1. The Regular Meeting of the City Council was held on April 20, 2026, at 4 p.m. The following Council Members were present on call of the roll: Berenstein, Rayford, and Schoenherr. Absent: Bertrand and Scott.

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

Mayor Pro Tem Schoenherr, on behalf of the City Council, proclaimed April 19 through April 25, 2026, as "National Library Week" in Sioux City, Sara Leiss, Sioux City Public Library Assistant Director, accepted the proclamation.

Mayor Pro Tem Schoenherr, on behalf of the City Council, proclaimed April 20 through April 24, 2026, as "Home Visiting Week" in Sioux City, Jean Logan and Lacey Shanks, representing the Community Action Agency of Siouxland, and staff representatives from LSI and the Siouxland District Health Department, accepted the proclamation.

CONSENT AGENDA

Motion by Schoenherr, seconded by Rayford, to adopt the Consent Agenda, all voting aye. Items 2 through 14B are approved unanimously unless specifically noted after the item.

2. Reading of the City Council Minutes of April 13 and 15, 2026.

Reading of the minutes of April 13 and 15, 2026, was waived. The City Council Meeting Minutes of April 15, 2026, were approved as presented as part of the consent agenda.

Motion by Berenstein, seconded by Rayford, to amend the City Council Meeting Minutes of April 13, 2026, to clarify changes requested by Councilman Berenstein during Council Concerns, all voting aye.

Motion by Rayford, seconded by Berenstein, to amend the City Council Meeting Minutes of April 13, 2026, adding the departure of Mayor Scott from the meeting at 5:45 p.m. on page six, all voting aye.

3. ALICIA AVE - Resolution approving and accepting a City Deed from the City of Sioux City for the City's Southbridge Rail Yard. (property located at the South end of Alicia Avenue) **2026-0364**

4. SIOUXLAND CONCRETE - Resolution awarding a purchase order to Siouxland Concrete of South Sioux City, Nebraska, for the purchase of concrete products for the Public Works Department. (Bid No. 292748) **2026-0365**

5. ACTIONS RELATING TO BOARDS, COMMISSIONS, AND COMMITTEES

   A. ART CENTER - Motion appointing Cynthia Moser to the Art Center Board of Trustees for a three-year term expiring December 31, 2028, replacing Rebecca Meyer. **2026-0366**

B. WWTP - Motion appointing Dave Kornmann to the Wastewater Treatment Plant Reconstruction and Design Advisory Committee for a term expiring June 30, 2026, replacing Kelly Jorgensen. **2026-0367**

6. ACTIONS RELATING TO GRANTS

A. FTA - Resolution authorizing the filing of applications with the Federal Transit Administration, an operating administration of the United States Department of Transportation, for federal transportation assistance authorized by 49 U.S.C. Chapter 53, United States code and other federal statutes administered by the Federal Transit Administration. **2026-0368**

B. IDOT - Resolution authorizing and approving the submission of an application for Annual Consolidated Transit Assistance Funding from the Iowa Department of Transportation. **2026-0369**

7. ACTIONS RELATING TO STREET CLOSURES

A. BATTERY PARK - Resolution temporarily closing Water Street from 4th Street to 5th Street, 4th Street from Pearl Street to Water Street, the Perry Creek Trail from 5th Street to 3rd Street, and the west one-half of the east/west alley and the south one-half of the north/south alley excluding the intersection between Water Street, Pearl Street, 4th Street and 5th Street beginning at 2:00 p.m. and ending at 11:59 p.m. on July 31, 2026, August 8, 2026, and August 14, 2026 for the Hard Rock Hotel and Casino's Battery Park Concert Series. **2026-0370**

B. JUNE JAM - Resolution temporarily closing 4th Street from Virginia Street to Floyd Boulevard; Court Street and Iowa Street from 3rd Street to 5th Street; the east/west and north/south alleys between 3rd Street, 5th Street, Virginia Street, Court Street, and Iowa Street; and all business front sidewalks on Historic Fourth Street beginning at 8:00 a.m. June 6, 2026, and ending at 2:00 a.m. June 7, 2026, for the June Jam outdoor concert event. **2026-0371**

C. MAC'GYVER MODELS RUNWAY - Resolution temporarily closing 4th Street from Nebraska Street to Jackson Street beginning at 6:00 a.m. and ending at 11:59 p.m. on June 13, 2026, for the Mac'Gyver Models Runway Sioux City event. **2026-0372**

8. ACTIONS RELATING TO CIVIL PENALTIES AND SUSPENSIONS

A. MILES INN - Resolution assessing a civil penalty of $500 against Miles Inn Inc., doing business as Miles Inn Inc., 2622 Leech Avenue, Sioux City, Iowa, Permit No. LC0009097 for violation of the Iowa beer/wine and liquor laws. **2026-0373**

