1. The Regular Meeting of the City Council was held on June 8, 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, Interim City Manager, Nicole M. DuBois, City Attorney, and Danielle Bock, Deputy City Clerk.

2. The Council interviewed the following applicants:
   A. Airport Board of Trustees: David Kaplan
   B. Events Facilities and Tourism Advisory Board: Bruce Miller and Jodi Reitmeier
   C. Historic Preservation Commission: Matthew Scott
   D. Human Rights Commission: Terri McGaffin
   E. Library Board of Trustees: Jane Vereen
   F. Yamanashi City Sister City Committee: Liz Roop

CONSENT AGENDA

Motion by Scott, seconded by Berenstein, to adopt the Consent Agenda, all voting aye. Items 3 through 13D are approved unanimously unless specifically noted after the item.

3. Reading of the City Council Minutes of June 1, 2026.

Reading of the minutes of June 1, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

4. STORM SEWER IMPROVEMENTS - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the 13th Street Storm Sewer Improvements Project, Douglas Street to Pierce Street. (Project No. 7539-549-133) **2026-0535**

5. MARK ALBENESIUS - Resolution accepting the work and authorizing final payment to Mark Albenesius, Inc. for the Dace Avenue and Leech Avenue 3 Lane Conversion Project. (IDOT Project No. CS-TSF-7057(719)—85-97/City Project No. 7434-719-384) **2026-0536**

6. ACTIONS RELATING TO GRANTS

   A. TRAFFIC SAFETY BUREAU - Resolution authorizing the Sioux City Police Department to apply for and receive the Governor's Traffic Safety Bureau Grant, FFY 2026 State and Community Highway Safety Grant, Project Agreement Number 402-PT-2026 05-40-91/402-AL-2026 02-40-88 from the Iowa Department of Public Safety in the amount of $105,485 for overtime hours, training, travel, and equipment. **2026-0537**

   B. JAG - Resolution authorizing the Sioux City Police Department to accept FY 2027 Byrne-Justice Assistance Grant (JAG) funds in the amount of $77,250 from the State of Iowa Office of Drug Control Policy for an expansion to the Flock Safety License Plate Reader Camera System for the period of July 1, 2026, through June 30, 2027. (Grant No. 24-JAG-651882) **2026-0538**

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

Request by Scott to pull the item from the Consent Agenda for a separate vote, the resolution was moved and seconded as part of the Consent Agenda, Berenstein, Bertrand, Rayford, and Schoenherr voting aye, Scott voting nay.

7. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. HDR ENGINEERING - Resolution approving Task Order No. 2 to the Agreement for Professional Services for grant writing services between HDR Engineering, Inc. of Omaha, Nebraska, and the City of Sioux City. **2026-0539**

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

B. RIVERSIDE TECHNOLOGIES - Resolution approving a Service Provider Agreement commencing July 1, 2026, and ending June 30, 2027, with Riverside Technologies, Inc. of Omaha, Nebraska, in an amount not to exceed $24,000 in conjunction with Oak View Group (OVG) Managed Facilities Information Technology Services. (RFP No. 318) **2026-0540**

C. FAHRNER ASPHALT - Resolution awarding and approving a contract to Fahrner Asphalt Sealers, LLC in the amount of $115,612.75 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) **2026-0541**

D. CIVIC LEADERSHIP SEARCH - Resolution approving a Letter of Agreement between the City of Sioux City and Civic Leadership Search Partners, LLC to provide and administer a law enforcement executive recruitment search for the position of Police Chief in an amount of $25,100. **2026-0542**

Janelle Bertrand, Human Resources Director, provided information on the item.

Request by Berenstein to pull the item from the Consent Agenda for a separate vote, the resolution was moved and seconded as part of the Consent Agenda, Bertrand, Rayford, Schoenherr, and Scott voting aye, Berenstein voting nay.

