1. The Regular Meeting of the City Council was held on August 24, 2026, at 4 p.m. The following Council Members were present on call of the roll: Berenstein, Bertrand, Rayford, and Scott. Absent: Schoenherr.

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

CONSENT AGENDA

Motion by Scott, seconded by Berenstein, to adopt the Consent Agenda, all voting aye. Items 2 through 12D approved unanimously unless specifically noted after the item.

2. Reading of the City Council Minutes of August 17, 2026.

Reading of the minutes of August 17, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

3. EXPO CENTER DR - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the Expo Center Drive Sanitary Sewer Main Relocation for Gordon Drive Viaduct Project. (Project No. 7400-539-102) **2026-0792**

4. SECTION 8 - Resolution setting the time and place for a public hearing on the revisions to the Administrative Plan for the Section 8 Housing Choice Voucher Program and directing that notice of the Public Hearing be published. **2026-0793**

5. ACTIONS RELATING TO GRANTS

   A. HEALTHY HOMES - Resolution authorizing submission of a Fiscal Year 2026 Healthy Homes Production Grant Program application for funding to the U.S. Department of Housing and Urban Development through the Office of Lead Hazard Control and Healthy Homes and authorizing the City Manager to complete and execute grant certifications. **2026-0794**

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

   B. MRHD/SUPPORTIVE HOUSING - Resolution approving and accepting the Agreement for Award of Economic Development Grant from the Missouri River Historical Development, Inc. in an amount of $1,000,000 for the rehabilitation of 525 14th Street into 24 permanent supportive housing units and directing the Mayor to execute said agreement. **2026-0795**

   C. MRHD/IMPACT MATCH - Resolution authorizing the Environmental Services Division to submit a grant application on behalf of the Environmental Advisory Board (EAB) to the Missouri River Historical Development (MRHD) for the 2026 Impact Match Grant in the amount of $32,736 for the purpose of purchasing one hundred and fifteen (115) replacement lids for the downtown trash receptacles. **2026-0796**

DRAFT

6. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. METRO FIBERNET - Resolution granting a permit to Metro Fibernet, LLC to own, operate and maintain underground fiber and related facilities commencing in the north right-of-way of Sergeant Road adjacent to 5101 Sergeant Road, proceeding south for approximately 80 feet crossing Sergeant Road, and ending in the south right-of-way of Sergeant Road adjacent to 5001 Sergeant Road. **2026-0797**

B. RP CONSTRUCTORS - Resolution approving a contract with RP Constructors, LLC in the amount of $540,677 for the Bridgeport West Lift Station Emergency Repairs Project. (Project No. 7591-539-127) **2026-0798**

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

C. PAYMENTUS - Resolution approving Amendment No. 3 to the Master Services Agreement with Paymentus Corporation, of Charlotte, North Carolina. **2026-0799**

D. C.W. SUTER & SON - Resolution approving a Service Provider Agreement to C.W. Suter & Son, Inc. of Sioux City, Iowa, for the Art Center Water Softener Project in an amount not to exceed $53,625. (RFB No. 294023) **2026-0800**

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

E. IEDA/CARGILL - Resolution authorizing and approving a Contract Termination Agreement with the Iowa Economic Development Authority and Cargill, Incorporated. (1016 Clark Street) **2026-0801**

Chris Myres, Business Development Coordinator, provided information on the item.