B. CHOPPER DAVO'S PIZZA - Resolution assessing a civil penalty of $500 against Linn Foods, doing business as Chopper Davo's Pizza, 4511 Stone Avenue, Sioux City, Iowa, Permit No. BW0098476 for violation of the Iowa beer/wine and liquor laws. **2026-0374**

C. BILL'S BAR - Resolution assessing a civil penalty of $500 against Bills Bar Inc., doing business as Bill's Bar, 2110 Court Street, Sioux City, Iowa, Permit No. LC0021193 for violation of the Iowa beer/wine and liquor laws. **2026-0375**

9. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. MARK ALBENESIUS - Resolution approving a contract with Mark Albenesius, Inc. in the amount of $31,275 for the Lorraine Avenue Emergency Sanitary Sewer Repair Project. (Project No. 7569-539-102) **2026-0376**

B. SRTS - Resolution approving the Second Amendment and Extension Option Two to Contract for Paratransit Demand Response Services and Extension Option Two to Joint Participation/Vehicle Use Agreement with Siouxland Regional Transit System for additional one (1) year periods beginning July 1, 2026 and ending June 30, 2027 and compensation adjustment for the Extension Option Two period in connection with the Demand Response Origin-To-Destination Services. **2026-0377**

10. ACTIONS RELATING TO PERSONNEL

A. AIRPORT DIRECTOR - Resolution amending the Position Classification Manual adopted by Resolution No. 91/T-9972 by approving and adopting an updated job description for the position of Airport Director, Class Code 6675. **2026-0378**

B. TRANSIT DIRECTOR - Resolution amending the Position Classification Manual adopted by Resolution No. 91/T-9972, the salary schedule adopted by Resolution No. 2025-0532, and the Authorized Personnel Complement adopted by Resolution No. 2025-0369 by adding thereto the position, title and job description of Transit Director, Class Code 7075 and authorizing said position in the Transit Department. **2026-0379**

11. ACTIONS AUTHORIZING PAYMENTS

A. FUND TRANSFERS - Resolution approving fund transfers for the month of March 2026. **2026-0380**

B. TOTAL EXPENSES - Motion approving the list of all claims, total expenses by fund and receipts by fund for the reporting period of March 2026. **2026-0381**

C. SETTLEMENT - Resolution approving a Settlement Agreement and Release and authorizing payment thereon. (Erika Thelen) **2026-0382**

D. WINKLER ROOFING - Resolution accepting the work and authorizing final payment to Winkler Roofing, Inc. of Sioux City, Iowa, for the Terminal Roof Replacement Project – Phase III at the Sioux Gateway Airport/Brigadier General Bud Day Field. (Project No. 7496-749-154) **2026-0383**

12. APPLICATIONS FOR CIGARETTE, TOBACCO, NICOTINE, VAPOR PRODUCT PERMITS

A. OVER THE COUNTER RETAILER
1. Dollar General Store No. 5857, 4401 Gordon Drive (Renewal)
2. R Smoke Plus, 5004 Sergeant Road (Renewal)
3. Red Room Lounge, 1000 West 7th Street (Renewal)
4. Sky High Smoke Shop and Vape I, 1901 Hamilton Boulevard (Renewal)
5. Sky Smoke Shop and Vape, 401 South Lewis Boulevard (Renewal)
6. Sky Smoke Shop and Vape II, 3407 Singing Hills Boulevard (Renewal)

13. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES
   1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
      a. Castle Pub and Grill, 4400 Singing Hills Boulevard (Renewal)
      b. Sneaky's Lounge, 3711 Gordon Drive (Renewal)
      c. Trattoria Fresco, 511 4th Street (Renewal)
   2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
      a. The Grand Pearl, 411 Pearl Street (New 8 Month)

B. OFF-PREMISE SALES
   1. CLASS E RETAIL ALCOHOL LICENSE (liquor/wine/beer)
      a. Sam's Club 6432, 4201 South York Street (Renewal)

14. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Board of Adjustment – March 24, 2026
B. Planning and Zoning Commission – March 24, 2026

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING

15. Ordinance rezoning 1000 Morningside Avenue from zone classification SC (Suburban Commercial) to zone classification GC (General Commercial). (Petitioner: Gur Kirpa LLC) (File No. 2026-017) (The Planning and Zoning Commission recommends approval of this item.) **(First consideration approved April 6, 2026) (Second consideration approved April 13, 2026)** **2026-0384**

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

HEARINGS

16. 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 an Amended and Restated Urban Renewal Plan for the Teton Urban Renewal Project Area. (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-021) **2026-0385**

Chris Madsen, Planning Manager; and Teresa Fitch, Assistant City Manager, provided information on the item.

