1. The Regular Meeting of the City Council was held on May 11, 2026, at 4 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 Danielle Bock, Deputy City Clerk.

Mayor Scott, on behalf of the City Council, proclaimed May 2026 as "Mental Health Awareness Month" in Sioux City, Morgan Haskell, representing Siouxland Mental Health Center, accepting.

CONSENT AGENDA

Motion by Scott, seconded by Berenstein, to adopt the Consent Agenda, all voting aye. Items 2 through 11B are approved unanimously unless specifically noted after the item.

2. Reading of the City Council Minutes of May 4, 2026.

Reading of the minutes of May 4, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

3. MORNINGSIDE DAYS - Resolution temporarily closing Orleans Avenue from Morningside Avenue to South St. Aubin Street beginning at 12:01 a.m., May 12, 2026, and ending at 11:59 p.m., May 19, 2026 to accommodate the Morningside Days carnival and temporarily closing Morningside Avenue from South Lakeport Street to Peters Avenue and Peters Avenue from Morningside Avenue to South Paxton Street beginning at 6:30 p.m. and ending at 8 p.m., May 14, 2026, and restricting travel to local traffic only on the side streets south of Morningside Avenue from Morningside Avenue to 4th Avenue on South Lemon Street, South Cedar Street, and South Palmetto Street and on the side streets north of Morningside Avenue from Morningside Avenue to Orleans Avenue on South Lemon Street, South Cedar Street, Old Palmetto Street, and Old South Palmetto Street beginning at 5:30 p.m. and ending at 6:30 p.m., May 14, 2026 to accommodate the Morningside Days parade and staging. **2026-0466**

4. DONATION - Resolution accepting a donation from the Sioux City Parks and Recreation Foundation in the amount of $465,000 for the Big Sioux Pedestrian Bridge Crossing Phase 2 Project. **2026-0467**

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

5. SINGING HILLS BLVD/DONNER AVE - Resolution approving and accepting a Purchase Agreement with GP Real Estate – SC LLC for the purchase of three Permanent Easements and three Temporary Easements located at 3516 Singing Hills Boulevard, 3800 Singing Hills Boulevard, and an unaddressed parcel located North of Donner Avenue. (Purchase Price: $81,309.46) **2026-0468**

6. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. BLACK & VEATCH - Resolution approving a Consulting Services Agreement with Black & Veatch Corporation of Kansas City, Missouri, for professional services in connection with the PFAS Mitigation Project (CIP No. 511-011) in an amount not to exceed $98,300. **2026-0469**

B. METRO FIBERNET - Resolution granting a permit to Metro Fibernet, LLC to own, operate and maintain underground fiber and related facilities commencing in the east right-of-way of Nebraska Street adjacent to 1816 Nebraska Street, proceeding west for approximately 55 feet crossing Nebraska Street, and ending in the west right-of-way of Nebraska Street adjacent to 1807 Nebraska Street. **2026-0470**

C. 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 $485,009 and expanding the scope of service to include construction administration and observation in connection with the Park View Boulevard Water Main Replacement Project, Glendale Boulevard to Martha Street. (Project No. 7528-519-164) **2026-0471**

Gordon Phair, City Engineer, and Tom Pingel, Public Works Director, provided information on the item.

D. SC ENGINEERING/PARK VIEW BLVD - Resolution awarding and approving a contract to Sioux City Engineering Co. in the amount of $1,775,874.50 for the Park View Boulevard Water Main Replacement Project, Glendale Boulevard to Martha Street. (Project No. 7528-519-164) **2026-0472**

E. SC ENGINEERING/GORDON DR - Resolution awarding and approving a contract to Sioux City Engineering Co. in the amount of $933,484 for the Gordon Drive Water Main and Sanitary Sewer Early Relocation Package Project. (Project No. 7373-719-379) **2026-0473**

F. I&A CONSTRUCTION - Resolution awarding and approving a contract to I&A Construction, LLP in the amount of $191,454.65 for the FY 2026 Sidewalk Ramp Project. (Project No. 7488-759-114) **2026-0474**

7. ACTIONS AUTHORIZING PAYMENTS

A. K2 REAL ESTATE - Resolution accepting the work and authorizing final payment to K2 Real Estate Development, LLC of Lincoln, Nebraska, for the Big Sioux Pedestrian Bridge Crossing Phase 2 Project. (Project No. 7182-459-317) **2026-0475**

B. STEVE HARRIS - Resolution accepting the work and authorizing final payment in the amount of $316.35 now and $22,254.26 in 30 days payable to Steve Harris Construction, Inc. for the Undersized Water Main Replacement Project – Phase 2. (Project No. 7438-519-123) **2026-0476**

8. PURCHASING

A. HAWKINS - Resolution awarding a purchase order for one year from May 11, 2026, to May 10, 2027, to Hawkins, Inc. of Sioux Falls, South Dakota, in the amount of $2.76 per gallon for the purchase of sulfuric acid for the Water Treatment Plant (Bid No. 293076) **2026-0477**

B. MILLS-SHELLHAMMER-PUETZ - Resolution authorizing and directing the City Manager to purchase Wastewater Treatment Plant Property Insurance from Mills-Shellhammer-Puetz & Associates. **2026-0478**

Tom Pingel, Public Works Director, provided information on the item.

