1. The Regular Meeting of the City Council was held on July 6, 2026, at 4 p.m. The following Council Members were present on call of the roll: Berenstein, Bertrand, Rayford, and Schoenherr. Absent: Scott.

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

2. The Council interviewed Michelle Bostinelos for a position on the Planning and Zoning Commission/Board of Adjustment.

Mayor Pro Tem Schoenherr recognized the Miracle League Team who will be traveling soon to Cincinnati to represent Sioux City at the Miracle Series event. Liz Stevens, Miracle League of Sioux City Executive Director, thanked the City Council and community for their support.

CONSENT AGENDA

Motion by Berenstein, seconded by Rayford, to adopt the Consent Agenda, all voting aye. Items 3 through 14K are approved unanimously unless specifically noted after the item.

3. Reading of the City Council Minutes of June 22 and 23, 2026.

Reading of the minutes of June 22 and 23, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

4. BANKING - Resolution amending the maximum limits of City funds that can be held at City designated banking depositories. **2026-0632**

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

5. GENERAL FUND BALANCE - Resolution amending the General Fund Balance Policy to update the maximum unreserved general fund balance limitation from no more than twenty percent of actual expenditures to no more than thirty-five percent of actual expenditures. **2026-0633**

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

6. FAA - Resolution authorizing the City Manager to submit an Airport Improvement Grant application to the Federal Aviation Administration (FAA) to fund the purchase and installation of 20 Vehicle Movement Area Transponders (VMAT) to aid in enhanced visual warnings and monitoring capabilities at the Sioux Gateway Airport/Brigadier General Bud Day Field. **2026-0634**

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

7. CONSTRUCTION DOCUMENTS - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the Pearl Street and Railroad Surface Improvements Project. (Project No. 7470-719-130) **2026-0635**

8. WWTP - Resolution suspending the requirements of Section 400.11(1)(a) of the Iowa Code for the hiring of employees for the Wastewater Treatment Plant for a period of one year. **2026-0636**

Vicki Baker, Assistant Public Works Director; and Janelle Bertrand, Human Resources Director, provided information on the item.

9. ED STIVERS FORD - Resolution awarding a purchase order to Ed Stivers Ford, Inc. of Waukee, Iowa, in the amount of $70,460 for the purchase of one (1) 2027 Ford E-350 Cutaway Van. (RFB No. 293532) **2026-0637**

Spero Vlahoulis, Purchasing Manager; and Jeff Diediker, Fleet Manager, provided information on the item.

10. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. PIPER SANDLER - Resolution approving the Second Amendment to the Agreement with Piper Sandler & Co. of Des Moines, Iowa, to exercise the second option to extend the Financial Advisory Services Agreement for one (1) year for the fiscal year ending June 30, 2027, and include specific projects in the scope of services under the Agreement. **2026-0638**

B. PICTOMETRY INTERNATIONAL - Resolution approving an Agreement with Pictometry International Corp. doing business as Eagleview of Rochester, New York, for aerial photography services in the amount of $62,475 and rescinding Resolution No. 2026-0492. **2026-0639**

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

C. RP CONSTRUCTORS - Resolution approving a contract with RP Constructors, LLC in the amount of $400,000 for the Southbridge Drive Emergency Forcemain Repair Project. (Project No. 7587-539-127) **2026-0640**

D. BLANKENSHIP - Resolution awarding a Service Provider Agreement to Blankenship Painting, Inc. doing business as Blankenship Paint and Glass of North Sioux, City, South Dakota, in an amount not to exceed $280 per fire hydrant for the 2026, 2027, and 2028 Fire Hydrant Painting Project. (RFB No. 292405) **2026-0641**

E. MORNINGSIDE UNIVERSITY/SCCSD - Resolution approving a Post Construction Stormwater Management Plan Maintenance Agreement and Easement with Morningside University and the Sioux City Community School District for four (4) water quality practices and accepting a permanent easement therewith located on the Morningside University Campus. **2026-0642**

Arah Montagne, Environmental Services Manager, provided information on the item.

F. FAMILY WORSHIP CENTER - Resolution approving a Post Construction Stormwater Management Plan Maintenance Agreement and Easement with Family Worship Center of Sioux City, Inc. for a detention basin and accepting a permanent easement therewith. (1315 Indian Hills Drive) **2026-0643**

G. XPLOR PAY - Resolution approving the submission of a Merchant Services Application to Clearent, LLC doing business as Xplor Pay of Creve Coeur, Missouri, in connection with an agreement with PerfectMind, Inc., for payment processing services for a five (5) year term with the option of one (1) one-year extension for Parks and Recreation facilities. **2026-0644**

Justin Atlas, Recreation Superintendent, provided information on the item.