F. QUALITY STRIPING - Resolution approving Amendment No. 1 to the Service Provider Agreement with Quality Striping, Inc. of Des Moines, Iowa, in an amount not to exceed $63,034.53 for additional quantity adjustments in connection with the Airfield Painting and Water Blasting Project at the Sioux Gateway Airport/Brigadier General Bud Day Field. **2026-0802**

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

G. ACCESS SYSTEMS - Resolution awarding a Sales and Service Agreement to Access Systems of Sioux City, Iowa, in an amount not to exceed $18,826 for 24 Sharp multi-function printers and a five-year maintenance agreement. (RFB No. 292854 and No. 293356) **2026-0803**

H. VISUAL EDGE - Resolution awarding a Sales Order Agreement to Visual Edge IT of Sioux City, Iowa, in an amount not to exceed $6,221.07 for five (5) Lexmark XC2326 multi-function printers, one (1) HP Managed E75245 multi-function printer, and a five-year maintenance agreement. (RFB No. 292854 and No. 293356) **2026-0804**

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I. CENTURY BUSINESS - Resolution awarding a Purchase Order Agreement to Century Business Products, Inc. of Sioux City, Iowa, in an amount not to exceed $4,406 for three (3) Kyocera multi-function printers and a five-year maintenance agreement. (RFB No. 292854 and No. 293356) **2026-0805**

J. KNIFE RIVER - Resolution approving the contract and performance bond with Knife River Midwest, LLC in the amount of $1,829,043.97 for the Hamilton Boulevard (West 15th Street to West 20th Street) Resurfacing Project, Iowa Department of Transportation Project No. STP-U-7057(723)—70-97. (City Project No. 7356-719-385) **2026-0806**

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, and Scott voting aye, Berenstein voting nay.

7. ACTIONS RELATING TO PERSONNEL

A. PARKS AND RECREATION - Resolution amending the Position Classification Manual adopted by Resolution No. S-31050 by approving and adopting an updated job description for the position of Gardener, Class Code IV-6305. **2026-0807**

B. UTILITIES - Resolution amending the Authorized Personnel Complement, the Position Classification Manual adopted by Resolution No. 91/T-9972 and the Salary Schedule adopted by Resolution No. 2026-0572 by adding thereto the position, title and job description of Underground Utilities Supervisor, Class Code IV-4118 and reclassifying four (4) full-time positions of Labor Supervisor, Class Code IV-6525 to Underground Utilities Supervisor, Class Code IV-4118, and authorizing said positions in the Utilities Department. **2026-0808**

8. ACTIONS AUTHORIZING PAYMENTS

A. FUND TRANSFERS - Resolution approving fund transfers for the month of July 2026. **2026-0809**

B. TOTAL EXPENSES - Motion approving the list of all claims, total expenses by fund and receipts by fund for the reporting period of July 2026. **2026-0810**

9. ACTIONS RELATING TO PROPERTY

A. AVIATION BLVD - Resolution inviting proposals for the lease of land in the Donner Park Urban Renewal Area, announcing the intent to accept the proposal of SkyWest Airlines, fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (storage shed approximately 1,500 square feet just south of the terminal building at 2403 Aviation Boulevard) **2026-0811**

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

B. W 19TH ST - Resolution approving and accepting a Residential Purchase Agreement from Ada L. Thill in consideration of $1 in connection with the Highland Park Area Project and authorizing payment. (a portion of 3530 West 19th Street containing Burton Street) (Petitioner: Ada L. Thill) **2026-0812**

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C. CBD UR - Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 1 to the Amended and Restated Combined Central Sioux City -CBD Urban Renewal Plan for the Combined Central Sioux City -CBD Urban Renewal Project Area of the City of Sioux City, Iowa. (properties located along Pierce Street and Iowa Street) **2026-0813**

Renae Billings, Economic Development Manager, provided information on the item.