E. CARDIS FENCE COMPANY - Resolution awarding and approving a contract to Limado, Inc. doing business as Cardis Fence Company in the amount of $80,763.77 for the Perimeter Fence Improvement Project at the Sioux Gateway Airport/Brigadier General Bud Day Field. (City Project No. 7565-749-147/FAA No. 3-19-0085-079-2026) **2026-0543**

F. JEO CONSULTING - Resolution approving a Consulting Services Agreement with JEO Consulting Group, Inc. of South Sioux City, Nebraska, for the Zenith Water Treatment Plant Riverfront Well Project, in connection with the Well Replacement Program Project (CIP No. 519-103), in an amount not to exceed $486,655. **2026-0544**

G. I&A CONSTRUCTION - Resolution approving Change Order No. 1 to the contract with I&A Construction, LLP in the amount of $100,792.70 for the addition of repairs to the sidewalk ramps in poor condition at the intersection of 5th Street and Pearl Street and for the correction of contract quantities in connection with the FY 2026 Sidewalk Ramp Project. (Project No. 7488-759-114) **2026-0545**

H. SC ENGINEERING - Resolution awarding and approving a contract to Sioux City Engineering Co. in the amount of $1,793,357.50 for the FY 2026 Undersized Water Main Replacement Project. (Project No. 7513-519-263) **2026-0546**

8. ACTIONS RELATING TO PERSONNEL

A. TRANSIT FLEET MANAGER - Resolution amending the position classification manual adopted by Resolution No. 91/T-9972 by approving and adopting a newly created job description for the position of Transit Fleet Manager, Class Code 7078. **2026-0547**

B. AIRPORT ADMINISTRATION COORDINATOR - Resolution amending the position classification manual adopted by Resolution No. 91/T-9972 by approving and adopting a newly created job description for the position of Airport Administration Coordinator, Class Code 1058. **2026-0548**

Michael Collett, City Manager, provided information on the item.

C. TRANSIT OPERATIONS MANAGER - 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 Transit Operations Manager, Class Code 7077. **2026-0549**

9. ACTIONS RELATING TO PROPERTY

A. 3808 STADIUM DR - Resolution inviting proposals for the lease of land in the Donner Park Urban Renewal Area, announcing the intent to accept the proposal of the Siouxland Youth Hockey Association, Inc., fixing the date for receipt of proposals, and for a public hearing and providing for notice thereof. (A portion of land located at 3808 Stadium Drive for the IBP Ice Center Shooting Shed) **2026-0550**

B. 520 NEBRASKA ST AND 413 PIERCE ST

1. Resolution authorizing and approving a Fourth Amendment to Development Agreement and related Mortgage Releases with Motor Mart Landowner, LLC and 413 Pierce Street, LLC. (Property located at 520 Nebraska Street and 413 Pierce Street) **2026-0551**

Chris Myres, Business Development Coordinator, and Marty Dougherty, Economic and Community Development Director, provided information on the item.

2. Resolution authorizing and approving an Assignment and Assumption of Agreements with Motor Mart Landowner, LLC, 413 Pierce Street, LLC and Sioux City Flats, LLC. (Property located at 520 Nebraska Street and 413 Pierce Street) **2026-0552**

C. NORTHERN VALLEY CROSSING - Resolution authorizing and approving a Development Agreement with MD Southern, LLC and Steven F. Gordon and Bethany S. Manning Trust. (Lot 3, Northern Valley Crossing, Third Filing) **2026-0553**

D. 3700 JEFFERSON ST - Resolution approving and accepting a Purchase Agreement with MD Southern, LLC and Steven F. Gordon and Bethany S. Manning Trust for the purchase of property located at 3700 Jefferson Street. **2026-0554**

E. SINGING HILLS BLVD - Resolution rescinding Resolution No. 2026-0468 and 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: $91,666.38) **2026-0555**

10. PURCHASING

A. GOVCONNECTION - Resolution awarding a purchase order to GovConnection, Inc. of Dakota Dunes, South Dakota, in the amount of $1,475,834.96 for the purchase of Nutanix HCI (Hyper-Converged Infrastructure). (RFQ No. 293694) **2026-0556**

B. ED STIVERS FORD - Resolution awarding a purchase order to Ed Stivers Ford, Inc. of Waukee, Iowa, in the amount of $166,000 for the purchase of two (2) 2027 Ford F550 Crew Cab Trucks with plow package. (RFB No. 293028) **2026-0557**

