1. The Regular Meeting of the City Council was held on February 9, 2026, at 4:00 p.m. The following Council Members were present on call of the roll: Berenstein, Bertrand, Rayford, Schoenherr, and Scott. Absent: None.

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

Mayor Scott read a commendation for the Sioux City Garden Club noting the occasion of it's 100th Anniversary, Deb and Jim Carlson accepting.

2. The Council interviewed the following applicants:
   A. Effective Fiscal and Public Policy Committee: Jacob Wanderscheid
   B. Gjilan Kosovo Sister City Committee: Patrick McKinlay

CONSENT AGENDA

Motion by Berenstein, seconded by Scott, to adopt the Consent Agenda

3. Reading of the City Council Minutes of February 2 and 3, 2026.

Reading of the minutes of February 2 and 3, 2026, was waived and as part of the consent agenda the minutes were approved as presented, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

4. IDOT - Resolution approving the City of Sioux City's application to the U.S. Department of Transportation's Better Utilizing Investments to Leverage Development (BUILD) Program Grant for the Bacon Creek Conduit Relocation Project. (Project No. 6701-549-156) **2026-0088**

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

5. WARD ELECTRIC - Resolution accepting the work and authorizing final payment to Ward Electric Company, Inc. for the Tyson Events Center Lighting and Heat Tape Project. **2026-0089**

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

6. 28TH ST - Resolution inviting proposals for the granting of a sign easement in certain land in the Combined Floyd River Urban Renewal Area, announcing the intent to accept the proposal of MidAmerican Energy Company, fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (vacated property located in the right-of-way adjacent to 5500 28th Street) **2026-0090**

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

7. GOVCONNECTION - Resolution awarding a purchase order to GovConnection, Inc. of Merrimack, New Hampshire, in the amount of $86,680.15 for the purchase of Extreme Network Switches with supporting accessories. (Request No. 291777) **2026-0091**

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

8. ACTIONS RELATING TO BOARDS, COMMISSIONS, AND COMMITTEES

   A. MUSEUM - Motion reappointing Stacey Alex to the Museum Board of Trustees for a three-year term expiring December 31, 2028. **2026-0092**

Motion by Berenstein, seconded by Scott, to approve the motion as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

   B. PARKING AND SKYWALK - Motion appointing Nikki McLaughlin to the Parking and Skywalk System Board of Trustees to complete the balance of a three-year term expiring December 31, 2026, replacing Travis Lee; and reappointing Nikki McLaughlin to the Parking and Skywalk Board of Trustees for a three-year term expiring December 31, 2029. **2026-0093**

Motion by Berenstein, seconded by Scott, to approve the motion as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

9. ACTIONS ADOPTING CONSTRUCTION DOCUMENTS

   A. MANHOLE REPLACEMENT - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the FY 2026 Annual Manhole Replacement Project. (Project No.7454-539-102) **2026-0094**

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

   B. SIDEWALK IMPROVEMENTS - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the 2026 Lyons Park Investment Area Sidewalk Improvements Project. (Project No. 7392-719-295) **2026-0095**

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

10. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

   A. CMBA ARCHITECTS - Resolution approving a Consulting Services Agreement with Cannon Moss Brygger & Associates, P.C. doing business as CMBA Architects, P.C. for architectural and engineering services in connection with the Martin Luther King Transportation Center Elevator Modernization Project in an amount not to exceed $68,500. (Project No. 739-020) **2026-0096**

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

B. T.R. HARRIS - Resolution awarding and approving a contract to T.R. Harris Construction, Inc. in the amount of $499,718 for the South Apron Reconstruction Phase 2 Project at the Sioux Gateway Airport/Brigadier General Bud Day Field. (City Project No. 7546-749-156/IDOT No. 91260SUX100) **2026-0097**

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

C. KIRKHAM MICHAEL & ASSOCIATES - Resolution approving Amendment No. 1 to the Consulting Services Agreement with Kirkham Michael & Associates, Inc increasing the not to exceed amount of the agreement to $98,685.44 and expanding the scope of services to include continued replat services in connection with the Replat of Highland Park. **2026-0098**

Steven Postolka, Assistant City Attorney, provided information on the item.

