1. The Regular Meeting of the City Council was held on May 18, 2026, at 4 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, City Manager, Nicole M. DuBois, City Attorney, and Heidi Farrens, City Clerk.

Sam Wagner, MidAmerican Energy Business and Community Development Manager, presented Kelly Bach, Parks Maintenance Field Supervisor, and the City with a check from their Trees Please grant program.

Mayor Scott, on behalf of the City Council, proclaimed May 17 through May 23, 2026, as "National Public Works Week" in Sioux City, Tom Pingel, Public Works Director, and members of the City Public Works Department staff accepted the proclamation.

CONSENT AGENDA

Motion by Scott, seconded by Berenstein, to adopt the Consent Agenda, all voting aye. Items 2 through 13B are approved unanimously unless specifically noted after the item.

2. Reading of the City Council Minutes of May 11, 2026.

Reading of the minutes of May 11, 2026, was waived. Motion by Berenstein, seconded by Scott, to amend the regular meeting minutes by correcting Councilman Berenstein's comments under Council Concerns to reflect that his concerns regarding the cost of fuel and the City Budget were not related to the Airport, specifically, and that his questions and discussion were related to all City Departments, all voting aye. The City Council Meeting Minutes of March 18, 2026, were approved as amended as part of the consent agenda.

3. ANNUAL ACTION PLAN - Resolution approving the FY 2026 Annual Action Plan for the Sioux City Consortium in conjunction with the Community Development Block Grant Program and the HOME Investment Partnerships Program and authorizing and directing the City Manager to execute the necessary and required applications, assurances and certifications in connection with said programs. **2026-0484**

4. KNIFE RIVER - Resolution accepting the work of Knife River Midwest, LLC for the Hamilton Boulevard Resurfacing Project (36th Street to City Limits), Iowa Department of Transportation Project No. STP-U-7057(706)—70-97. (City Project No. 7144-719-366) **2026-0485**

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

5. FOOD TRUCK FRIDAYS - Resolution amending Resolution No. 2026-0440 temporarily closing 4th Street from Jackson Street to Jones Street, and Jones Street from 4th Street to just south of the Discovery Parking Ramp entrance, excluding the 4th Street and Jones Street intersection, each Friday, beginning at 8 a.m. and ending at 2 p.m., June 5, 2026, and continuing through August 28, 2026, for Food Truck Fridays. **2026-0486**

Angel Wallace, Parks and Recreation Manager, provided information on the item. Ragen Cote, Downtown Partners Executive Director, spoke on the item.

6. GRANT - Resolution authorizing the City of Sioux City Neighborhood Services Division to submit a grant application to the Federal Home Loan Bank of Des Moines for Affordable Housing Program funds in the amount of $1,525,090 for the Midtown Terrace project. **2026-0487**

7. DENISE CT - Resolution inviting proposals for the sale of land in the Teton Urban Renewal Area, announcing the intent to accept the proposal of Outer Banks Apartments, LLC, fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (Property located at 4203 Denise Court) **2026-0488**

Clayton Bengford, Economic Development Specialist; and Teresa Fitch, Assistant City Manager, provided information on the item.

8. ACTIONS RELATING TO CAPITAL LOAN NOTES

   A. 2026A - Resolution directing sale of $23,490,000 (subject to adjustment per terms of offering) General Obligation Capital Loan Notes, Series 2026A. **2026-0489**

   B. 2026B - Resolution directing sale of $2,940,000 (subject to adjustment per terms of offering) Taxable General Obligation Capital Loan Notes, Series 2026B. **2026-0490**

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

9. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

   A. JD TIRE SERVICES - Resolution approving a Post Construction Stormwater Management Plan Maintenance Agreement and Easement with JD Tire Services LLC for a detention basin and accepting a permanent easement therewith. (4059 Southgate Drive) **2026-0491**

   B. EAGLEVIEW - Resolution approving an Agreement with Pictometry International Corp. doing business as Eagleview of Rochester, New York, for aerial photography services in the amount of $124,950. **2026-0492**