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

A. OVER THE COUNTER
1. 75 Pronto Express, 1800 Highway 75 North (Renewal)
2. Casey's No. 2275, 1000 Riverside Boulevard (Renewal)
3. Casey's No. 2607, 3731 Hamilton Boulevard (Renewal)
4. Casey's No. 2608, 1132 Lewis Boulevard (Renewal)
5. Casey's No. 2889, 3051 Floyd Boulevard (Renewal)
6. Casey's No. 3009, 4301 Stone Avenue (Renewal)
7. Casey's No. 3674, 4727 Southern Hills Drive (Renewal)
8. Casey's No. 3962, 1419 Hamilton Boulevard (Renewal)
9. Love's Travel Stop No. 479, 2525 Singing Hills Boulevard (Renewal)

12. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES

1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
   a. Court Street Tap, 2106 Court Street (Renewal)
   b. Miles Inn, 2622 Leech Avenue (Temporary Outdoor Service)
   c. Qvole, 1107 4th Street (Premise Increase)
   d. The Filling Station, 1808 North US Highway 75 (Renewal)
   e. Whispering Creek Golf Club, 6500 Whispering Creek Drive (Renewal)

2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
   a. Edge Ventures, 1388 Hamilton Boulevard (New)
   b. Milwaukee Wiener House, 301 Douglas Street (Renewal)

13. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Civil Service Commission – May 5, 2026
B. Library Board of Trustees – May 20, 2026
C. Parking and Skywalk System Board of Trustees – May 20, 2026
D. Planning and Zoning Commission – May 12, 2026

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING

14. Motion acknowledging Board of Adjustment actions of May 26, 2026. **2026-0558**

Chris Madsen, Planning Manager, provided information on the item. William Burrows spoke on the item.

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

15. Hearing and Ordinance vacating a portion of West 19th Street and Colorado Avenue adjacent to 3530 West 19th Street. (Petitioner: City of Sioux City) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-045) **2026-0559**

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.

PRESENTATION

16. Downtown Partners Quarterly Update

Ragen Cote, Downtown Partners Executive Director, spoke on the item.

17. CITIZEN CONCERNS

Ted Lara, Jodi House, Terry O'Brian, Gary Lewis, Angelina Twiford, Joe Twidwell, Monique Scarlett, Jim Anderson, Hope Fawcett, Travis Vanfossen, Michal Mosier, and Robert Newlin shared concerns and support for the Warming Shelter.

Maria Rundquist shared support for the Warming Shelter and Dinosaur Park at 1515 Nebraska Street. Rundquist invited the Council to attend a Neighborhood Network meeting.

Brent Watchorn discussed City Council Rules of Procedure, Flock Cameras, and moving the Regular City Council Meetings to 5 p.m.

Barry Bohlke, President of Leeds Community Club, thanked the Council and Angel Wallace, Parks and Recreation Manager, for supporting Leeds Days.

Milton Carter shared that the community needs to come together to clean up Sioux City.

18. COUNCIL CONCERNS

Bertrand thanked the community for its engagement in the homelessness discussion. He acknowledged the Tyson Events Center for securing the Iowa vs. Vanderbilt women's basketball game scheduled for November 15, 2026. Bertrand noted that the parks and community areas look great.

Berenstein reported receiving calls from community members regarding remaining concerns about the graffiti artist and asked Collett to continue monitoring the situation. Berenstein shared that the City Council and City staff are continuing dialogue regarding the Warming Shelter to help address ongoing issues. Berenstein also expressed interest in broadening the scope of the contract for the Walgreens site. Berenstein noted that he has received inquiries regarding the assessor's office and the Board of Review and intends to follow up with Collett on these matters.

Rayford thanked the community for its engagement in the Warming Shelter and homelessness discussion. Rayford and Collett met with the Center for Siouxland to discuss homelessness. Rayford also stated that he was pleased to see downtown events taking place, appreciated that weed cleanup had been completed, and commended Downtown Partners for their work.

Schoenherr emphasized the need for the community to come together to find solutions regarding homelessness and suggested exploring an alternative location for the Warming Shelter.

19. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:40 p.m., on motion by Scott, seconded by Berenstein, all voting aye.

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