1. The Regular Meeting of the City Council was held on August 10, 2026, at 4:11 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, City Manager, Nicole M. DuBois, City Attorney, and Heidi Farrens, City Clerk.

CONSENT AGENDA

Motion by Schoenherr, seconded by Rayford, to adopt the Consent Agenda, all voting aye. Items 2 through 12C are approved unanimously unless specifically noted after the item.

2. Reading of the City Council Minutes of August 3, 2026.

Reading of the minutes of August 3, 2026, was waived. Motion by Berenstein, seconded by Rayford, to make the following amendment to the regular meeting minutes: on page five, agenda item 16, the motion number 2026-0747 will be added. Motion passed as amended as part of the consent agenda.

3. CIVIL SERVICE COMMISSION - Motion appointing Jacob Wanderscheid to the Civil Service Commission to complete the balance of a four-year term expiring April 5, 2027, replacing Janette Ruiz-Pena, and reappointing Jacob Wanderscheid to the Civil Service Commission for a four-year term expiring April 7, 2031, upon due consideration of the circumstances the City Council waives the policy that no person shall serve on more than one board or commission. **2026-0748**

4. MIDTOWN TERRACE - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the Midtown Terrace Project. (Project No. 7394-663-314) **2026-0749**

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

5. PERSONNEL - 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 Computerized Maintenance Management System (CMMS) Coordinator, Class Code IV-6221. **2026-0750**

6. ACTIONS RELATING TO GRANTS

   A. COC BUILDS - Resolution authorizing the City of Sioux City Neighborhood Services Division to submit a 2026 CoC Builds application to the United States Department of Housing and Urban Development in the amount of $5,950,000 for the rehabilitation of 525 14th Street into 24 permanent supportive housing units. **2026-0751**

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

B. IFA - Resolution approving and accepting a contract amendment to Grant Contract No. 26-IHPF-02 between the City of Sioux City and the Iowa Finance Authority extending the end date to September 30, 2026, and increasing the award amount to $120,404. **2026-0752**

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

7. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. HCI CONSTRUCTION - Resolution awarding and approving a contract to HCI Construction Company of South Sioux City, Nebraska, in the amount of $250,260 for the Long Lines Family Recreation Center Coal Room Infill Project. (Project No. 7552-459-102) **2026-0753**

B. MARK ALBENESIUS - Resolution approving Change Order No. 1 to the contract with Mark Albenesius, Inc. in the amount of $25,005 for additional utility repairs in connection with the 1110 Larsen Park Road Flood Repairs Project. (Project No. 7566-173-079) **2026-0754**

Gordon Phair, City Engineer; and Teresa Fitch, Assistant City Manager, provided information on the item.

C. HR GREEN - Resolution approving a Consulting Services Agreement with HR Green, Inc. for data collection, stakeholder coordination, watershed prioritization, concept development, funding evaluation, ordinance and policy recommendations, final report and mapping in connection with the Regional Stormwater Detention Basin Program Project in an amount not to exceed $67,204. **2026-0755**

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

D. CREATIVE PLANNING - Resolution approving Amendment No. 1 to the Non-ERISA Advisory Services Agreement between the City of Sioux City and Creative Planning, LLC, of Overland Park, Kansas. **2026-0756**

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

E. A&F CONSTRUCTION - Resolution approving Amendment No. 1 to the Service Provider Agreement with A&F Construction LLC of Sioux City, Iowa, increasing the not to exceed amount of the agreement to $600,000 in conjunction with the FY 2026 Utilities Concrete Construction Project. (RFB No.291552) **2026-0757**

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

F. BNSF - Resolution authorizing a Construction and Maintenance Agreement and Easement Agreement with BNSF Railway Company (BF-20632668) for the 11th Street Reconstruction Project (IDOT Project No. STP-U-7057(722)—70-97/City Project No. 7344-719-380) in an amount not to exceed $7,500. **2026-0758**

8. ACTIONS AUTHORIZING PAYMENTS

A. F3 MARINA - Resolution authorizing reimbursement to F3 Marina in the amount of $73,051 for fuel system, B Dock repairs and dredging for the Sioux City Marina, located at 1100 Larsen Park Road.

Matt Salvatore, Parks and Recreation Director, provided information on the item.

Motion by Berenstein, seconded by Rayford, to defer the item to August 17, 2026, Berenstein and Rayford voting aye, Bertrand and Schoenherr voting nay; thus, resulting in a tie vote and automatically deferring the item to August 17, 2026.

B. KNIFE RIVER - Resolution accepting the work and authorizing final payment to Knife River Midwest, LLC for the FY 2025 City Facilities Asphalt Overlay Project. (Project No. 7471-459-140) **2026-0759**

C. MARK ALBENESIUS - Resolution accepting the work, and authorizing final payment to Mark Albenesius, Inc. for the South Westcott Street Watermain Replacement Project Macomb Avenue to Ridge Avenue. (Project No. 7364-519-123) **2026-0760**

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

D. RP CONSTRUCTORS - Resolution approving Change Order No. 1, accepting the work and authorizing final payment to RP Constructors, LLC for the Southbridge Drive Emergency Forcemain Repair Project. (Project No. 7587-539-127) **2026-0761**

Tom Pingel, Public Works Director; and Gordon Phair, City Engineer, provided information on the item.

