1. The Regular Meeting of the City Council was held on July 20, 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 Heidi Farrens, City Clerk.

2. The City Council interviewed Chris Courtney for a position on the Human Rights Commission.

CONSENT AGENDA

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

3. Reading of the City Council Minutes of July 13, 2026.

Reading of the minutes of July 13, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

4. PUBLIC MEETINGS - Motion designating the first-floor window of the Sioux City City Hall, 405 6th Street, adjacent to the south entrance, be designated as the location for the posting and display of public meetings. **2026-0687**

5. DONATIONS - Resolution accepting all donations under $25,000 for the reporting period of April 2026 through June 2026. **2026-0688**

6. MUNICIPAL CODE - Resolution adopting the 2026 Second Quarter Supplement to the Sioux City Municipal Code covering ordinances through Ordinance No. 2026-0631. **2026-0689**

7. NEIGHBORHOOD SERVICES - Resolution amending the Community Development Department's authorized payroll complement by extending three temporary Neighborhood Services Project Coordinator positions. **2026-0690**

Jill Wanderscheid, Neighborhood Services Manager, provided information on the item.

8. HAWKINS - Resolution awarding a purchase order for one year from August 1, 2026, to July 31, 2027, to Hawkins, Inc. of Sioux Falls, South Dakota, in the amount of $2.29 per pound for the purchase of anionic polymer for the Water Treatment Plant. (Bid No. 293815) **2026-0691**

9. ACTIONS RELATING TO GRANTS

   A. IOWA FINANCE AUTHORITY - Resolution approving and accepting a Contract Amendment to the Emergency and Innovative Housing Fund Grant Agreement between the City of Sioux City and the Iowa Finance Authority extending the end date to December 31, 2026. **2026-0692**

Jill Wanderscheid, Neighborhood Services Manager, provided information on the item.

B. IOWA FINANCE AUTHORITY - Resolution authorizing the City of Sioux City Neighborhood Services Division to submit a 2026 Iowa Finance Authority HOME-ARP application in the amount of $5,172,800 for the rehabilitation of 525 14th Street into 24 permanent supportive housing units. **2026-0693**

C. MRHD - Resolution authorizing the City of Sioux City Neighborhood Services Division to submit a 2026 Missouri River Historical Development Economic Development Match Grant application in the amount of $1,000,000 for the rehabilitation of 525 14th Street into 24 permanent supportive housing units. **2026-0694**

10. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. SITEWORKS - Resolution awarding and approving a contract to SiteWorks Inc. in the amount of $5,122,942.60 for the Highway 75 Water Main Upsize Project, 8th Street to Singing Hills Boulevard. (Project No. 7469-519-270) **2026-0695**

B. JCI INDUSTRIES - Resolution approving a Service Provider Agreement to JCI Industries, LLC of Lee's Summit, Missouri, for the Vertical Pump Motor Rebuild And Rewind Project in an amount not to exceed $40,723. (RFB No. 293910) **2026-0696**

C. CARUS - Resolution approving Renewal Option No. 1 to the purchase order with Carus LLC of Peru, Illinois, for an additional one (1) year period in connection with the purchase of phosphate F-35 bulk liquid commencing July 28, 2026, and ending July 27, 2027. (RFB No. 289143) **2026-0697**

D. SCS ENGINEERS - Resolution approving a Consulting Services Agreement with Stearns, Conrad and Schmidt Consulting Engineers, Inc. doing business as SCS Engineers of Omaha, Nebraska, for services associated with the 28th Street Closed Landfill Groundwater Corrective Action Implementation Project in an amount not to exceed $101,305. (Project No. 529-011) **2026-0698**

E. MARK ALBENESIUS - Resolution awarding and approving a contract to Mark Albenesius, Inc. in the amount of $176,888 for the 13th Street Storm Sewer Improvements Project, Douglas Street to Pierce Street. (Project No. 7539-549-133) **2026-0699**

