1. The Regular Meeting of the City Council was held on September 14, 2026, at 4:04 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, City Manager, Nicole M. DuBois, City Attorney, and Heidi Farrens, City Clerk.

2. The Council interviewed Kristina Letsche and Justin Johnston for positions on the Transit System Advisory Board.

CONSENT AGENDA

Motion by Scott, seconded by Berenstein, to adopt the Consent Agenda, all voting aye. Items 3 through 17l are approved unanimously unless specifically noted after the item.

3. Reading of the City Council Minutes of August 20, 24, and 25, 2026.

Reading of the minutes of August 20, 24, and 25, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

4. YAMANASHI - Motion appointing Matthew Johnson to the Yamanashi City Sister City Committee to complete the balance of a three-year term expiring December 31, 2026, replacing Joel Marsh, and reappointing Matthew Johnson to the Yamanashi City Sister City Committee for a three-year term expiring December 31, 2029. **2026-0822**

5. CIVIL SERVICE - Motion accepting the Civil Service Commission FY 2026 Annual Report. **2026-0823**

6. COMMONWEALTH DEVELOPMENT - Resolution of support for Commonwealth Development Corporation of America's development of The Web Apartments and application for State Historic Tax Credits. **2026-0824**

7. WWTP FACILITY - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the Wastewater Treatment Plant Facility Plan Phase 1 Improvements Project. (Project No. 7593-539-006) **2026-0825**

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

8. WATER REVENUE - Resolution fixing date for a meeting on the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed $7,000,000 Water Revenue Capital Loan Notes of the City of Sioux City, State of Iowa, and providing for publication of notice thereof. **2026-0826**

9. ASSESSMENT - Resolution assessing unpaid skywalk operation charges against 707 4th Street. (Amera SL of Sioux City, LLC) **2026-0827**

Tiffany Clayborne, Parking Operations Supervisor, provided information on the item.

10. ACTIONS RELATING TO GRANTS

A. IFA - Resolution accepting the submission by the Sioux City Housing Trust Fund, Inc. of a FY 2027 Local Housing Trust Fund Program Application to the Iowa Finance Authority and approving the use of City Funds as match. **2026-0828**

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

B. FTA - Resolution authorizing the filing of a grant application through the Federal Transit Administration, an operating administration of the United States Department of Transportation, in the amount of $10,972,125 under the FY 2026 Low or No Emission Grant Program and the Grants for Buses and Bus Facilities Competitive Program (5339(c)). **2026-0829**

Jason Allen, Transit Director, provided information on the item.

11. ACTIONS RELATING TO STREET CLOSURES

A. DOWNTOWN TAILGATE - Resolution temporarily closing 4th Street from Jackson Street to Jennings Street and Jones Street from just north of the Heritage Parking Ramp entrance to just south of the Discovery Parking Ramp entrance beginning at 8 a.m. and ending at 10 p.m. on September 26, 2026, for the Downtown Tailgate event. **2026-0830**

B. HEELAN HOMECOMING - Resolution temporarily closing Grandview Boulevard from 11th Street to 13th Street and 13th Street from Grandview Boulevard to McDonald Street beginning at 12 p.m. and ending at 1:30 p.m. on September 25, 2026, to accommodate the Bishop Heelan High School Homecoming Parade. **2026-0831**

C. HOPS AND HARVEST - Resolution temporarily closing 4th Street from Virginia Street to Iowa Street, Court Street from just south of the east/west alley between 4th Street, 5th Street, Virginia Street, and Iowa Street and just north of the east/west alley between 4th Street, 3rd Street, Virginia Street, and Iowa Street beginning at 6 a.m. and ending at 10 p.m. on October 3, 2026, for the Hops and Harvest Festival event. **2026-0832**

12. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. 185TH ARW - Resolution to approve Intergovernmental Support Agreement (IGSA) between the 185th Air Refueling Wing (185th ARW) and the City of Sioux City for use of the regional training tower. **2026-0833**

Chief Ryan Collins, Fire Department, provided information on the item.

