1. The Regular Meeting of the City Council was held on January 26, 2026, at 4:00 p.m. The following Council Members were present on call of the roll: Berenstein, Bertrand, Rayford, and Scott. Absent: Schoenherr.

Staff members present: Michael Collett, Interim City Manager, Nicole M. DuBois, City Attorney, and Heidi Farrens, City Clerk.

Seth Major, Arthur J. Gallagher Area Vice President, presented Janelle Bertrand, Human Resources Director, and Janet Fuller, Human Resources Benefits Manager, with the Best-in-Class Employer Award.

2. The Council interviewed the following applicants for positions on Boards, Commissions, and Committees:
   A. Parking and Skywalk System Board of Trustees: MacKenzie Hiserote
   B. Parks and Recreation Advisory Board: Evan Palsma and Aaron Witmer

CONSENT AGENDA

Motion by Scott, seconded by Berenstein, to adopt the Consent Agenda, all voting aye. Items 3 through 12J are approved unanimously unless specifically noted after the item.

3. Reading of the City Council Minutes of January 9 and 12, 2026.

Reading of the minutes of January 9 and 12, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

4. WCICC - Resolution designating Rick Bertrand as one of the City Council members on the Woodbury County Information and Communication Commission replacing Matthew O'Kane. **2026-0038**

5. DONATION - Resolution accepting a donation from the Sioux City Parks and Recreation Foundation in the amount of $1,505,500 for Destination Iowa Funded Trail Projects. **2026-0039**

6. ACTIONS RELATING TO GRANTS

   A. IDNR MARINA - Resolution authorizing the Parks and Recreation Department to apply for an Iowa Department of Natural Resources Clean Vessel Act Grant Program in the amount of $150,000 to support the purchase of a Pump-Out Boat in conjunction with the Sioux City Marina. **2026-0040**

Matt Salvatore, Parks and Recreation Director, provided information on the item.

   B. IDNR TREES - Resolution approving and accepting the 2026 IRA Iowa Tree Planting Grant Program Subrecipient Grant Agreement between the Iowa Department of Natural Resources and the City of Sioux City in the amount of $30,000 for the purchase of trees. (DNR Contract No. ITPG 25-035) **2026-0041**

Kelly Bach, Parks Maintenance Field Supervisor, provided information on the item.

C. HUD - Resolution approving U.S. Department of Housing and Urban Development (HUD) General Depository Agreement HUD-51999 GDA with U.S. Bank of Minneapolis, Minnesota. **2026-0042**

7. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. LINHART CONSTRUCTION - Resolution awarding and approving a contract to Linhart Construction, Inc. of Omaha, Nebraska, in the amount of $95,704 for the Tyson Events Center Plaza Slab Void Remediation Project. (Project No. 7542-379-010) **2026-0043**

B. SACRED HEART - Resolution approving a Post Construction Stormwater Management Plan Maintenance Agreement and Easement with Sacred Heart Catholic Church for a detention basin and accepting a permanent easement therewith. (5010 Military Road) **2026-0044**

C. CRITICAL PIPELINE - Resolution approving Change Order No. 2 to the contract with Critical Pipeline Repair LLP in the amount of $22,176 for losses incurred from flushing operations in connection with the 12th Street and Floyd Boulevard Storm Sewer Repair Project. (Project No. 7430-549-101A) **2026-0045**

Gordon Phair, City Engineer, provided information on the item.

D. STEVE HARRIS - Resolution awarding and approving a contract to Steve Harris Construction, Inc. in the amount of $1,970,264.94 for the 8th Street Reconstruction Project: Douglas Street to Jackson Street. (Project No. 7272-719-369) **2026-0046**

E. DGR ENGINEERING - Resolution approving Amendment No. 1 to the Consulting Services Agreement with DeWild Grant Reckert and Associates Company doing business as DGR Engineering increasing the not to exceed amount of the Agreement to $785,215 and expanding the scope of services to include extended services related to the lack of construction completion in connection with the Lyons Park Investment Area Sidewalk and Overlay Project. (Project No. 7392-719-295) **2026-0047**

Gordon Phair, City Engineer, and Jill Wanderscheid, Neighborhood Services Manager, provided information on the item.

8. ACTIONS AUTHORIZING PAYMENTS

A. CRANE SALES - Resolution approving payment to Crane Sales and Service of South Sioux City, Nebraska, in the amount of $26,231.60 for repairs to a Ford F550/bucket truck used by Parks Maintenance. **2026-0048**

B. TOTAL EXPENSES - Motion approving the list of all claims, total expenses by fund and receipts by fund for the reporting period of December 2025. **2026-0049**

9. ACTIONS RELATING TO PROPERTY

A. COLLINS ST - Resolution proposing to sell certain real property and rescinding all conflicting resolutions. (the East one-half of the vacated North/South alley adjacent to 513 Collins Street) (Petitioner: Executive Properties, LLC) (Purchase price: $1 plus costs) **2026-0050**

B. JAY AVE - Resolution proposing to sell certain real property. (a portion of the vacated East/West alley adjacent to 2514 Jay Avenue commonly known as 2424 ½ Jay Avenue) (Petitioner: Todd Pedersen and Galina Pedersen Trustees of The Todd Pedersen and Galina Pedersen Revocable Trust) (Purchase price: $500 plus costs) **2026-0051**

Mick Morgan, Real Estate Specialist, provided information on the item.