9. ACTIONS RELATING TO PROPERTY

A. S RUSTIN ST - Resolution proposing to sell certain real property. (the vacated South one-half of 1904 South Rustin Street) (Petitioner: Roger A. Edwards and Jacqueline E. Edwards) (Purchase price: $1,200 plus costs) **2026-0762**

B. W 19TH ST/COLORADO AVE - Resolution proposing to sell certain real property. (those vacated portions of West 19th Street and Colorado Avenue adjacent to 3530 West 19th Street) (Petitioner: Ada L. Thill) (Purchase price: $1) **2026-0763**

Mick Morgan, Real Estate Specialist, provided information on the item.

C. ORLEANS AVE - Resolution amending Resolution No. 2026-0669 and authorizing and approving a Corrective City Deed to correct a scrivener's error. (that part of the vacated east/west alley adjacent to 3503 Orleans Avenue) **2026-0764**

10. ACTIONS RELATING TO PURCHASING

A. MMLJ - Resolution awarding a purchase order to MMLJ, Inc., of Houston, Texas, in the amount of $54,250 for the purchase of one (1) tandem axle graffiti trailer. (RFB No. 294120) **2026-0765**

B. CRYOTECH DEICING - Resolution awarding a purchase order to Cryotech Deicing Technology of Fort Madison, Iowa, in the amount of $5.42 per gallon for the purchase of liquid chemical deicer for the period beginning October 3, 2026, and ending October 2, 2027, for the Sioux Gateway Airport/Brigadier General Bud Day Field. **2026-0766**

11. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES
   1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
      a. Bob Roe's North End Zone, 4100 Floyd Boulevard (Renewal)
      b. Corner Pocket, 2425 5th Street (Renewal)
      c. Neighbors (Previously The Shack by Dagas), 211 4th Street (Renewal)
      d. Red Room Lounge, 1000 West 7th Street (Permanent Outdoor Service)
   2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
      a. Lucky Wife Wine Slushies, 4141 Gordon Drive (New)

B. OFF-PREMISE SALES
   1. CLASS B RETAIL NATIVE WINE LICENSE (native wine)
      a. Laurences, 2020 27th Street (Renewal)
   2. CLASS E RETAIL ALCOHOL LICENSE (liquor/wine/beer)
      a. Maverik No. 5037, 1821 Hamilton Boulevard (Renewal)
      b. S Mart, 1203 Tri View Avenue (Renewal)

12. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Historic Preservation Commission – May 19, 2026
B. Library Board of Trustees – July 29, 2026
C. Parking and Skywalk System Board of Trustees – July 15, 2026

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING

13. Motion acknowledging Board of Adjustment actions of July 28, 2026. **2026-0767**

Wade Schuldt, City Planner, provided information on the item.

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

14. Ordinance vacating that part of the east/west alley and a portion of Magnolia Street (originally platted as Division Street) and Walnut Avenue (originally platted as Angier Street) adjacent to the properties located at 5305 and 5307 Correctionville Road. (Petitioner: Guillermo Martinez) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-058) **(First consideration approved July 20, 2026) (Second consideration approved July 27, 2026)** **2026-0768**

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

15. CITIZEN CONCERNS

Jody House discussed a map shared by the City indicating the potential for a data center. Marty Dougherty, Economic and Community Development Director, provided information regarding the map.

Nancy Shulenberger and Kevin Small shared concerns regarding a storm water fee increase.

16. PRESENTATION - Building Permits

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

17. COUNCIL CONCERNS

Bertrand noted that Steve Schultz, Arthur J. Gallagher Risk Management Services, contacted him about an upcoming insurance renewal and requested that the City Legal Department provide them with an opportunity to speak with the department about their services. Bertrand discussed cardboard recycling in the City and requested a presentation from Arah Montagne, Environmental Services Manager, regarding downtown recycling containers and potential modifications to the Citizens Convenience Center. Bertrand asked that the officers interacting with the homeless population be present at the next HART presentation to provide firsthand feedback. Bertrand stated he received calls about grass over curbs and asked that it be removed. Bertrand discussed infrastructure and workforce housing and announced that Teresa Fitch, Assistant City Manager, will be sharing information about ways to increase dig funds. Bertrand thanked Berenstein for an introduction to UnityPoint staff. A meeting has been arranged. Bertrand will be meeting to discuss changes to grading permits to gather feedback. Bertrand discussed the process of hiring a new Police Chief. Nicole M. DuBois, City Attorney, provided information on the City Council's role in the process.

Berenstein shared that the Council has received commentary from the public on the hiring of a new Police Chief. Berenstein noted that he participated in recent meetings regarding homeless court. Referencing recent cyber attacks, Berenstein asked if the City is confident that the Wastewater and Water Treatment Plants are secure. Michael Collett, City Manager, shared that the City does not attach controls to any internet connection. Berenstein requested a regular report on the information gathered from the City's Flock Camera system and how it is helping the Police Department, citing concerns regarding privacy rights and internal use of information. Michael Collett, City Manager, is not aware of any issues but will follow up with the Police Department.

Rayford thanked Jody House and citizens for being present and sharing their concerns. Rayford discussed homeless court and shared that the program would not allow individuals to avoid accountability.

18. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:19 p.m., on motion by Schoenherr, seconded by Berenstein, all voting aye.

ATTEST: _____ _____

Heidi Farrens, City Clerk Robert E. Scott, Mayor