F. ELECTRIC PUMP - Resolution approving a Service Provider Agreement to Electric Pump LLC of Des Moines, Iowa, for the pump removal, repair, and installation project in an amount not to exceed $90,165. (RFB No. 293925) **2026-0700**

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

G. BOILER ROOM SERVICE - Resolution approving Amendment No. 1 to Renewal Option No. 2 of the Service Provider Agreement with Boiler Room Services LLP of Sioux City, Iowa, increasing the amount of the agreement to $50,000 for routine boiler room service maintenance at the Wastewater Treatment Plant and Lift Stations. (RFB No. 280539) **2026-0701**

11. ACTIONS RELATING TO PROPERTY

    A. GRANDVIEW BLVD - 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. (the vacated East/West alley adjacent to 1213 Grandview Boulevard) **2026-0702**

    B. 4TH ST/PIERCE ST - Resolution authorizing and approving an Assignment and Assumption of a Mutual Easement Agreement with Pierce Street Partners Limited Partnership and Steele Martin Tower LLC. (Martin Building property located at 4th Street and Pierce Street)

Marty Dougherty, Economic and Community Development Director, provided information on the item. Roger Caudron spoke on the item.

Motion by Schoenherr, seconded by Rayford, to defer the item to July 27, 2026, all voting aye.

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

    A. DEVICE RETAILER

        1. Smoker's Tobacco and Vape, 3148 Singing Hills Boulevard (New)

13. APPLICATIONS FOR ALCOHOL LICENSES

    A. ON-PREMISE SALES

        1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
            a. Famous Dave's, 201 Pierce Street (Renewal)
            b. Plaza Bowl, 3091 Hamilton Boulevard (Renewal)
            c. Shahi Palace, 3146 Singing Hills Boulevard (New)
        2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
            a. Jackson Street Brewing, 515 4th Street (New)

    B. OFF-PREMISE SALES

        1. CLASS E RETAIL ALCOHOL LICENSE (liquor/wine/beer)
            a. Hy-Vee Food Store No. 3, 3301 Gordon Drive (Renewal)

14. BOARD, COMMISSION, AND COMMITTEE MINUTES - Woodbury County Information and Communication Commission, June 17, 2026

- End of Consent Agenda -

HEARINGS

15. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the Pearl Street and Railroad Surface Improvements Project. (Project No. 7470-719-130)

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

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

ORDINANCES

16. Ordinance amending Title 10 of the Sioux City Municipal Code entitled “Traffic” to increase rate charges for hourly, daily, monthly and bulk parking in municipal parking ramps and parking meters and to increase overtime parking fines and other related parking fines.

Tiffany Clayborne, Parking Operations Supervisor; and Sarah Swearingen, Budget Manager, provided information on the item.

The ordinance was considered on motion by Schoenherr, seconded by Rayford, to pass first consideration. Motion by Berenstein, seconded by Schoenherr, to delete the item, all voting aye.

17. Ordinance Amending Title 10 of the Sioux City Municipal Code entitled “TRAFFIC” regulating the operation of Off-Road Utility Vehicles on City streets. **(First consideration approved July 6, 2026)**

Nicole M. DuBois, City Attorney; and Caleb Christopherson, Assistant City Attorney, provided information on the item. Ragen Cote, Downtown Partners Executive Director; and Penny Tobin spoke on the item.

Motion by Scott, seconded by Schoenherr, to amend the item to accept the alternate ordinance as presented by the City Legal Department, all voting aye.

Motion by Bertrand, seconded by Schoenherr, to amend the item by removing 10.55.030(2)(g), Berenstein, Bertrand, and Schoenherr voting aye, Rayford and Scott voting nay.

Motion by Berenstein, seconded by Bertrand, to amend the item by increasing the restricted age from 18 to 21, Berenstein voting aye; Bertrand, Rayford, Schoenherr, and Scott voting nay. Thus, the motion failed.

Motion by Scott, seconded by Berenstein, to pass second consideration as amended, all voting aye.

