1. The Regular Meeting of the City Council was held on June 1, 2026, at 4:08 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.

2. The Council interviewed the following applicants:
   A. Airport Board of Trustees: Tyler Kruse, Pat McElroy, and Barbara Sloniker. Chris Harbeck was scheduled but unable to appear for his interview.
   B. Transit System Advisory Board: Michael Tokarczyk

CONSENT AGENDA

Motion by Berenstein, seconded by Schoenherr, to adopt the Consent Agenda, all voting aye. Items 3 through 15H are approved unanimously unless specifically noted after the item.

3. Reading of the City Council Minutes of May 18 and 20, 2026.

Reading of the minutes of May 18 and 20, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

4. ADVERTISING - Resolution updating fees for production costs for advertising on City buses. **2026-0509**

Jason Allen, Transit Director, provided information on the item.

5. SUBSURFCO - Resolution approving Change Order No. 2, accepting the work, and authorizing final payment to SuBSurfco, LLC for the Nebraska Street Water Main Replacement Project: Gordon Drive to 3rd Street. (Project No. 7419-719-373) **2026-0510**

Tom Pingel, Public Works Director; and Brittany Anderson, Senior Civil Engineer, provided information on the item.

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

6. HOGLUND BUS - Resolution awarding a purchase order to Hoglund Bus Co., Inc. of Marshalltown, Iowa, in an amount not to exceed $190,261 for the purchase of one (1) 176" wheelbase light-duty, ADA-compliant, gasoline bus for the Sioux City Transit System. **2026-0511**

7. WORKFORCE HOUSING TAX CREDIT PROGRAM

   A. OUTER BANKS APARTMENTS - Resolution supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Outer Banks Apartments, LLC (4203-4209 Denise Court and a portion of 1171 Outer Drive North) **2026-0512**

B. TRI-STATE REAL ESTATE - Resolution supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Tri-State Real Estate Development, LLC (615 Douglas Street) **2026-0513**

C. HCI REAL ESTATE - Resolution supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by HCI Real Estate Company (1005-1013 4th Street) **2026-0514**

Clayton Bengford, Economic Development Specialist, provided information on the item.

8. ACTIONS RELATING TO STREET CLOSURES

A. DOWNTOWN LIVE - Resolution temporarily closing Virginia Street from 4th Street to 3rd Street beginning at 1 p.m. and ending at 11:59 p.m. on June 5, 2026, July 3, 2026, August 7, 2026, and September 4, 2026, for Downtown Live. **2026-0515**

B. IRISH ROAD BOWLING - Resolution temporarily closing Larsen Park Road from east of the Hilton Garden Inn entrance (1132 Larsen Park Road) to the Virginia Pavilion (300 Larsen Park Road) beginning at 7 a.m. and ending at 4 p.m., October 10, 2026, for the Opportunities Unlimited Irish Road Bowling event. **2026-0516**

C. POKER RUN - Resolution temporarily closing Leech Avenue from South Linn Street to South Fairmount Street beginning at 4 p.m. and ending at 11:59 p.m. June 27, 2026, for the Miles Inn Dirty Sioux Poker Run. **2026-0517**

9. ACTIONS ADOPTING CONSTRUCTION DOCUMENTS

A. AIRPORT - Resolution adopting plans, specifications, form of contract and estimated cost for the construction of the Siouxland Nexus Program Volume 5 – Tanker Warm – Up and Holding Pad Project at the Sioux Gateway Airport/Brigadier General Bud Day Field. (City Project No. 7584-749-153/DOD Project No. VSSB229002) **2026-0518**

B. HWY 75 WATER MAIN - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the Highway 75 Water Main Upsize Project, 8th Street to Singing Hills Boulevard (Project No. 7469-519-270) **2026-0519**

10. ACTIONS RELATING TO BONDS

A. 2026A - Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance of $23,370,000 General Obligation Capital Loan Notes, Series 2026A, and amending a levy of taxes to pay the Notes; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate. **2026-0520**

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

B. 2026B - Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance of $2,940,000 Taxable General Obligation Capital Loan Notes, Series 2026B, and amending a levy of taxes to pay the Notes; Approval of the Continuing Disclosure Certificate. **2026-0521**

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

11. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. IDOT/REPAIRS - Resolution approving an Agreement for Maintenance and Repair of Primary Roads with the Iowa Department of Transportation for FY 2026 – FY 2031. **2026-0522**

Motion by Scott, seconded by Rayford, to amend the item to read as follows: Resolution approving an Agreement for Maintenance and Repair of Primary Roads with the Iowa Department of Transportation for FY 2027 – FY 2031, all voting aye. Resolution passed as amended as part of the consent agenda.