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

D. FEH DESIGN - Resolution approving a Consulting Services Agreement with FEH Associates, Inc. doing business as FEH Design for structural engineering services in connection with the Long Lines Family Recreation Center Loading Dock Area Structural Concrete Repairs Project in an amount not to exceed $147,750. (Project No. 7559-459-102) **2026-0099**

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

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

E. MCCLURE ENGINEERING - Resolution approving Amendment No. 1 to the Consulting Services Agreement with McClure Engineering, Co. increasing the not to exceed amount of the agreement to $861,165 and expanding the scope of services to include additional construction administration and observation services in conjunction with the PlyWood Trail Phase 3 Project. (Project No. 7402-459-326) **2026-0100**

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

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

F. NOVARA SOFTWARE - Resolution approving the Assignment and/or Transfer of Agreement acknowledging and consenting to the name change from KPA Services LLC to Novara Software, LLC. **2026-0101**

Janelle Bertrand, Human Resources Director, provided information on the item.

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

G. MUNICIPAL PIPE TOOL - Resolution awarding and approving a contract to Municipal Pipe Tool Company, LLC in the amount of $465,736.25 for the FY 2026 Utility Lining Project. (Project No. 7477-539-217) **2026-0102**

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

H. ELLISON CONSTRUCTION - Resolution awarding an Annual Agreement for Concrete Construction Services to Ellison Construction, LLC of Sioux City, Iowa, in an amount not to exceed $600,000 as the primary contractor for the FY 2026 Utilities Concrete Construction Project. (RFB No. 291552) **2026-0103**

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

I. A&F CONSTRUCTION - Resolution awarding an Annual Agreement for Concrete Construction Services to A&F Construction LLC of Sioux City, Iowa, in an amount not to exceed $400,000 as the secondary contractor for the FY 2026 Utilities Concrete Construction Project. (RFB No. 291552) **2026-0104**

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

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

J. GILL HAULING - Resolution approving Renewal Option No. 1 to the Service Provider Agreement with Gill Hauling, Inc. of South Sioux City, Nebraska, for the City Facilities Solid Waste and Recycling Collection and Disposal Agreement commencing July 1, 2026, and ending June 30, 2027, in an amount not to exceed $7.96 per waste container and $3.18 per recycling container. **2026-0105**

Teresa Fitch, Finance Director; and Arah Montagne, Environmental Services Manager, provided information on the item.

Motion by Berenstein, seconded by Scott, to adopt the proposed resolution as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

11. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES

1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
   a. The Boat House, 413 Pierce Street (Renewal)
   b. El Gato Negro, 24 West 3rd Street (Renewal)The Ickey Nickel Bar & Grill, 4700 41st Street (Renewal)
   c. Q & Feather Again, 1700 US 75 North (Renewal)

2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
   a. Drop Zone Family Sun Center, 3840 Stadium Drive (Renewal)

B. OFF-PREMISE SALES

1. CLASS E RETAIL ALCOHOL LICENSE (liquor/wine/beer)
   a. Casey's General Store No. 3674, 4727 Southern Hills Drive (Renewal)
   b. Hy-Vee, 4500 Sergeant Road (Renewal)
   c. Leeds Food N Fuel, 4004 Floyd Boulevard (Renewal)

Motion by Berenstein, seconded by Scott, to approve the applications for alcohol licenses as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

12. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Library Board of Trustees – January 21, 2026
B. Parking and Skywalk System Board of Trustees – January 21, 2026
C. Transit System Advisory Board – January 21, 2026

Motion by Berenstein, seconded by Scott, to accept the Board, Commission, And Committee Minutes as part of the consent agenda, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING

13. Motion accepting the Planning and Zoning Commission's approval of the proposed FY 2027 – FY 2031 Capital Improvement Program regarding the conformance of proposed projects to the Sioux City Comprehensive Plan, as adopted on August 30, 2005. (Petitioner: City of Sioux City) (File No. 2026-007) **2026-0106**

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

14. Hearing and Ordinance rezoning 709 Iowa Street from Zone Classification PI (Public and Institution) to Zone Classification NC.4 (Neighborhood Conservation, 5,000 square feet per unit minimum). (Petitioner: Todd and Linda Calvillo) (Planning and Zoning Commission recommends approval of this item.) (File No. 2026-003) **2026-0107**

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

HEARINGS

15. Hearing and Resolution approving the proposal to sell certain real property. (the East one-half of the vacated North/South alley adjacent to 513 Collins Street) (Petitioner: Executive Properties, LLC) (Purchase price: $1 plus costs) **2026-0108**

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.