H. SOTELO - Resolution approving settlement agreement and release regarding claim by Stephanie Sotelo. **2026-0645**

I. JCI INDUSTRIES - Resolution approving a Service Provider Agreement to JCI Industries, LLC of Lees Summit, Missouri, for the pump removal, repair, and installation project in an amount not to exceed $78,320. (RFB No. 293802) **2026-0646**

Vicki Baker, Assistant Public Works Director, provided information on the item.

J. JCI INDUSTRIES - Resolution approving a Service Provider Agreement to JCI Industries, LLC of Lees Summit, Missouri, for the pump removal, repair, and installation project in an amount not to exceed $42,800. (RFB No. 293409) **2026-0647**

11. ACTIONS AUTHORIZING PAYMENTS

A. C. W. SUTER & SON - Resolution accepting the work and authorizing the payment of retainage in 30 days to C. W. Suter & Son, Inc. for the Martin Luther King Jr. Transportation Center Retail Space HVAC Replacement Project. (Project No. 7498-739-020) **2026-0648**

B. FUND TRANSFERS - Resolution approving fund transfers for the month of April 2026. **2026-0649**

C. EXPENSES - Motion approving the list of all claims, total expenses by fund and receipts by fund for the reporting period of April 2026. **2026-0650**

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

A. OVER THE COUNTER

1. Beer Can Alley, 1109 4th Street (New)
2. Charlie's Wine and Spirits, 507 West 19th Street (New)
3. Dean's Smoke Shop, 207 4th Street (Renewal)
4. Delina, 1125 Nebraska Street (Renewal)
5. Great Wall Oriental Food Store, 405 Perry Street (Renewal)
6. L and K Laundromat, 1906 Court Street (Renewal)
7. Majors Bar, 1012 4th Street (New)
8. Qvole, 1107 4th Street (New)
9. Tom Foolery's, 1008 4th Street (New)
10. Work and Church, 215 4th Street (Renewal)
11. Whispering Creek Golf Club, 6500 Whispering Creek Drive (Renewal)

B. VENDING MACHINE

1. Beer Can Alley, 1109 4th Street (New)
2. Majors Bar, 1012 4th Street (New)
3. Qvole, 1107 4th Street (New)
4. Tom Foolery's, 1008 4th Street (New)

13. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES

1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
   a. Bar Africa, 1923 Pierce Street (New)
   b. The Grand Pearl, 411 Pearl Street (New)
   c. Outback Steakhouse, 4500 Southern Hills Drive (Renewal)
   d. Prince's Tavern, 1920 Center Street (Renewal)
   e. Red Lobster No. 0547, 4290 Sergeant Road (Renewal)
   f. Shady Lady, 419 Pearl Street (Renewal)
   g. Texas Roadhouse, 5130 Sergeant Road (Renewal)
2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
   a. Sioux City Historic 4th Street Association, 316 Virginia Street (New 5 Day)

B. OFF-PREMISE SALES

1. CLASS B RETAIL ALCOHOL LICENSE (wine/beer)
   a. Fleet Farm, 5858 Sunnybrook Drive (Renewal)
   b. Fleet Farm Fuel, 5860 Sunnybrook Drive (Renewal)
2. CLASS E RETAIL ALCOHOL LICENSE (liquor/wine/beer)
   a. Charlie's Wine and Spirits, 507 West 19th Street (New)
   b. Sams, 4218 Morningside Avenue (Renewal)
   c. Virulas General Store, 2324 Transit Avenue (Renewal)

14. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Active Transportation Advisory Committee – April 15, 2026
B. Airport Board of Trustees – May 21, 2026
C. Art Center Board of Trustees – June 18, 2026
D. Board of Adjustment – June 9, 2026
E. Gjilan Kosovo Sister City Committee – April 15, 2026
F. Library Board of Trustees – June 17, 2026
G. Parking and Skywalk System Board of Trustees – June 17, 2026
H. Planning and Zoning Commission – June 9, 2026
I. Sports Commission – June 10, 2026
J. Wastewater Treatment Plant Reconstruction and Design Advisory Committee – May 28, 2026
K. Woodbury County Information and Communication Commission – May 13, 2026

- End of Consent Agenda -

APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

15. Motion appointing Bruce Miller to the Events Facilities and Tourism Advisory Board to complete the balance of a three-year term expiring June 30, 2027, replacing David Gross, and reappointing Bruce Miller to the Events Facilities and Tourism Advisory Board for a three-year term expiring June 30, 2030. **2026-0651**

