 26-0005-PZOTB

F. Resolution 26-152
Resolution to release permanent and perpetual easements granted for utility purposes across the previously vacated east/west alley in Block 11 and vacated South 30th Street in Block 10, all in Bryant and Clark's subdivision. Location: 3036 2nd Ave MIS-26-002

7. ORDINANCES ON 1ST 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".

8. RESOLUTIONS

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

B. Resolution 26-153
Resolution authorizing the sale and transfer of the internet domain names "Blinkwifi.org" and "UnleashCB.com" to the Council Bluffs Convention & Visitors Bureau, doing business as Unleash Council Bluffs, for nominal consideration.

C. Resolution 26-154
Resolution approving and adopting an ADA Digital Accessibility Policy and Transition Plan for the City of Council Bluffs, Iowa

D. Resolution 26-155
Resolution approving the bid of Compass Utility, LLC for the East Manawa Sewer Rehab, Phase XIV. Project # PW26-09

E. Resolution 26-156
Resolution authorizing accepting the work of Tab Construction at the East Manawa Subdivision Phase I Infrastructure project and authorizing the Finance Department to issue a city check in the amount of $112,876.80.

F. Resolutions 26-157, 26-158, 26-159 and 26-160
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.

G. Resolution 26-161
Resolution declaring the intent of the City to accept a proposal received in accordance with the requests for proposals and to enter into a Purchase, Sale, and Development Agreement based on the selected proposal.

H. Resolution 26-162
Resolution authorizing the Mayor to execute the Orders accepting the Acknowledgment/Settlement Agreements from Casey's, 510 23rd Avenue, Council Bluffs, IA 51501; I-80 Liquor, 2411 S. 24th Street, Ste. 1, Council Bluffs, IA 51501 and VIP Smoke Shop, 305 E. Broadway, Council Bluffs, IA 51503 for violation of the State's tobacco laws.

I. Resolution 26-153
Resolution authorizing the creation and approval of the Homeless Services Coordinator position within the Mayors Office

9. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor License Renewals
1. Buffalo Wild Wings, 3701 Metro Dr. Ste. 100
2. Kikkers, 1503 Ave. C
3. T'Z, 128 W. Broadway
4. The B Side Bar, 162 W. Broadway

B. Retail Tobacco Permit - Renewals (7)

C. Noise Variance Request - Live music May 9, 2026, 8:00 pm - 1:00 am at 1734 Avenue F

10. CITY COUNCIL ACTION ITEMS

11. OTHER BUSINESS

12. 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.