16. Hearing and Resolution approving the proposal 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 and Galina Pedersen Trustees of The Todd Pedersen and Galina Pedersen Revocable Trust) (Purchase price: $500 plus costs) **2026-0109**

Motion by Berenstein, seconded by Schoenherr, to open the hearing and adopt the proposed resolution, citizen comments were not offered, and the hearing was closed, Berenstein, Bertrand, Rayford, and Schoenherr voting aye, Scott abstaining due to a conflict of interest.

ORDINANCES

17. Ordinance amending Chapter 4.84 of the Sioux City Municipal Code entitled “Body Piercing Regulations” to update the application fee for a Body Piercing Business License. **2026-0110**

The ordinance was considered on motion by Scott, seconded by Berenstein, to pass first consideration, all voting aye.

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

18. Ordinance amending Chapter 5.20 entitled “Solid Waste” of the Sioux City Municipal Code to modify fees for solid waste collection to correspond with the Solid Waste Collection, Recycling, and Disposal Agreement.

Teresa Fitch, Finance Director; and Arah Montagne, Environmental Services Manager, provided information on the item.

The ordinance was considered on motion by Scott, seconded by Berenstein, to pass first consideration, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

DISCUSSION

19. Resolution approving a Consulting Services Agreement with TetonRidge Consulting, LLC for consulting services related to the redevelopment of property located at 100 Pierce Street, 112 Pierce Street, and 124 Pierce Street in an amount not to exceed $53,000. **(Deferred from February 2, 2026)** **2026-0111**

Marty Dougherty, Economic and Community Development Director; and Renae Billings, Economic Development Manager, provided information on the item. Paul Koskovich spoke on the item.

Motion by Berenstein, seconded by Rayford, to adopt the proposed resolution, Berenstein, Rayford, and Schoenherr voting aye, Bertrand and Scott voting nay.

CITIZEN CONCERNS

There were no citizen concerns.

PRESENTATIONS

20. Public Works

Vicki Baker, Assistant Public Works Director; and Patrick Simons, Field Services Supervisor, provided information on the item.

21. Parks and Recreation Contract Mowing

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

22. Homeless Task Force

Chief Rex Mueller, Police Department, provided information on the item.

23. Public Museum

Steve Hansen, Museum Director, provided information on the item.

Scott exited the meeting at 5:59 p.m. and did not return.

COUNCIL CONCERNS

Bertrand requested a presentation from Tom Pingel, Public Works Director, to be placed on the February 23 City Council Agenda. Bertrand thanked Chief Rex Mueller, Police Department, for his presentation today and shared that he is looking forward to the presentation regarding permits on February 23.

Berenstein shared that there will be further discussion regarding UTV and ATV use on City Streets. Berenstein announced that he and Rayford will be attending Legislative Day in Des Moines with the Siouxland Chamber of Commerce. The Council received complaints regarding the skywalk level doors to the Convention Center. Michael Collett, Interim City Manager, will follow up on these concerns. Berenstein inquired about HF 2161 Regulation of Automatic License Plate

Readers. Captain Ryan Bertrand, Police Department, provided information. Berenstein requested any update that could be provided regarding the status of the Promenade Theatre, noting that the City is not directly involved.

Rayford thanked the Police Department for providing clarifying information regarding an incident involving an arrest made last week. Rayford thanked the City staff for their hard work.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:01 p.m., on motion by Berenstein, seconded by Rayford, all voting aye.

ATTEST: _____ _____
Heidi Farrens, City Clerk Robert E. Scott, Mayor