1. The Regular Meeting of the City Council was held on March 23, 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 welcomed Mike Armstrong, Iowa League of Cities. Armstrong presented an award to the winner of the "If I Were Mayor Essay Contest" to Veronica Guerra, a 7th grade student at Mater Dei School.

2. The Council interviewed Meredith Layman for a position on the Human Rights Commission.

CONSENT AGENDA

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

3. Reading of the City Council Minutes of March 16, 2026.

Reading of the minutes of March 16, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

4. GO BOND - Resolution authorizing the issuance of $26,900,000 General Obligation Capital Loan Notes, Series 2026, and levying a tax for the payment thereof. **2026-0262**

5. ACTIONS RELATING TO GRANTS

   A. MRHD DIGITIZATION - Resolution authorizing the Sioux City Historic Preservation Commission to submit a 2026 Target Grant Application in the amount of $25,000 to The Missouri River Historical Development for purposes of funding the digitization of the Sioux City Tribune and Historical City Records that would contribute to future National Register Nominations. **2026-0263**

Wade Schuldt, City Planner, provided information on the item.

   B. MRHD DUMPSTER LIDS - Resolution authorizing the Environmental Services Division to submit a grant application on behalf of the Environmental Advisory Board (EAB) to Missouri River Historical Development (MRHD) for the 2026 Target Grant in the amount of $25,000 for the purpose of establishing a match program for the installation of lid lock bars on commercial dumpster lids. **2026-0264**

Arah Montagne, Environmental Services Manager, provided information on the item.

   C. SIMPCO MPO - Resolution authorizing acceptance of Surface Transportation Block Grant (STBG) and Carbon Reduction Program (CRP) funding programming agreements with the Siouxland Interstate Metropolitan Planning Council (SIMPCO) Metropolitan Planning Organization (MPO) for FY 2030. **2026-0265**

D. IEDA - Resolution approving and accepting Contract Amendment One to Contract No. 20-CVE-015 between the City of Sioux City and the Iowa Economic Development Authority increasing the award amount from $126,500 to $137,500 for FY 2020 Community Development Block Grant Coronavirus Aid, Relief and Economic Act (CDBG-CV) funds. **2026-0266**

E. WARMING SHELTER - Resolution approving a First Amendment to CDBG Subrecipient Agreement by and between the City of Sioux City, Iowa, a Municipal Corporation, and The Warming Shelter, Inc. of Sioux City for homeless shelter operations. **2026-0267**

Jill Wanderscheid, Neighborhood Services Manager, provided information on the item.

6. ACTIONS RELATING TO STREET CLOSURES

A. BISHOP HEELAN GRADUATION - Resolution temporarily closing Pierce Street from 5th Street to 6th Street and the adjacent east/west alleys between the west end of the Wilbur Aalfs Library to the east end of the Orpheum Theatre beginning at 12:01 p.m. and ending at 4:00 p.m. May 17, 2026, to accommodate the Bishop Heelan High School graduation reception. **2026-0268**

B. BRIAR CLIFF COMMENCEMENT - Resolution temporarily closing Pierce Street from 5th Street to 6th Street and the adjacent east/west alleys between the west end of the Wilbur Aalfs Library to the east end of the Orpheum Theatre beginning at 7:00 a.m. and ending at 1:00 p.m. May 9, 2026, to accommodate the Briar Cliff University Commencement Reception. **2026-0269**

7. ACTIONS ADOPTING CONSTRUCTION DOCUMENTS

A. RELOCATION PACKAGE - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the Gordon Drive Water Main and Sanitary Sewer Early Relocation Package Project. (Project No. 7373-719-379) **2026-0270**

Teresa Fitch, Finance Director, provided information on the item.