10. ACTIONS RELATING TO PURCHASING

A. CLAREY'S SAFETY EQUIPMENT - Resolution awarding a purchase order to Clarey's Safety Equipment of Rochester, Minnesota, in the amount of $120,953 for the purchase of Blackline monitoring devices and equipment. (RFB No. 294399) **2026-0814**

B. ED STIVERS FORD - Resolution awarding a purchase order to Ed Stivers Ford, Inc. of Waukee, Iowa, in the amount of $71,218 for the purchase of two (2) 2027 Ford F150 4x4 SuperCrew Trucks. (RFB No. 294090) **2026-0815**

C. DAKOTA SUPPLY - Resolution awarding a purchase order to Dakota Supply Group of Sioux City, Iowa, in the amount of $54,680 for the purchase of fire hydrants for the Utilities Field Office. (RFB No. 294518) **2026-0816**

11. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES
   1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
      a. Blvd Bar, 1742 Riverside Boulevard (New)
      b. The Don's Sports Bar and Grill 712, 3828 Stadium Drive (Renewal)
      c. Palma Lounge, 420 Jackson Street (Renewal)
      d. Staybridge Suites Sioux City Southeast, 5410 Sergeant Road (Renewal)
      e. Table 32, 100 Virginia Street (Renewal)

Motion by Berenstein, second by Scott, to waive the rules and allow the consideration of an additional Class C Retail Alcohol License for Work & Church, 215 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. Jackson Street Brewing, 225 Nebraska Street (New 5 Day)
      b. Sioux City Parks and Recreation (IBP), 3808 Stadium Drive (Renewal)

B. OFF-PREMISE SALES
   1. CLASS B RETAIL NATIVE WINE LICENSE (native wine)
      a. Hy-Vee Fast and Fresh No. 1, 2801 Hamilton Boulevard (Renewal)

12. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Civil Service Commission – June 12, 2026
B. Environmental Advisory Board – June 11, 2026

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C. Woodbury County Information and Communication Commission – July 15, 2026
D. Yamanashi City Sister City Committee – June 11, 2026

- End of Consent Agenda -

RECOMMENDATIONS OF BOARD OF ADJUSTMENT

13. Motion acknowledging Board of Adjustment actions of August 11, 2026. **2026-0817**

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

HEARINGS

14. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the Midtown Terrace Project. (Project No. 7394-663-314) **2026-0818**

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

Motion by Scott, 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.

15. Hearing and Resolution approving the proposal to sell certain real property and authorizing a City Deed. (the vacated south one-half of 1904 South Rustin Street) (Petitioner: Roger A. Edwards and Jacqueline E. Edwards) (Purchase price: $1,200 plus costs) **2026-0819**

Motion by Scott, 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.

16. Hearing and Resolution accepting the proposal of Bishop Heelan Catholic Schools for the purchase of certain land in the Combined Central Sioux City-CBD Urban Renewal Area and authorizing sale of said property. (the vacated East/West alley adjacent to 1213 Grandview Boulevard) **2026-0820**

Motion by Scott, 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.

17. Hearing and Resolution approving the proposal 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) **2026-0821**

Motion by Scott, 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.

18. CITIZEN CONCERNS

There were no citizen concerns.

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19. PRESENTATIONS

A. Building Permits

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

B. Civil Service Hiring Process

Janelle Bertrand, Human Resources Director; and Theo McElhose, Human Resources Specialist, provided information on the item.

C. HART (Homeless Assistance Response Team)

Captain Ryan Bertrand, Officer Heather Lewis, and Officer Donette Sassman, Police Department, provided information on the item.

D. Storm Water Rates

Teresa Fitch, Assistant City Manager, provided information on the item. Mike Hendrickson, representing the Sioux City Community School District; Nancy Shulenberger; Dan Elliott; John Shulenberger; Tina Hall; Doug Palmer; Chris McGowan, representing the Siouxland Chamber of Commerce; Scott Eldridge; Kevin Small; Brett Watchorn; Karen Quirk; and Don Van Roekel spoke on the item.

20. COUNCIL CONCERNS

Berenstein recognized the upcoming 25th Anniversary of the September 11, 2001, terrorist attacks.

Rayford thanked the citizens for their engagement and participation.

Scott shared his appreciation and thanked the citizens of Sioux City for being respectful when participating in difficult discussions and the governing process.

21. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:14 p.m., on motion by Scott, seconded by Berenstein, all voting aye.

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

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