B. CIVICPLUS - Resolution amending the Statement of Work Agreement between the City of Sioux City and CivicPlus of Manhattan, Kansas, to clarify the annual invoicing and proration provisions for social media archiving services. **2026-0834**

C. EXPLORE SIOUXLAND - Resolution approving a letter of understanding by and between Explore Siouxland and the City of Sioux City for a two-year contribution in a joint effort to provide tourism, convention and visitor's bureau services commencing September 15, 2026, and ending June 30, 2028, and authorizing the FY 2027 contribution in the amount of $391,113.18.

Stacie Anderson, Explore Siouxland Executive Director, spoke on the item.

Motion by Berenstein, seconded by Schoenherr, to defer the item to September 21, 2026, all voting aye.

D. ELAVON - Resolution approving the Terms of Service and submission of Merchant Service Applications to Elavon, Inc., a wholly owned subsidiary of U.S. Bank of Minneapolis, Minnesota. **2026-0835**

E. ROAD MACHINERY - Resolution approving a Post Construction Stormwater Management Plan Maintenance Agreement and Easement with Road Machinery and Supplies Co. for a detention basin and accepting a permanent easement. (5700 Al Haynes Drive) **2026-0836**

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

F. CATHOLIC CHARITIES - Resolution approving a Post Construction Stormwater Management Plan Maintenance Agreement and Easement with Catholic Charities of the Diocese of Sioux City for a detention basin and accepting a permanent easement. (1601 Military Road) **2026-0837**

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

G. A&F CONSTRUCTION - Resolution awarding and approving a contract to A&F Construction, LLC in the amount of $40,750 for the 2026 Transit Maintenance Garage Parking Lot Improvements Project. (Project No. 7590-739-020) **2026-0838**

H. IDOT - Resolution approving a Preconstruction Agreement for Primary Road Project with the Iowa Department of Transportation for Iowa 376 Right Turn Lane at Lincoln Way. (Project No. NHSX-376-1(015) --3H-97/Agreement No. 2027-8-010) **2026-0839**

I. DC REALTY - Motion authorizing the City Manager to negotiate a development agreement with DC Realty, LLC regarding the development of an industrial spec building in the Expedition Business Park. **2026-0840**

J. NORTON LIFELOCK - Motion authorizing City staff to enter into negotiations with Norton LifeLock to serve as the provider for the City's Identity Theft Protection plan provider. **2026-0841**

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

K. STEVE HARRIS - Resolution awarding and approving a contract to Steve Harris Construction, Inc. in the amount of $47,376.48 for the River Drive Storm Sewer Repair Project. (Project No. 7595-173-011) **2026-0842**

L. FELSBURG HOLT & ULLEVIG - Resolution approving Amendment No. 1 to the Consulting Services Agreement with Felsburg Holt & Ullevig, Inc. increasing the not to exceed amount of the Agreement to $53,000 and expanding the scope of service to include design modifications for traffic signal removal and curb extensions in connection with the 5th Street and Court Street Traffic Signal Replacement Project. (Project No. 7563-139-007)

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

Motion by Scott, seconded by Schoenherr, to amend the agenda by moving consideration of Agenda Item No. 12L to follow the viewing of the presentation of Agenda Item No. 29A, all voting aye.

M. VERSCHOOR MEATS - Resolution approving and accepting a Purchase Agreement with Verschoor Meats, Inc. for property located at 1401 Bluff Road. **2026-0843**

N. RP CONSTRUCTORS - Resolution approving Change Order No. 1 to the contract with RP Constructors, LLC in the amount of $1,388,210 for additional bypass pumping and further lift station repairs in connection with the Bridgeport West Lift Station Emergency Repairs Project. (Project No. 7591-539-127) **2026-0844**

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

O. HSLF PROPERTIES - Resolution authorizing and approving a Development Agreement and Minimum Assessment Agreement with HSLF Properties, LLC. (property located at 421 Pearl Street) **2026-0845**

Clayton Bengford, Economic Development Specialist, provided information on the item. Alex Halbach, HSLF Properties, spoke on the item.