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

16. Motion reappointing Jodi Reitmeier to the Events Facilities and Tourism Advisory Board for a three-year term expiring June 30, 2029. **2026-0652**

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

17. Motion reappointing Matthew Scott to the Historic Preservation Commission for a three-year term expiring June 30, 2029. **2026-0653**

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

18. Motion reappointing Terri McGaffin to the Human Rights Commission for a three-year term expiring June 30, 2029. **2026-0654**

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

19. Motion reappointing Michael Tokarczyk to the Transit System Advisory Board for a three-year term expiring June 30, 2029, upon due consideration of the circumstances the City Council waives the policy that no person shall serve more than two consecutive terms. **2026-0655**

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

20. Motion appointing three of the following four applicants to the Airport Board of Trustees for a three-year term expiring June 30, 2029, replacing Linda Kalin, David Kaplan, and Sarah Murray. Re-Applicant: David Kaplan; New Applicants: Tyler Kruse, Pat McElroy, and Barbara Sloniker.

Motion by Berenstein, seconded by Bertrand, to reappoint David Kaplan to the Airport Board of Trustees for a three-year term expiring June 30, 2029, all voting aye. 2026-0656

Motion by Berenstein to appoint Tyler Kruse to the Airport Board of Trustees for a three-year term expiring June 30, 2029. Motion died for lack of a second.

Motion by Berenstein, seconded by Rayford, to appoint Barbara Sloniker to the Airport Board of Trustees for a three-year term expiring June 30, 2029, replacing Linda Kalin, all voting aye. 2026-0657

Motion by Bertrand, seconded by Rayford, to appoint Pat McElroy to the Airport Board of Trustees for a three-year term expiring June 30, 2029, replacing Sarah Murray, all voting aye. 2026-0658

21. Motion appointing two of the following four applicants to the Library Board of Trustees for a three-year term expiring June 30, 2029, replacing Jane Vereen and Terrence Feenstra. Re-Applicants: Terrence Feenstra, and Jane Vereen; New Applicants: Linda Santi, James Hodgins.

Motion by Berenstein, seconded by Rayford, to appoint Linda Santi to the Library Board of Trustees for a three-year term expiring June 30, 2029, replacing Jane Vereen, all voting aye. 2026-0659

Motion by Schoenherr, seconded by Rayford, to reappoint Terrence Feenstra to the Library Board of Trustees for a three-year term expiring June 30, 2029, Bertrand, Rayford, and Schoenherr voting aye, Berenstein voting nay. 2026-0660

22. Motion appointing one of the following two applicants to the Yamanashi City Sister City Committee to complete the balance of a three-year term expiring December 31, 2026, replacing Tyala Marsh, and reappointing the applicant to the Yamanashi City Sister City Committee for a three-year term expiring December 31, 2029. Applicants: Liz Roop and Matthew Johnson.

Motion by Rayford, seconded by Berenstein, to appoint Liz Roop to the Yamanashi City Sister City Committee to complete the balance of a three-year term expiring December 31, 2026, replacing Tyala Marsh, and reappointing Liz Roop to the Yamanashi City Sister City Committee for a three-year term expiring December 31, 2029, all voting aye. 2026-0661

RECOMMENDATIONS OF PLANNING AND ZONING

23. Motion acknowledging Board of Adjustment actions of June 23, 2026. **2026-0662**

Andrew Glisar, Planning and Zoning Commission Chair, provided information on the item.

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

24. Resolution accepting and approving the “Final Plat of Krummann’s Habitat, a Replat of Block 4, Krummann’s Second Addition to The City of Sioux City, Woodbury County, Iowa”. (Petitioner: Siouxland Habitat for Humanity) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-047) **2026-0663**

Wade Schuldt, City Planner; and Andrew Glisar, Planning and Zoning Commission Chair, provided information on the item.

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

25. Hearing and Ordinance rezoning 1213 Grandview Boulevard from zone classification NC.4 (Neighborhood Conservation 4) to zone classification PI (Public and Institution). (Petitioner: Bishop Heelan Catholic Schools) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-051) **2026-0664**

Andrew Glisar, Planning and Zoning Commission Chair, provided information on the item.

Motion by Berenstein, seconded by Bertrand, 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 Bertrand, seconded by Berenstein, all voting aye, the Statutory Rule requiring that an ordinance be considered at three separate meetings was suspended. On motion by Berenstein, seconded by Bertrand, the ordinance passed second and third considerations, all voting aye.