   C. BARKLEY ASPHALT - Resolution awarding and approving a contract to Barkley Asphalt, Inc. in the amount of $1,018,546.61 for the Lorraine Avenue Resurfacing Project. (Project No. 7078-719-121) **2026-0493**

   D. MARK ALBENESIUS - Resolution awarding and approving a contract to Mark Albenesius, Inc. in the amount of $160,888 for the 1110 Larsen Park Road Flood Repairs Project. (Project No. 7566-173-079) **2026-0494**

   E. CREATIVE PLANNING - Resolution approving the Non-ERISA Advisory Services Agreement between the City of Sioux City and Creative Planning, LLC. **2026-0495**

   F. LYNCH DALLAS - Resolution approving an Attorney Fee Contract. (Lynch Dallas, P.C.) **2026-0496**

10. ACTIONS AUTHORIZING PAYMENTS

A. FERGUSON WATERWORKS - Resolution amending Resolution No. 2026-0323 which authorized payment to Ferguson Waterworks of Fargo, North Dakota, in the amount of $28,750.80 for the annual fee associated with the Neptune 360 water meter reading software. (RFB No. 292689) **2026-0497**

B. ALBENESIUS/LORRAINE AVE - Resolution approving Change Order No. 1, accepting the work and authorizing final payment to Mark Albenesius, Inc. for the Lorraine Avenue Emergency Sanitary Sewer Repair Project. (Project No. 7569-539-102) **2026-0498**

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

C. ALBENESIUS/ACCESS ROADS - Resolution accepting the work and authorizing final payment to Mark Albenesius, Inc. for the Removal of Temporary Access Roads Off South Linn Street Project. (Project No. 7478B-719-632) **2026-0499**

D. ALBENESIUS/GOLF COURSE - Resolution accepting the work and authorizing final payment to Mark Albenesius, Inc. for the Floyd Golf Course Storm Sewer Repair Project. (Project No. 7522-549-166) **2026-0500**

11. PURCHASING

A. CROUCH RECREATION - Resolution awarding a Purchase Order to Crouch Recreation, Inc. of Elkhorn, Nebraska, in the amount of $54,173 for the purchase of Cone Park outdoor furniture. (RFB No. 293078) **2026-0501**

B. SOOLAND BOBCAT - Resolution awarding a Purchase Order to Sooland Bobcat of Sioux City, Iowa, in the amount of $39,000 for the purchase of one (1) 2026 T4 Bobcat Skid-Steer Loader. (Bid No. 293027) **2026-0502**

C. CONNOR SPORTS FLOORING - Resolution approving a Purchase Order Agreement and Purchase Order with Connor Sport Court International, LLC doing business as Connor Sports Flooring, LLC of Amasa, Michigan in an amount not to exceed $178,308 plus shipping for the Tyson Events Center basketball flooring. **2026-0503**

Jessica Johnson, Projects Management Specialist, provided information on the item.

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

A. OVER THE COUNTER RETAILER
1. Sams, 4218 Morningside Avenue (Renewal)
2. Sioux City Country Club, 4001 Jackson Street (Renewal)

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

3. Walgreens No. 910, 100 Pierce Street (Renewal)
4. Walgreens No. 5470, 4650 Morningside Avenue (Renewal)
5. Walgreens No. 15647, 1900 Hamilton Boulevard (Renewal)

13. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES
1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
a. Crave American Kitchen & Sushi Bar, 1110 Larsen Park Road (Renewal)
b. El Bon Club, 820 Nebraska Street (Renewal)
c. Saturday in the Park, Grandview Park (New 5 Day)
d. Teaser Gentlemens Club, 1127 4th Street (Temporary Outdoor Service)
2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
a. Holy Trinity Greek orthodox Church, 900 6th Street (New 5 Day)

B. OFF-PREMISE SALES
1. CLASS B RETAIL NATIVE WINE LICENSE (native wine)
a. Pilot Travel Center No. 594, 2815 Singing Hills Boulevard (Renewal)

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING

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. (Petitioner: Clarence Gordon) (The Planning and Zoning Commission recommends denial of this item.) (File No. 2026-013)

Gabriel Fordjour, City Planner, provided information on the item. Clarence Gordon, Petitioner, spoke 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.