B. IDOT/CROSSING CLOSURE - Resolution authorizing an Agreement with the Iowa Department of Transportation for a Section 130 Crossing Closure Incentive Agreement for the Bruner Avenue Crossing. (FRA No. 382073N) **2026-0523**

C. SUBSURFCO - Resolution awarding and approving a contract to SuBSurfco, LLC in the amount of $979,652.46 for the Seger Avenue Water Main Replacement Project (South Saint Marys Street to South Saint Aubin Street). (Project No. 7529-519-123) **2026-0524**

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

D. MEIER TOWING - Resolution approving Renewal Option No. 1 to the Service Provider Agreement with Meier Towing Service, Inc. of Sioux City, Iowa commencing July 1, 2026, and ending June 30, 2027, for towing and wrecking services. **2026-0525**

Spero Vlahoulis, Purchasing Manager; and Chief Rex Mueller, Police Department, provided information on the item.

E. ACCESS SYSTEMS - Resolution awarding a Sales and Service Agreement to Access Systems of Sioux City, Iowa in an amount not to exceed $28,368 for 42 Sharp multi-function printers, four (4) IPDS License Keys, and a five-year maintenance agreement. (RFB No. 291849) **2026-0526**

F. VISUAL EDGE - Resolution awarding a Sales and Service Agreement to Visual Edge IT of Sioux City, Iowa in an amount not to exceed $17,350.21 for 17 HP LaserJet Color Printers, two (2) Lexmark XM7355 multi-function printers, and a five-year maintenance agreement. (RFB No. 291852) **2026-0527**

12. ACTIONS RELATING TO PROPERTY

A. W 3RD ST - Resolution authorizing and directing the City Manager to sign a Release of Mortgage between the City of Sioux City, Iowa, and Centennial Manor Partners, L.P. for the Centennial Manor Apartments located at 441 West 3rd Street, Sioux City, Iowa. **2026-0528**

B. W 4TH ST - Resolution authorizing and directing the City Manager to sign a Release of Mortgage between the City of Sioux City, Iowa, and Town View Partners, L.P. for the Centennial Manor Apartments located at 400-464 West 4th Street, also known as 425 West 3rd Street, Sioux City, Iowa. **2026-0529**

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

A. OVER THE COUNTER RETAILER
1. Ayshahs Hookah Lounge, 516 5th Street (Renewal)
2. Blue Ribbon Tap, 415 Pearl Street (Renewal)
3. Downtown Liquor, 1203 5th Street (Renewal)
4. Flamez Tobacco and Vape 2115 Hamilton Boulevard (Renewal)
5. Flamez Tobacco and Vape, 2900 Gordon Drive (Renewal)
6. Flamez Tobacco and Vape, 3531 Singing Hills Boulevard (Renewal)
7. Flamez Tobacco and Vape, 3703 Floyd Boulevard (Renewal)
8. Fleet Farm Fuel, 5860 Sunnybrook Drive (Renewal)
9. Hong Kong Supermarket, 511 West 7th Street (Renewal)
10. Pilot Travel Center No. 594, 2815 Singing Hills Boulevard (Renewal)
11. Smoker's Tobacco and Vape, 3148 Singing Hills Boulevard (Renewal)

B. DEVICE RETAILER
1. Flamez Tobacco and Vape, 2900 Gordon Drive (Renewal)
2. Sams, 4218 Morningside Avenue (Renewal)

14. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES
1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
a. Beer Can Alley, 1109 4th Street (Temporary Outdoor Service)
b. Bergie's Bar, 201 4th Street (Renewal)
c. Chipotle Mexican Grill No. 1995, 5001 Sergeant Road, Suite 240 (New)
d. Jackson Street Brewing, 901 5th Street, Suite 300 (Temporary Outdoor Service)
e. Majors Bar, 1012 4th Street (Temporary Outdoor Service)
f. Qvole, 1107 4th Street (Temporary Outdoor Service)
g. Sioux City Historic Fourth Street Association, 315 Virginia Street (New 5 Day)
h. Steinbeck's Pub, 3929 Floyd Boulevard (Temporary Outdoor Service)
i. T. Foolery's, 1008 4th Street (Temporary Outdoor Service)

Motion by Schoenherr, second by Berenstein, to waive the rules and allow the consideration of an additional Class C Retail Alcohol License for Buffalo Alice, 1020 4th Street (Temporary Outdoor Service), all voting aye. The license was added and approved as part of the consent agenda.