Scott abstained on the item due to a conflict of interest.

C. 2103 MYRTLE ST - Resolution authorizing and directing the Interim City Manager to sign a Release of Mortgage with Siouxland Habitat for Humanity in connection with the construction of a single-family housing unit located at 2103 Myrtle Street. **2026-0052**

D. 2107 MYRTLE ST - Resolution authorizing and directing the Interim City Manager to sign a Release of Mortgage with Siouxland Habitat for Humanity in connection with the construction of a single-family housing unit located at 2107 Myrtle Street. **2026-0053**

E. 2111 MYRTLE ST - Resolution authorizing and directing the Interim City Manager to sign a Release of Mortgage with Siouxland Habitat for Humanity in connection with the construction of a single-family housing unit located at 2111 Myrtle Street. **2026-0054**

10. PURCHASING

A. CORNHUSKER INTERNATIONAL - Resolution awarding a purchase order to Cornhusker International Trucks, Inc. of Sioux City, Iowa, in the amount of $527,934 for the purchase of two (2) 2027 Plow Trucks. (RFB No. 291293) **2026-0055**

B. STEW HANSEN - Resolution awarding a purchase order to Stew Hansen Dodge of Des Moines, Iowa, in the amount of $98,338 for the purchase of two (2) 2026 Dodge Tradesman 2500 4x4s with V plows. (RFB No. 291308) **2026-0056**

11. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES

1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
   a. Beer Can Alley, 1109 4th Street (Renewal)
   b. Doubletree by Hilton Sioux City and 1854 Grille, 701 Gordon Drive (Renewal)
   c. Point After, 2320 Transit Avenue (Renewal)

B. OFF-PREMISE SALES

1. CLASS B RETAIL ALCOHOL LICENSE (wine/beer)
   a. Save a Lot, 1730 Pierce Street (Renewal)

12. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Active Transportation Advisory Committee – September 17 and November 19, 2025
B. Board of Adjustment – December 9, 2025
C. Building and Housing Code Board – January 6, 2026

D. Civil Service Commission – December 2, 2025
E. Effective Fiscal and Public Policy Committee – June 11, 2025
F. Historic Preservation Commission – December 2, 2025
G. Human Rights Commission – December 4, 2025
H. Planning and Zoning Commission – December 9, 2025
I. Sports Commission – January 14, 2026
J. Woodbury County Information and Communication Commission – November 12, 2025

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING AND BOARD OF ADJUSTMENT

13. Motion acknowledging Board of Adjustment actions of January 13, 2026. **2026-0057**

Andrew Glisar, Planning and Zoning Commission Chair, provided information on the item.

Motion by Scott, seconded by Berenstein, to approve the motion, all voting aye.

14. Motion authorizing staff to negotiate an agreement with the University of Iowa, Office of the State Archaeologist in an amount not to exceed $26,671 in connection with the National Register Nomination for Historic Pearl Street District. **2026-0058**

Motion by Scott, seconded by Rayford, to approve the motion, all voting aye.

15. Hearing and Ordinance rezoning 1516 Geneva Street from zone classification NC.4 (Neighborhood Conservation, 5,000 square feet per unit minimum) to zone classification GC (General Commercial). (Petitioner: Gregory Mahloch) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-002) **2026-0059**

Andrew Glisar, Planning and Zoning Commission Chair, provided information on the item.

Motion by Scott, seconded by Rayford, to open the hearing and pass first consideration of the ordinance, citizen comments were not offered, and the hearing was closed, all voting aye.

On motion by Scott, seconded by Rayford, all voting aye, the Statutory Rule requiring that an ordinance be considered at three separate meetings was suspended. On motion by Scott, seconded by Rayford, the ordinance passed second and third considerations, all voting aye.

HEARINGS

16. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the Central Maintenance Garage – Vehicle and CO/NO2 Exhaust Project. (Project No. 7548-869-008) **2026-0060**

Motion by Scott, seconded by Berenstein, to open the hearing and adopt the proposed resolution, citizen comments were not offered, and the hearing was closed, all voting aye.

17. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the FY 2026 Fiber Optic Project. (Project No. 7516-859-043) **2026-0061**

Gordon Phair, City Engineer, provided information on the item.

Motion by Scott, seconded by Berenstein, to open the hearing and adopt the proposed resolution, citizen comments were not offered, and the hearing was closed, all voting aye.