B. WATER MAIN REPLACEMENT - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the Park View Boulevard Water Main Replacement Project, Glendale Boulevard to Martha Street. (Project No. 7528-519-164) **2026-0271**

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

8. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. CONFLUENCE - Resolution authorizing staff to proceed with negotiations with Confluence of Sioux Falls, South Dakota, to formulate a Consultant Services Agreement for survey, engineering services, and construction administration for the Headid Ballfield Relocation Project. **2026-0272**

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

B. MCKINNIS ROOFING - Resolution awarding and approving a contract to McKinnis Roofing and Sheet Metal LLC in the amount of $66,530 for the Fire Training Center Roof Replacement Project. (Project No. 7551-159-019) **2026-0273**

C. SCHOOL DISTRICT - Resolution approving and authorizing execution of a School Resource Officer Agreement with the Sioux City Community School District in the counties of Woodbury and Plymouth, State of Iowa, to define the terms under which the City shall assign certified police officers to serve as School Resource Officers. **2026-0274**

D. BNC - Resolution approving a Post Construction Stormwater Management Plan Maintenance Agreement and Easement with BNC LLC for a detention basin and accepting a permanent easement therewith. (1800 Indian Hills Drive) **2026-0275**

E. METRO FIBERNET - Resolution granting a permit to Metro Fibernet, LLC to own, operate and maintain underground fiber commencing in the southeast corner of the intersection of 22nd Street and Nebraska Street, proceeding west in the south right-of-way of 22nd Street for approximately 210 feet, thence proceeding north for approximately 40 feet to the north right-of-way of 22nd Street and ending adjacent to 2203 Nebraska Street. **2026-0276**

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

F. UNION PACIFIC - Resolution approving a Temporary Longitudinal Pipeline Agreement with Union Pacific Railroad Company for the temporary sanitary sewer bypass pipeline encroachment in connection with the Rehabilitation of the Old Bacon Creek Sanitary Sewer Project. (Project No. 7113-539-003) **2026-0277**

G. BNSF TEMPORARY BYPASS - Resolution approving a Pipeline License Agreement with BNSF Railway Company for the temporary sanitary sewer bypass pipeline crossing in connection with the Rehabilitation of the Old Bacon Creek Sanitary Sewer Project. (Project No. 7113-539-003) (BF-20599192) **2026-0278**

H. BNSF SEWER PIPELINE - Resolution approving a Pipeline License Agreement with BNSF Railway Company for the 48-inch sanitary sewer pipeline crossing in connection with the Rehabilitation of the Old Bacon Creek Sanitary Sewer Project. (Project No. 7113-539-003) (BF20609954) **2026-0279**

I. RS&H - Resolution approving Work Order No. 2023-19 with RS&H Iowa, P.C. in an amount not to exceed $93,262 for construction administration and resident project representative services in connection with 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. 9I260SUX100) **2026-0280**

9. ACTIONS AUTHORIZING PAYMENTS

A. CW SUTER - Resolution accepting the work and authorizing final payment to C.W. Suter and Son, Inc. for the Art Center HVAC Replacement Project Phase I. (Project No. 7430-339-003) **2026-0281**

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

B. MIDWEST CONSTRUCTORS - Resolution accepting the work and authorizing final payment to Midwest Constructors LLC of North Sioux City, South Dakota, for the Marina Gang Plank Repair Project. (RFB No. 290465) **2026-0282**

10. PURCHASING

A. HUTCHINSON SALT - Resolution awarding a purchase order to Hutchinson Salt Co. of Baxter Springs, Kansas, in the amount of $75.25 per ton commencing July 1, 2026, until June 30, 2027, for the purchase of rock salt until June 30, 2027. (RFQ No. 292213) **2026-0283**

B. LENCO - Resolution authorizing the issuance of a purchase order to Lenco Armored Vehicles of Pittsfield, Massachusetts, in the amount of $404,875 for the purchase of one Lenco BearCat armored rescue vehicle. **2026-0284**

Captain Ryan Bertrand, Police Department; and Teresa Fitch, Finance Director, provided information on the item.

11. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES
   1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
      a. La Fiesta Charra, 3079 Floyd Boulevard (Renewal)
      b. Marty's Tap, 1306 Court Street (Renewal)
      c. Vangarde Arts, 416 Pierce Street (Renewal)
      d. Wheelhouse Bar and Grill, 4501 Southern Hills Drive (Renewal)
   2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
      a. Floyd Slowpitch Softball, 2500 Harbor Drive (New 8 Month)
      b. Hard Rock Hotel and Casino Sioux City, 111 3rd Street (New 5 Day)

12. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Environmental Advisory Board – February 12, 2026
B. Human Rights Commission – January 8 and February 5, 2026

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING AND BOARD OF ADJUSTMENT

13. Motion acknowledging Board of Adjustment actions of March 10, 2026. **2026-0285**

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

14. Hearing and Ordinance vacating a 500 square foot portion of the north/south alley abutting lots 10 and 23 in the Block bounded by 5th Avenue, Glenn Avenue, South Henry Street and South Clinton Street. (File No. 2026-013) (Petitioner: Clarence Gordon) (The Planning and Zoning Commission recommends denial of this item.)