Motion by Berenstein, seconded by Rayford, to defer the item to September 21, 2026, Berenstein and Rayford voting aye, Bertrand, Schoenherr, and Scott voting nay.

13. ACTIONS AUTHORIZING PAYMENTS

A. SIMPCO - Resolution approving the Siouxland Interstate Metropolitan Planning Council's FY 2027 annual membership dues. **2026-0846**

B. KELLEN - Resolution approving payment of back wages and benefits. (Kellen) **2026-0847**

C. SIOUX CITY ENGINEERING - Resolution accepting the work and authorizing final payment to Sioux City Engineering Company for the Big Sioux River Erosion Repair Project. (Project No. 7544-173-011) **2026-0848**

D. MARK ALBENESIUS - Resolution accepting the work, and authorizing final payment to Mark Albenesius, Inc. for the 1110 Larsen Park Road Flood Repairs Project. (Project No. 7566-173-079) **2026-0849**

14. ACTIONS RELATING TO PROPERTY

A. SOUTHBRIDGE BUSINESS PARK - Resolution inviting proposals for the lease of land in the Donner Park Urban Renewal Area, announcing the intent to accept the proposal of Burlington Short Line Railroad, Inc., fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (the City-owned rail yard in the Southbridge Business Park) **2026-0850**

B. AMANDA ST - Resolution proposing to sell certain real property. (the part of vacated Amanda Street adjacent to 3501 West 35th Street and 3415 West 31st Street) (Petitioner: John Fitch and Margaret Fitch) (Purchase price: $9,900 plus costs) **2026-0851**

C. PIERCE ST - Resolution inviting proposals for the sale of land in the Central Sioux City Combined -CBD Urban Renewal Area, announcing the intent to accept the proposal of Steele Acquisitions IV, LLC, or an affiliated entity, fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (property located at 410 Pierce Street) **2026-0852**

Motion by Scott, seconded by Berenstein, to amend the item to correct the name of the Urban Renewal Area to the "Combined Central Sioux City -CBD Urban Renewal Area," all voting aye. Resolution passed as amended as part of the consent agenda.

15. ACTIONS RELATING TO PURCHASING

A. KIESLER POLICE SUPPLY - Resolution awarding a purchase order to Kiesler Police Supply Inc. of Jeffersonville, Indiana, in the amount of $60,200 for the purchase of ammunition for the Sioux City Police Department. (RFB No. 294843) **2026-0853**

B. RAY O'HERRON - Resolution awarding a purchase order to Ray O'Herron Co., Inc. of Danville, Indiana, in the amount of $1,266 for the purchase of ammunition for the Sioux City Police Department. (RFB No. 294843) **2026-0854**

C. KNOEPFLER CHEVROLET - Resolution awarding a purchase order to Knoepfler Chevrolet of Sioux City, Iowa, in the amount of $42,495 for the purchase of one (1) 2026 Chevrolet Silverado 1500 pickup. (RFB No. 294726) **2026-0855**

D. ED STIVERS - Resolution awarding a purchase order to Ed Stivers Ford, Inc. of Waukee, Iowa, in the amount of $61,412 for the purchase of two (2) 2027 Ford Maverick All Wheel Drive SuperCrew pickups. (RFB No. 294535) **2026-0856**

E. BERT GURNEY - Resolution amending purchase order no. 362790 issued to Bert Gurney & Associates, LLC of Omaha, Nebraska, to increase the Purchase Order by an additional $12,500 due to specification requirements for the purchase of one (1) backwash pump. **2026-0857**

F. DANKO EMERGENCY - Resolution awarding a purchase order to Danko Emergency Equipment of Snyder, Nebraska, in the amount of $73,550 for the purchase of TNT Extrication Tools. (RFB No. 295053) **2026-0858**