26. Hearing and Ordinance vacating a 2,400 square foot portion of the east/west alley abutting Lots 9 and 10, in Block 73, Sioux City East Addition to Sioux City, County of Woodbury, State of Iowa. (Petitioner: Bishop Heelan Catholic Schools) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-052) **2026-0665**

Motion by Rayford, 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 Berenstein, seconded by Rayford, all voting aye, the Statutory Rule requiring that an ordinance be considered at three separate meetings was suspended. On motion by Berenstein, seconded by Rayford, the ordinance passed second and third considerations, all voting aye.

HEARINGS

27. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the Long Lines Family Recreation Center Coal Room Infill Project. (Project No. 7552-459-102) **2026-0666**

Michael Collett, City Manager; Teresa Fitch, Assistant City Manager; and Justin Atlas, Recreation Superintendent, provided information on the item.

Motion by Rayford, seconded by Berenstein, to open the hearing and adopt the proposed resolution, citizen comments were not offered, and the hearing was closed, Bertrand, Rayford, and Schoenherr voting aye, Berenstein voting nay.

28. Hearing and Resolution approving the proposal to sell certain real property. (That part of the vacated East/West alley adjacent to 1800 Sioux Trail, 3511 Orleans Avenue, 3515 Orleans Avenue, and 3527 Orleans Avenue) (Petitioner: Morningside University formerly known as Morningside College) (Purchase price: $3,871.34 plus costs) **2026-0667**

Jeanette Frey, Morningside University Vice President of Business and Finance, 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.

29. Hearing and Resolution approving the proposal to sell certain real property. (The vacated North/South alley adjacent to 2310 South Clinton Street) (Petitioner: Clarence E. Gordon) (Purchase price: $990 plus costs) **2026-0668**

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.

30. Hearing and Resolution approving the proposal to sell certain real property. (That part of the vacated East/West alley adjacent to 3503 Orleans Avenue) (Petitioner: George R. Sully and Randi Jo Sully) (Purchase price: $1,542.24 plus costs) **2026-0669**

Motion by Rayford, 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

31. 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 July 1, 2027. **2026-0670**

Vicki Baker, Assistant Public Works Director; and Teresa Fitch, Assistant City Manager, provided information on the item.

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

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

32. Ordinance amending Title 10 of the Sioux City Municipal Code entitled “Traffic” regulating the operation of Off-Road Utility Vehicles on City streets.

Caleb Christopherson, Assistant City Attorney; and Chief Rex Mueller, Police Department, provided information on the item. Scott Bishop, Dennis Taylor, and Penny Tobin spoke on the item.

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

PRESENTATIONS

33. Blight Removal Funds

Teresa Fitch, Assistant City Manager; Darrel Bullock, Code Enforcement Manager; Marty Dougherty, Economic and Community Development Director; and Jill Wanderscheid, Neighborhood Services Manager, provided information on the item.

34. Police Chief Selection Process

Janelle Bertrand, Human Resources Director; Chief Rex Mueller, Police Department; and Captain Ryan Bertrand, Police Department, provided information on the item.

35. CITIZEN CONCERNS

Monique Scarlett, Sioux City NAACP President, discussed the Police Chief Selection process and HF 2711.

Chad Sheehan, Woodbury County Sheriff, discussed bus routes and transportation to and from the Woodbury County Jail.

Brenda Lewis shared concerns regarding Off-Road Utility Vehicles on City streets.

36. COUNCIL CONCERNS

Schoenherr discussed progress regarding the Wastewater Treatment Plant and patriotism.

Rayford thanked citizens for their engagement. Rayford honored the winner of the Siouxland Chamber of Commerce Civics Bee who went on to win regionals and is now at nationals. Rayford requested Anne Westra, Communications and Public Engagement Specialist, help share information regarding the Off-Road Utility Vehicles ordinance to assist in public awareness. Rayford discussed Saturday in the Park visitors and thanked City staff for their responsiveness to Council questions and concerns.

Berenstein discussed Saturday in the Park and shared appreciation for the staff and volunteers at the event.

Bertrand thanked Brad Puetz, Utilities Director, for the work completed on Fremar Drive. Bertrand requested an update regarding retention ponds; discussed demolition progress at 913 Nebraska Street; requested a status update from Gordon Phair, City Engineer, on the turning light on the bypass; and discussed updates to Grading Permits. Bertrand discussed an online petition suggesting a boycott of businesses financially supporting The Warming Shelter. Bertrand requested two presentations, the first regarding water quality and the second regarding healthcare in the community. Berenstein shared that he is meeting with Jane Arnold, UnityPoint Health Market President, next week regarding healthcare.

37. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:11 p.m., on motion by Berenstein, seconded by Bertrand, all voting aye.

ATTEST: _____ _____

Heidi Farrens, City Clerk Robert E. Scott, Mayor