Chris Madsen, Planning Manager; and Andrew Glisar, Planning and Zoning Commission Chair, provided information on the item.

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

15. Hearing and ordinance rezoning 6302 Harbor Drive from zone classification GC (General Commercial) to zone classification GI (General Industrial). (File No. 2026-014) (Petitioner: Nelson Engineering Construction) (The Planning and Zoning Commission recommends approval of this item.) **2026-0286**

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

16. Hearing and Resolution assessing a civil penalty of $300 against 75 Pronto Express Inc., doing business as Pronto Express, 1800 75 North, Sioux City, Iowa, Cigarette Permit No. 26-00711, for violation of cigarette laws. **2026-0287**

Captain Ryan Bertrand, Police Department, 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.

17. Hearing and Resolution instituting proceedings to take additional action for the issuance of not to exceed $1,384,000 General Obligation Capital Loan Notes. (GCP-1) **2026-0288**

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.

18. Hearing and Resolution instituting proceedings to take additional action for the issuance of not to exceed $1,384,000 General Obligation Capital Loan Notes. (GCP-2) **2026-0289**

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.

19. Hearing and resolution instituting proceedings to take additional action for the issuance of not to exceed $25,000,000 General Obligation Capital Loan Notes. (ECP) **2026-0290**

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.

20. Hearing and Resolution approving the proposal to sell certain real property. (a portion of the vacated East/West alley adjacent to 2423 South Cypress Street) (Petitioner: Deborah and Timothy Angerman) (Purchase price: $1,100.38 plus costs) **2026-0291**

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.

21. Hearing and Resolution approving the proposal to sell certain real property. (the vacated East/West alley adjacent to 2121 West 17th Street) (Petitioner: James and Helen Anderson) (Purchase price: $344.96 plus costs) **2026-0292**

Mick Morgan, Real Estate Specialist, 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.

22. Hearing and Resolution approving the proposal to sell certain real property. (the vacated North/South alley adjacent to 2101 West 17th Street, 1705 John Street, and 1715 John Street and the vacated East/West alley adjacent to 2101 West 17th Street, 2115 West 17th Street, and 2117 West 17th Street) (Petitioner: Michael and Hannah Dolan) (Purchase price: $1,958.39 plus costs) **2026-0293**

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.

23. CITIZEN CONCERNS

Dillon Northrup, DK Insurance, shared concerns regarding City employee health insurance and benefits.

Robin Shiro discussed damage and concerns to the Pierce Mansion.

24. COUNCIL CONCERNS

Bertrand discussed taxing authority and results of the FY 2027 budget meetings. Bertrand requested updates and/or presentations regarding the bidding process for spec buildings, potential rate changes affecting development and retention ponds, rate increases for sister cities, and the red tag process. Bertrand asked City Field Services to cleanup along 18th Street. Bertrand discussed transportation from the Law Enforcement Center and costs.

Berenstein shared that he will be attending meetings with the following organizations: Siouxland Chamber of Commerce, Tuesday, March 24; and Downtown Partners, Thursday, March 26. Berenstein volunteered to help review the employee health insurance and benefits program as referenced by Dillon Northrup during Citizen Concerns. Berenstein congratulated the men's basketball teams from the University of Nebraska, University of Iowa, and Iowa State University on their weekend wins in the NCAA Men's Basketball Tournament.

Rayford attended the NAIA Women's Basketball Tournament and shared that he is proud of the tournament hosted by Sioux City. Rayford congratulated the Sioux City Art Center on the success of their annual spring fundraiser held Friday, March 20. Rayford thanked the Sioux City Police Department for their response to challenges faced recently by his business.

25. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:22 p.m., on motion by Scott, seconded by Berenstein, all voting aye.

ATTEST: _____ _____

Heidi Farrens, City Clerk Robert E. Scott, Mayor