HEARINGS

15. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the Nebraska Street Water Main Replacement Project, 5th Street to 8th Street. (Project No. 7534-719-387) **2026-0504**

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.

16. Hearing and Resolution adopting the 2026 Regional Hazard Mitigation Plan. **2026-0505**

Wade Schuldt, City Planner, 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 approving the proposal to sell certain real property. (That vacated part of Eighth Street (originally platted as Seventh Street) adjacent to 702 Saint Marys Street, and the vacated North/South alleys in Blocks 3 and 6 adjacent to 702 Saint Marys Street) (Petitioner: Amy Linn Peirce and Damon Marcus Peirce) (Purchase price: $6,015.20 plus costs) **2026-0506**

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

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. **(First consideration approved May 11, 2026)** **2026-0507**

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

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

DISCUSSION

19. Resolution inviting proposals for the sale of land in the Combined Central Sioux City CBD Urban Renewal Area, announcing the intent to accept the proposal of Bishop Heelan Catholic Schools, fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (1100 Douglas Street) **2026-0508**

John Flannery, Bishop Heelan Catholic Schools President; and Jessica Felix, Bishop Heelan Catholic Schools Board of Education representative, spoke on the item.

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

20. CITIZEN CONCERNS

Stacy Orndorff, owner of Brekky's, shared concerns regarding the FOG Program and surprise inspections.

Scott exited the meeting at 4:53 p.m. and did not return.

Lehi Tonga and Kyle Stewart discussed progress regarding properties on Nebraska Street where demolition had been recommended. Darrel Bullock, Code Enforcement Manager, spoke on the concern.

Milton Carter requested an update regarding the potential closure of Dinosaur Park located at 1515 Nebraska Street. Schoenherr advised that the Parks and Recreation Department is reevaluating and attempting to reach out to the neighborhood for more feedback.

PRESENTATIONS

21. FOG Program

Vicki Baker, Assistant Public Works Director; and Camrin Bell, Pretreatment Manager, provided information on the item.

22. Big Sioux River Levee Expansion Project (Project No. 7448-173-083)

Gordon Phair, City Engineer; Kevin Kruse, JEO Consulting Group, Inc; and Kelly Bach, Parks Maintenance Field Supervisor, provided information on the item.

23. Building Permits

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

24. HART (Homeless Assistance Response Team)

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

25. COUNCIL CONCERNS

Bertrand provided an update regarding changes to the grading permit process, noted upcoming discussion on variances, and requested a vote from the City Council regarding a nuisance on Nebraska Street. Bertrand requested an update on an ordinance regarding UTVs. Nicole DuBois, City Attorney, confirmed that the City Legal Department is preparing an item for City Council review. Bertrand requested that the Parks and Recreation Department provide more attention to Bacon Creek Park. Bertrand congratulated his daughter on her recent high school graduation.

Berenstein will continue to reach out to other communities regarding homelessness. Berenstein shared that he and Michael Collett, City Manager, met with Siouxland Community Health regarding the services they provide. Berenstein asked the City Manager to contact Matt Salvatore, Parks and Recreation Director, concerning plans for maintenance, clean-up, and mulch at the riverfront.

Rayford discussed new recycling bins and shared that he was able to participate in the Morningside Days Parade. Rayford is excited to work with community partners regarding city beautification.

Schoenherr announced that the City will celebrate the United States Semiquincentennial with a parade to be held at the riverfront at 6 p.m. on July 3, 2026. Schoenherr encouraged citizens to be proud of their City and to help keep it clean.

26. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:37 p.m., on motion by Schoenherr, seconded by Berenstein, all voting aye.

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