18. Hearing and Resolution determining an area of the City to be a blighted area and economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for an urban renewal project; and adopting Amendment No. 3 to the Amended and Restated Donner Park Urban Renewal Plan for the Donner Park Urban Renewal Project Area. (property located at 2501 Expedition Court) **2026-0062**

Motion by Scott, seconded by Rayford, to open the hearing and adopt the proposed resolution, citizen comments were not offered, and the hearing was closed, all voting aye.

19. Resolution Authorizing and Approving Economic Development Assistance Contract Number 26-HQJP-012 with Sioux Honey Association and the Iowa Economic Development Authority. (301 South Lewis Boulevard) **2026-0063**

Motion by Scott, seconded by Rayford, to adopt the proposed resolution, all voting aye.

20. Hearing and Resolution accepting the proposal of MD Southern, LLC and Steven Gordon & Bethany Manning Trust for the purchase of certain land in the Combined Floyd River Urban Renewal Area and authorizing the Interim City Manager to Negotiate a Development Agreement. (Lot 3, Northern Valley Crossing, Third Filing) **2026-0064**

Motion by Scott, seconded by Berenstein, to open the hearing and adopt the proposed resolution, citizen comments were not offered, and the hearing was closed, all voting aye.

DISCUSSION

21. Resolution amending the Authorized Personnel Complement, the Position Classification Manual adopted by Resolution No. 91/T-9972 and the Salary Schedule adopted by Resolution No. 2024-0333 by adding thereto the positions, titles and job descriptions of EMS Training Officer, Class Code IV-5420, and EMS Lead Medic, Class Code IV-5416 and reclassifying one (1) full-time position of Emergency Medical Technician/Lead Medic/Training Officer, Class Code IV-5415, to EMS Training Officer Class Code IV-5420 and reclassifying three (3) full-time positions of Emergency Medical Technician/Lead Medic/Training Officer, Class Code IV-5415, to EMS Lead Medic, Class Code IV-5416, and authorizing said positions in the Fire Department. **(Deferred from January 12, 2026)**

Motion by Scott, seconded by Berenstein, to delete the item, Berenstein, Rayford, and Scott voting aye, Bertrand voting nay.

PRESENTATIONS

22. Parks Property Overview

Matt Salvatore, Parks and Recreation Director, and Gordon Phair, City Engineer, provided information on the item.

23. Public Works Department

Patrick Simons, Field Services Supervisor, provided information on the item.

24. Oak View Group (OVG) Update on Operations and Events at the Tyson Events Center and Sioux City Convention Center

Nick Palmiotti, OVG 360 Senior Director of Booking and Marketing, and Chad Smidt, OVG 360 General Manager, provided information on the item.

25. Homeless Task Force

Chief Rex Mueller, Police Department, and Captain Chris Groves, Police Department, provided information on the item.

26. Building Permits

Marty Dougherty, Economic and Community Development Director, and Darrel Bullock, Code Enforcement Manager, provided information on the item.

27. CITIZEN CONCERNS

Angela Warner discussed grants, sidewalk repairs, and homelessness.

Penny Tobin, Scott Bishop, and Brett Watchorn discussed the use of UTV's on public roads. Chief Rex Mueller, Police Department, provided information on the concern.

Brett Watchorn asked that City Council meetings be moved to 5:00 p.m. Watchorn shared a concern over the loss of the climbing wall at Long Lines Family Recreation Center.

28. COUNCIL CONCERNS

Bertrand asked Tom Pingel, Public Works Director, to provide an update at the February 2 City Council Meeting regarding the Wastewater Treatment Plant Facility Plan Improvements Project – discussing questions regarding the cost, scope, and timeline. Bertrand requested presentations from the Art Center and Public Museum before beginning operating budget discussions.

Berenstein's thoughts are with the twin cities community. Berenstein encouraged calm and patience for the safety and security of all in that area and requested a shift from rhetoric to consideration of human life and civility. Berenstein hopes all parties are able to step back, revisit the process, engage in meaningful dialogue and identify a constructive practical solution that will keep everyone safe and protected and promote peaceful engagement while deescalating tension and violence in the community.

Rayford thanked Mike Collett, Interim City Manager, Teresa Fitch, Finance Director, and staff for their patience and flexibility. His goal is to ensure residents understand not just what is being spent but why, and how it affects them. Rayford congratulated the Railroad Museum on the receipt of a grant to aid in its flood recovery and applauded the Sioux City Sports Commission for bringing the state bowling competition to Sioux City.

Scott commended staff and volunteers at the Railroad Museum, remarking on the contributions of Larry Obermeyer and his importance to the community. Scott welcomed home the members of the 185th Air Refueling Wing after a three-month deployment. Scott shared that there are more still serving overseas and thanked all for their sacrifice.

29. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:28 p.m., on motion by Scott, seconded by Berenstein, all voting aye.

ATTEST: _____ _____

Heidi Farrens, City Clerk Robert E. Scott, Mayor