2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
a. Elilly Restaurant and Coffee House, 1529 Pierce Street (Renewal)
b. Lucky Wife Wine Slushies, 4141 Gordon Drive (New 5 Day)

B. OFF-PREMISE SALES
1. CLASS B RETAIL ALCOHOL LICENSE (wine/beer)
a. K & K Quick Corner, 1401 Court Street (Renewal)
b. La Plazita Latina, 1300 West 4th Street (Renewal)
2. CLASS E RETAIL ALCOHOL LICENSE (liquor/wine/beer)
a. S Mart, 1000 Morningside Avenue (New)

15. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Airport Board of Trustees – April 16, 2026
B. Board of Adjustment – April 28, 2026
C. Historic Preservation Commission – April 7, 2026
D. Human Rights Commission – March 5, 2026
E. Library Board of Trustees – April 22, 2026
F. Museum Board of Trustees – April 16, 2026
G. Planning and Zoning Commission – April 28, 2026
H. Transit System Advisory Board – May 20, 2026

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING

16. Resolution accepting and approving the Final Plat of "DC Floyd River Industrial Park Addition, a Replat of Lots 3 through 17, Broad Acres, an addition to Sioux City, Iowa and part of the West ½ of the Southwest ¼ of Section 14, Township 89 North, Range 47 West, 5th P.M., Sioux City, Woodbury County, Iowa." (Petitioner: Timothy J. Lamprecht) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-034) **2026-0530**

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

17. 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) **(First consideration approved May 18, 2026) 2026-0531**

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

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

18. Ordinance dedicating and naming a 2,977 square foot portion of unnamed right-of-way located at 200 Myrtle Street as "Hamilton Boulevard". (Petitioner: City of Sioux City) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-041) **2026-0532**

The ordinance was considered on motion by Scott, seconded by Rayford, to pass first consideration, 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 Schoenherr, the ordinance passed second and third considerations, all voting aye.

19. Ordinance dedicating and naming a 9,145 square foot portion of unnamed right-of-way located at 1200 West 2nd Street as “Hamilton Boulevard”. (Petitioner: City of Sioux City) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-040) **2026-0533**

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

20. Hearing and Ordinance vacating a 3,538.29 square foot portion of the east-west alley adjacent to the property located at 3503, 3511, 3515, and 3527 Orleans Avenue. (Petitioner: George R. Sully) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-035) **2026-0534**

Michelle Bostinelos, 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.

Motion by Schoenherr, second by Rayford, to waive the rules and allow the consideration and approval of an additional Class C Retail Alcohol License for The Diving Elk, 1101 4th Street (Temporary Outdoor Service), Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

PRESENTATIONS

21. Innovation Center

Marty Dougherty, Economic and Community Development Director, Skip Perley, Ben Knoepfler, Nathan Kalaher, and Michelle Bostinelos provided information on the item.

22. Variances

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

Motion by Schoenherr, second by Berenstein, to reconsider the motion to waive the rules and allow the consideration and approval of an additional Class C Retail Alcohol License for The Diving Elk, 1101 4th Street (Temporary Outdoor Service), all voting aye. Thus, the motion is approved, and the Class C Retail Alcohol License was reconsidered.

Motion by Schoenherr, second by Berenstein, to approve a Class C Retail Alcohol License for The Diving Elk, 1101 4th Street (Temporary Outdoor Service), all voting aye.

23. CITIZEN CONCERNS

Rich Horner requested an update regarding the status of the UTV ordinance.

Brent Watchorn asked that the City consider moving Regular City Council Meetings to 5 p.m. and eliminate the three minutes provided to speakers by the City Council Rules of Procedure. Watchorn discussed Spirit Airlines, the Innovation Center, and the public employment posting for Police Chief.

Latecia Garcia shared concerns regarding construction in front of her business.

Milton Carter requested an update regarding the potential closure of Dinosaur Park located at 1515 Nebraska Street.

24. COUNCIL CONCERNS

Bertrand requested stop signs in the area of 4th Street and Hoeven Drive, discussed progress on retention pits, and noise permits. Bertrand shared that the Our Lady Queen of Peace Chapel at Trinity Heights has officially opened and encouraged the public to visit. Bertrand requested staff consider permitting and fees for Food Trucks. Bertrand and Downtown Partners met with Block by Block. Bertrand shared concerns regarding the homeless and The Warming Shelter.

Berenstein shared that he and Michael Collett, City Manager, will continue to follow up on external opportunities for dialogue regarding the homeless and transient population. Concerns from community members received by Berenstein over the week include permit fees and regulations for Food Trucks and beautification in the Leeds neighborhood.

Rayford was pleased to hear about the electronic recycling bin placed in the lobby of City Hall. Rayford reminded the community of the Transit Department's Kids Ride Free Program during the summer months.

Schoenherr discussed requirements of the Kids Ride Free Program. Schoenherr shared excitement for the Innovation Center and encouraged community groups to get involved.

25. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:48 p.m., on motion by Scott, seconded by Schoenherr, all voting aye.

ATTEST: _____ _____

Heidi Farrens, City Clerk Robert E. Scott, Mayor