G. BOUND TREE - Resolution awarding purchase orders to Bound Tree Medical, LLC for the purchase of small medical equipment/supplies and pharmaceuticals for the Sioux City Fire Department – Emergency Medical Services operations commencing September 14, 2026, and ending September 13, 2027. (Bid Nos. 283691 and 283692) **2026-0859**

H. BOELTER - Resolution awarding a purchase order to Boelter, LLC of Waukesha, Wisconsin, in the amount of $81,565.35 for the purchase of buffet tables, chafing dishes, and chafing pans. (RFB No. 294955) **2026-0860**

16. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES
   1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
      a. Apres Bar Co LLC, 3400 Sioux River Road (New 5 Day)
      b. Kings and Queens, 3128 North US Highway 75 (Permanent Outdoor Service)
      c. Kirin Asian Fusion, 3521 Singing Hills Boulevard (Renewal)
      d. Laughing Crab, 3327 Singing Hills Boulevard (New)
      e. Mavericks, 416 Cunningham Drive (Renewal)
      f. Monterrey II, 3138 Singing Hills Boulevard (Renewal)
      g. Port of Sioux City Rivercade, 1301 Riverside Boulevard (New 5 Day)
      h. Red Robin America's Gourmet Burgers and Spirits, 4900 Sergeant Road (Renewal)
      i. Riviera Theater, 712 4th Street (Temporary Outdoor Service)
      j. Rox and Rails, 1109 4th Street (New)
   2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
      a. Chopper Davo's Pizza, 4511 Stone Avenue (New)
      b. Sun Valley Golf Course, 2101 Military Road (Renewal)

B. OFF-PREMISE SALES
   1. CLASS E RETAIL ALCOHOL LICENSE (liquor/wine/beer)
      a. Hy-Vee Food Store No. 1, 2827 Hamilton Boulevard (Renewal)
      b. Maverik No. 5035, 1373 Pierce Street (Premise Update)

17. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Art Center Board of Trustees – August 20, 2026
B. Board of Adjustment – August 11 and 25, 2026
C. Civil Service Commission – July 7, 2026
D. Gjilan Kosovo Sister City Committee – June 17, 2026
E. Human Rights Commission – August 6, 2026
F. Museum Board of Trustees – June 5, 2026

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

G. Parking and Skywalk System Board of Trustees – August 19 and 27, 2026
H. Parks and Recreation Advisory Board – September 2, 2026
I. Planning and Zoning Commission – August 11 and 25, 2026

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING AND BOARD OF ADJUSTMENT

18. Motion acknowledging Board of Adjustment actions of August 25, 2026. **2026-0861**

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

19. Hearing and Ordinance amending Chapter 25.05 of the Sioux City Municipal Code entitled "Site Development" to update the requirements for off-premises advertising signs and to repeal the interim sign ordinance. (Petitioner: City of Sioux City) (The Planning and Zoning Commission recommends approval of this item.) (File No.2026-084)

Andrew Glisar, Planning and Zoning Commission Chair; and Chris Madsen, Planning Manager, provided information on the item. Sean Fessler, Lemar Advertising, spoke on the item.

Motion by Scott, seconded by Schoenherr, to open the hearing and pass first consideration of the ordinance, citizen comments were received and the hearing was closed, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

20. Hearing and Ordinance amending Chapter 25.05 of the Sioux City Municipal Code entitled "Site Development" to provide an extension of the interim sign ordinance. (Petitioner: City of Sioux City) **2026-0862**

Chris Madsen, Planning Manager, provided information on the item.

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 Schoenherr, 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.

21. Resolution accepting and approving the Final Plat of "Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa." (Petitioner: JD Legacy Farms, LLC) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-055) **2026-0863**

Chris Madsen, Planning Manager, provided information on the item.

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

HEARINGS

22. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the Expo Center Drive Sanitary Sewer Main Relocation for Gordon Drive Viaduct Project. (Project No. 7400-539-102) **2026-0864**

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.