DISCUSSION

18. Resolution approving project concept plans for the construction of the Big Sioux River Levee Extension Project. (Project No. 7448-173-083) **(Deferred from July 13, 2026) 2026-0703**

Gordon Phair, City Engineer, provided information on the item. Todd and Jody Hagaman spoke on the item.

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

19. Resolution approving Amendment No. 1 to the Consulting Services Agreement with JEO Consulting Group, Inc. increasing the not to exceed amount of the agreement to $494,470 and expanding the scope of service to include acquisition plats and engineering design to further extend the Big Sioux River Levee to Beck Street in connection with the Big Sioux River Levee Extension Project. (Project No. 7448-173-083) **(Deferred from July 13, 2026) 2026-0704**

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

20. Motion authorizing City staff to enter into negotiations with Ameriflex to serve as our Flexible Spending Account (FSA) Administrator. **(Deferred from July 13, 2026)**

Janet Fuller, Human Resources Benefits Manager, provided information on the item.

Motion by Scott, seconded by Berenstein, to defer the item to August 3, 2026, all voting aye.

21. Motion authorizing City staff to enter into negotiations with Ameriflex to serve as our Health Savings Account (HSA) Administrator. **(Deferred from July 13, 2026)**

Janet Fuller, Human Resources Benefits Manager, provided information on the item.

Motion by Scott, seconded by Berenstein, to defer the item to August 3, 2026, all voting aye.

22. Motion authorizing City staff to enter into negotiations with IBC to serve as our COBRA Administrator. **(Deferred from July 13, 2026) (Motion requested to delete this item)**

Janet Fuller, Human Resources Benefits Manager, provided information on the item.

Motion by Scott, seconded by Berenstein, to defer the item to August 3, 2026, all voting aye.

23. Motion approving the roundabout design option or a traditional signalized intersection in connection with the Hamilton Boulevard and Tri-View Avenue Intersection Improvements Project. (Project No. 7442-719-381)

Motion by Scott, seconded by Berenstein, to delete the item, all voting aye.

24. Resolution approving the Guaranteed Maximum Price (GMP) submitted by Kiewit Infrastructure Co. of Lone Tree, Colorado, for Phase I of the Wastewater Treatment Plant Facility Plan Improvements Project. (Project No. 539-006)

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

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

25. Resolution not accepting the Guaranteed Maximum Price (GMP) submitted by Kiewit Infrastructure Co. of Lone Tree, Colorado, for Phase I of the Wastewater Treatment Plant Facility Plan Improvements Project. (Project No. 539-006) **2026-0705**

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

PRESENTATIONS

26. Panhandling Signs and Bus Ticket Program

Jill Wanderscheid, Neighborhood Services Manager, provided information on the item.

27. Sioux City Water Quality

Brad Puetz, Utilities Director, provided information on the item.

28. CITIZEN CONCERNS

Katherine Meyer shared concerns regarding City staff and Animal Control.

29. COUNCIL CONCERNS

Bertrand discussed a recent Request for Proposal (RFP) regarding a warehouse. Bertrand requested action be taken on the building that was previously home to Jolly Rogers at the marina; and requested a meeting regarding upcoming changes to grading permits be scheduled with local developers to obtain public feedback. Bertrand shared concerns regarding The Warming Shelter.

Berenstein discussed progress regarding healthcare in the community.

Rayford shared that he had a good meeting with Shayla Moore, Executive Director of The Warming Shelter. Rayford announced that he represented the City Council at the Sri Chinmoy Peace Run as they made their way through the community and was presented with a Certificate of Appreciation. Rayford thanked Brad Puetz, Utilities Director, for his Water Quality presentation. A presentation from the Sioux City Postmaster was requested.

Schoenherr congratulated the Boys and Girls Home and Family Services on the opening of their new location at 1551 Indian Hills Drive. Schoenherr discussed the Wastewater Treatment Plant Facility Plan Improvements Project.

30. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:26 p.m., on motion by Scott, seconded by Rayford, all voting aye.

ATTEST: _____ _____

Heidi Farrens, City Clerk Robert E. Scott, Mayor