Motion by Berenstein, 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.

17. Hearing and Ordinance amending Chapter 3.20 entitled "Teton Urban Renewal Tax Increment District" to revise the legal description of property subject to the division of taxes provided for in said chapter to include the Outer Banks Urban Renewal Sub-Area, and to make other conforming changes with said chapter continuing to provide that general property taxes levied and collected each year on all property located within the Teton urban renewal tax increment district of the City of Sioux City, County of Woodbury, State of Iowa, by and for the benefit of the State of Iowa, City of Sioux City, County of Woodbury, Sioux City Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with the Teton Urban Renewal Plan.

Chris Madsen, Planning Manager, provided information on the item.

Motion by Schoenherr, 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.

Motion by Berenstein, seconded by Rayford, to waive the Statutory Rule requiring that an ordinance be considered at three separate meetings, motion and second withdrawn.

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 an Amended and Restated Urban Renewal Plan for the Combined Central Sioux City -CBD Urban Renewal Project Area. **2026-0386**

Motion by Schoenherr, 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 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 an Amended and Restated Urban Renewal Plan for the Amended Donner Park Urban Renewal Project Area. **2026-0387**

Motion by Schoenherr, 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.

20. 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 an Amended and Restated Urban Renewal Plan for the Combined Floyd River Urban Renewal Project Area. **2026-0388**

Motion by Schoenherr, 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 plans, specifications, form of contract, and estimated cost for construction of the Lorraine Avenue Resurfacing Project. (Project No. 7078-719-121) **2026-0389**

Motion by Schoenherr, 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 plans, specifications, form of contract, and estimated cost for the construction of the FY 2026 Sidewalk Ramp Project. (Project No. 7488-759-114) **2026-0390**

Motion by Schoenherr, 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.

23. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for the Taxiway C and Associated Areas Rehabilitation Project at the Sioux Gateway Airport/Brigadier General Bud Day Field. (City Project No. 7570-749-146/FAA No. 3-19-0085-080-2026) **2026-0391**

Motion by Schoenherr, 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.

24. Hearing and Resolution adopting the annual budget for the fiscal year ending June 30, 2027, and the FY 2027 - 2031 Capital Improvement Program for the City of Sioux City, Iowa. **2026-0392**

Motion by Schoenherr, 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.

25. Resolution adopting and approving a Statement of Authorized Personnel Complement for departments within the City of Sioux City, Iowa. **2026-0393**

Teresa Fitch, Assistant City Manager, provided information on the item.

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

26. Resolution approving fund transfers for the Fiscal Year 2027 Budget. **2026-0394**

Motion by Schoenherr, seconded by Berenstein, to adopt the proposed resolution, all voting aye.

27. Resolution declaring an official intent under treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects. **2026-0395**

Teresa Fitch, Assistant City Manager, provided information on the item.

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

28. Resolution approving advances of funds for repayment from the City's urban renewal tax increment revenue funds and directing the filing of certification under Iowa Code Section 403.19. **2026-0396**

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

ORDINANCES

29. Ordinance amending Chapter 12.30.020 entitled "Storm Water Program Maintenance Fee" and 12.30.030 entitled "Special Rule for Certain Nonprofit Organizations" of the Sioux City Municipal Code to modify storm water collection fees.

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

CITIZEN CONCERNS

There were no citizen concerns.

PRESENTATIONS

30. Building Permits

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

31. HART

Captain Ryan Bertrand, Police Department, provided information on the item. Ragen Cote and Raj Chaudhari, Downtown Partners, spoke on the item.

COUNCIL CONCERNS

Berenstein will leave tomorrow, April 21, for the annual Siouxland/Washington Conference and will be there for the remainder of the week. Due to the Conference, Berenstein will not be present at the Police Department's town hall meeting on Tuesday, April 21. Berenstein shared that a number of citizens have reached out regarding ATVs/UTVs in advance of the meeting.

Rayford visited Irving Preschool during Week of the Young Child. Rayford displayed for the Council and those in attendance the artwork presented to him by the class during his visit, a creative and colorful painting. Rayford noted that the annual celebration is held to bring awareness to the importance of early childhood education. Rayford will be attending the Police Department's Town Hall Meeting, a section of which will be dedicated to the topic of ATVs/UTVs. Collett reminded the Council and public that a survey regarding the topic has been placed on the City's website in advance of the Town Hall Meeting.

Schoenherr thanked Litter Dash participants and encouraged citizens to invest in the City even in small ways such as litter pick up.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:56 p.m., on motion by Schoenherr, seconded by Berenstein, all voting aye.

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