23. Hearing and Resolution accepting the proposal of Siouxland Developers, LLC, for the purchase of certain land in the Donner Park Urban Renewal Area and authorizing and approving a Development Agreement and Minimum Assessment Agreement. (a vacated portion of Cone Park adjacent to Line Drive) **(Motion requested to defer this item to September 28, 2026.)**

Motion by Scott, seconded by Schoenherr, to continue the hearing and defer action on the item to September 28, 2026, all voting aye.

Motion by Berenstein, seconded by Rayford, to reconsider the resolution, all voting aye. Thus, the motion is approved and the resolution was reconsidered.

Motion by Scott, seconded by Berenstein, to continue the hearing and defer action on the item to October 5, 2026, all voting aye.

ORDINANCES

24. 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. **2026-0865**

Tiffany Clayborne, Parking Operations Supervisor; and Teresa Fitch, Assistant City Manager, provided information on the item. Ragen Cote, Downtown Partners Executive Director; and Stacie Anderson, Explore Siouxland Executive Director; and Mary Worden-Fiedler spoke on the item.

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

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

DISCUSSION

25. Resolution amending Resolution No. 2026-0360 relating to the Hearing on Manager’s report on demolition of and Resolution declaring a certain structure to be dangerous or dilapidated as defined by the Municipal Code and authorizing the City Manager to carry out such order to demolish said structure by authorizing a 90-day delay in demolition. (address: 1416 West 3rd Street) (Property Owner: Frieda Breum Estate) **2026-0866**

Darrel Bullock, Inspection Services Manager, provided information on the item.

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

26. Resolution waiving the requirements for sidewalk installation at 2827 Hamilton Boulevard. **2026-0867**

Gordon Phair, City Engineer, provided information on the item. John Gleeson spoke on the item.

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

27. Resolution approving Amendment Two to the Grant Agreement between the Iowa Economic Development Authority, the City of Sioux City, the City of Sergeant Bluff, and the City of Le Mars adding a Complimentary Project and increasing the grant award by $94,400 for the Siouxland Regional Trail System Project. (Destination Iowa Outdoor Recreation Grant Agreement No. 22-DOR-001) **2026-0868**

Angel Wallace, Parks and Recreation Manager, provided information on the item.

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

28. CITIZEN CONCERNS

Gheremy Harrison discussed concerns regarding City spending, growth, taxes, and fees. Teresa Fitch, Assistant City Manager, provided information.

Mary Worden-Fiedler discussed construction on Nebraska Street and its effects on parking and downtown businesses. Gordon Phair, City Engineer, provided information on the project.

Sam Moos shared frustrations regarding a property he purchased and City requirements and communication. Tom Pingel, Public Works Director, will schedule a meeting with Moos.

Bonnie Hoefling discussed speed enforcement and pedestrian and bicycle safety.

29. PRESENTATIONS

A. 5th Street and Court Street Traffic Signal Replacement Project

Gordon Phair, City Engineer; and Adam Denny, Felsburg Holt & Ullevig, provided information on the item.

Agenda Item No. 12L - Resolution approving Amendment No. 1 to the Consulting Services Agreement with Felsburg Holt & Ullevig, Inc. increasing the not to exceed amount of the Agreement to $53,000 and expanding the scope of service to include design modifications for traffic signal removal and curb extensions in connection with the 5th Street and Court Street Traffic Signal Replacement Project. (Project No. 7563-139-007)

Gordon Phair, City Engineer; and Adam Denny, Felsburg Holt & Ullevig, provided information on the item.

Motion by Schoenherr, seconded by Scott, to adopt the proposed resolution, Rayford and Schoenherr voting aye, Berenstein, Bertrand, and Scott voting nay.

B. Storm Water Rates

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

30. COUNCIL CONCERNS

There were no Council concerns.

31. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:46 p.m., on motion by Scott, seconded by Rayford, all voting aye.

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