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

A. OVER THE COUNTER
   1. Circle S Gordon Drive, 2520 Gordon Drive (Renewal)
   2. Circle S Riverside, 2404 Riverside Boulevard (Renewal)
   3. Greenville Pharmacy, 2705 Correctionville Road (Renewal)
   4. Leeds Food N Fuel, 4004 Floyd Boulevard (Renewal)
   5. Murphy USA No. 6843, 3420 Singing Hills Boulevard (Renewal)
   6. Murphy USA No. 6921, 3115 Floyd Boulevard (Renewal)

10. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES
   1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
      a. African Bar, 1923 Pierce Street (Renewal)
      b. Doxx, 1219 5th Street (Temporary Outdoor Service)
      c. Ichiban Japanese Steakhouse and Sushi, 4567 Southern Hills Drive (Renewal)
      d. Lucky Break, 1227 4th Street (New)
      e. Siouxland Splash, 3820 North US Highway 75 (New)
      f. SoHo Kitchen and Bar, 1024 4th Street (Temporary Outdoor Service)
   2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
      a. Hard Rock Hotel and Casino, 111 3rd Street (New 5 Day)

B. OFF-PREMISE SALES
   1. CLASS E RETAIL ALCOHOL LICENSE (liquor/wine/beer)
      a. Wal-Mart Supercenter No. 3590 (Renewal)

11. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Civil Service Commission – April 7, 2026
B. Parking and Skywalk System Board of Trustees – April 21, 2026

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING

12. Resolution accepting and approving the "Final Plat, a Minor Subdivision Plat of Hansen Dunn Acres Addition, Second Filing, Plymouth County, Iowa." (Petitioner: Alan Fagan on behalf of Madonna M. Hansen) (The Planning and Zoning Commission Recommends approval of this item.) (File No. 2026-032) **2026-0479**

Wade Schuldt, City Planner, and Sam Wagner, Planning and Zoning Commission, provided information on the item.

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

13. Resolution accepting and approving the "Final Plat of The Residence at Elk Creek, Sixth Filing, A Re-Plat of Lot 63, The Residence at Elk Creek, Second Filing, Sioux City, Woodbury County, Iowa." (Petitioner: Scott Mann on behalf of Egghead Properties) (The Planning and Zoning Commission recommends denial of this item.)

Gabriel Fordjour, City Planner, and Sam Wagner, Planning and Zoning Commission, provided information on the item. Scott Mann, Joel Voss, and Paul Koskovitch, spoke on the item.

Motion by Scott, seconded by Rayford, to adopt the proposed resolution, motion and second withdrawn.

Motion by Berenstein, seconded by Scott, to remand the proposed resolution back to the Planning and Zoning Commission, Berenstein, Rayford, and Scott voting aye, Bertrand voting nay.

14. Hearing and Ordinance vacating a portion of Sacajawea Park on the property known as 1904 South Rustin Street. (Petitioner: Roger A. Edwards and Jacqueline E. Edwards) (The Planning and Zoning Commission recommends approval of this item.) **2026-0480**

Sam Wagner, Planning and Zoning Commission, provided information on the item.

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 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.

HEARINGS

15. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the FY 2026 Undersized Water Main Replacement Project. (Project No. 7513-519-263) **2026-0481**

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 amending the budget for the fiscal year ending June 30, 2026. **2026-0482**

Sarah Swearingen, Budget Manager, 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.

ORDINANCES

17. Ordinance amending Chapter 13.08 entitled "Sanitary Sewer Rates" of the Sioux City Municipal Code to increase rates for outside municipalities and outside improvement districts by 27.4% effective November 1, 2026. **(First consideration approved April 27, 2026.) (Second consideration approved May 4, 2026.) 2026-0483**

Tom Pingel, Public Works Director, provided information on the item.

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

18. Ordinance repealing Ordinance No. 2026-0464 and amending Chapter 12.30 entitled “Storm Water Program” of the Sioux City Municipal Code to modify storm water collection fees.

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

PRESENTATION

19. Sioux Gateway Airport Master Plan Update

Michael Collett, City Manager, provided information on the item. Mike Becker, RS&H Senior Aviation Planner, and Darren Christopher, RS&H Civil Engineer, spoke on the item.

20. CITIZEN CONCERNS

Milton Carter shared concerns regarding the Airport runway expansion.

21. COUNCIL CONCERNS

Bertrand thanked Field Services for cleanup efforts at the 18th Street facility. Bertrand reported that the grading permit process is under review and requested a future presentation on variances. Michael Collett, City Manager, stated that a presentation on variances is scheduled for June 1, 2026. Bertrand reminded City staff regarding curb trimming and acknowledged Darrel Bullock, Code Enforcement Manager, for his flexibility.

Berenstein inquired about fuel cost management for ~~the Airport~~ City Departments, and Michael Collett, City Manager, provided related information. Berenstein reported attending the Gjilan Kosovo Sister City Committee Delegation and the National Police Week ceremony today. Berenstein noted that the discussion regarding transients will continue.

Rayford inquired about the new Downtown Partners ambassador, and Ragen Cote, Downtown Partners Executive Director, provided information. Rayford acknowledged cleanup efforts in the Bekins building area. Rayford reported attending the Gjilan Kosovo Sister City Committee Delegation event this morning. Rayford congratulated recent graduates of Briar Cliff University, Morningside University, and St. Luke's College.

22. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:07 p.m., on motion by Scott, seconded by Rayford, all voting aye.

ATTEST: _____ _____

Heidi Farrens, City Clerk Robert E. Scott, Mayor