1. The Regular Meeting of the City Council was held on September 21, 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, City Manager, Nicole M. DuBois, City Attorney, and Heidi Farrens, City Clerk.

2. The Council interviewed the following applicants:
   A. Mark Solheim and Brett Watchorn for positions on the Civil Service Commission.

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

   B. Amy Macfarlane and Robert Sievers, Jr., were scheduled but unable to appear for interviews for positions on the Historic Preservations Commission. They will be rescheduled for a later date

CONSENT AGENDA
Motion by Scott, seconded by Berenstein, to adopt the Consent Agenda, all voting aye. Items 3 through 11E are approved unanimously unless specifically noted after the item.

3. Reading of the City Council Minutes of September 14, 2026.

Reading of the minutes of September 14, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

4. STARFEST COMPETITION - Resolution temporarily closing Peters Avenue from South Rustin Street to South Paxton Street, South Paxton Street from Peters Avenue to Laurel Avenue, Laurel Avenue from South Paxton Street to Sioux Trail, Sioux Trail from Laurel Avenue to Davis Avenue, and the public rights-of-way in Lewis Park environs beginning at 7 a.m. and ending at 11:30 p.m. on September 26, 2026, for the Starfest Marching Band Competition. **2026-0869**

5. HUMAN RIGHTS - Motion accepting the annual evaluation of Human Rights Commission Director Karen Mackey by the Human Rights Commission. **2026-0870**

6. ACTIONS RELATING TO BOARDS, COMMISSIONS, AND COMMITTEES

   A. TRANSIT JOHNSTON - Motion appointing Justin Johnston to the Transit System Advisory Board for a three-year term expiring June 30, 2029. **2026-0871**

   B. TRANSIT LETSCHE - Motion appointing Kristina Letsche to the Transit System Advisory Board for a three-year term expiring June 30, 2029, replacing Mary Martin. **2026-0872**

   C. WWTP COMMITTEE - Resolution further amending Resolution No. 2023-0471 establishing the Wastewater Treatment Plant Reconstruction and Design Advisory Committee by extending the term expiration date of the Committee and its members to December 31, 2026. **2026-0873**

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

Motion by Berenstein, seconded by Rayford, to amend the item by changing the term expiration date of the committee to March 31, 2027, all voting aye. Resolution passed as amended as part of the consent agenda.

7. ACTIONS ADOPTING CONSTRUCTION DOCUMENTS

A. BATHROOM REMODEL - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the Fire Station One Bathroom Remodel Project. (Project No. 7594-159-019) **2026-0874**

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

B. BRUNER AVE ACCESS - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the Bruner Avenue Access Drive Project. (Project No. 7583-719-026) **2026-0875**

8. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. HOLSTEIN ELECTRIC - Resolution awarding a Service Provider Agreement to Holstein Electric, LTD of Holstein, Iowa, in an amount not to exceed $88,230 for the Collector Well Panel Upgrade. (RFB No. 294865) **2026-0876**

Spero Vlahoulis, Purchasing Manager, provided information on the item.

B. TRI-STATE COMMUNICATIONS - Resolution authorizing and approving a Lease Agreement between Tri-State Communications, Inc. and the City of Sioux City for the use of a portion of the Telecommunications Tower located at 104 Bluff Street. **2026-0877**

C. SUBSURFCO - Resolution approving Change Order No. 3 to the contract with SuBSurfco, LLC in the amount of $164,611.60 for additional work necessary to complete full width paving on Seger Avenue from South Saint Aubin Street to South Mulberry Street in connection with the Seger Avenue Watermain Replacement Project. (South Saint Marys Street to South Saint Aubin Street) (Project No. 7529-519-123) **2026-0878**

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

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

D. BARKLEY ASPHALT - Resolution approving Change Order No. 6 to the contract with Barkley Asphalt, Inc. in the amount of $183,330 for resurfacing Hoeven Drive from 6th Street to 11th Street in connection with the Lorraine Avenue Resurfacing Project. (Project No. 7078-719-121) **2026-0879**

E. L & L BUILDERS - Resolution awarding and approving a contract to Story Construction Co. doing business as L & L Builders in the amount of $4,495,700 for the Midtown Terrace Project. (Project No. 7394-663-314) **2026-0880**

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

9. ACTIONS AUTHORIZING PAYMENTS

A. TOTAL EXPENSES - Motion approving the list of all claims, total expenses by fund and receipts by fund for the reporting period of August 2026. **2026-0881**

B. FUND TRANSFERS - Resolution approving fund transfers for the month of August 2026. **2026-0882**

10. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES

1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
   a. AMC Southern Hills 12, 4400 Sergeant Road (Renewal)
   b. The Grand Pearl, 411 Pearl Street (Permanent Outdoor Service)
   c. Marto Brewing Company, 930 4th Street (Temporary Outdoor Service)
   d. Paxton Tap, 2110 South Paxton Street (Renewal)
   e. SoHo Kitchen and Bar, 1024 4th Street (Renewal)
   f. Work and Church, 215 4th Street (New 5 Day)

2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
   a. Bob Roe's Point After, 3401 Laurel Avenue (New 5 Day)
   b. Sioux City Historic Fourth Street Association, 316 Virginia Street (New 5 Day)
   c. Taqueria La Fogata, 1917-1919 Pierce Street (Renewal)

B. OFF-PREMISE SALES

1. CLASS B RETAIL ALCOHOL LICENSE (wine/beer)
   a. Aldi No. 126, 5001 Sergeant Road (Renewal)
   b. Tienda International, 601 ½ Pearl Street (Renewal)

11. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Board of Adjustment – July 28, 2026
B. Museum Board of Trustees – May 21, 2026
C. Planning and Zoning Commission – July 28, 2026
D. Sports Commission – July 7 and August 12, 2026
E. Woodbury County Information and Communication Commission – August 12, 2026

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING AND BOARD OF ADJUSTMENT

12. Motion acknowledging Board of Adjustment actions of September 8, 2026. **2026-0883**

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

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

13. Resolution accepting and approving the “Final Plat Of Main Overlook, a Replat of part of Block 7; part of vacated East/West Alley; part of Vacated North/South Alley; and all of Lots 1 Thru 7; all in Clark's Addition to Sioux City, Woodbury County, Iowa. (Petitioner: City of Sioux City) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-085) **2026-0884**

Marty Dougherty, Economic and Community Development Director; and Jill Wanderscheid, Neighborhood Services Manager, provided information on the item.

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

14. Resolution accepting and approving the Final Plat of “Outer Banks Subdivision in the City of Sioux City, Woodbury County, Iowa.” (Petitioner: Aftershock Ventures, LLC) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-082) **(Motion requested by Petitioner to defer this item to October 5, 2026)**

Motion by Scott, seconded by Berenstein, to defer the item to October 5, 2026, all voting aye.

15. Hearing and Ordinance rezoning the property located at 4919 North Cleveland Street from zone classification AG (Agriculture, 20 acres per unit minimum) to zone classification RR (Rural Residential, 2 acres per unit minimum). (Petitioner: Roger Dibble (ETAL) and his family) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-086) **2026-0885**

Andrew Glisar, Planning and Zoning Commission Chair; and Chris Madsen, Planning Manager, provided information on the item.

Motion by Scott, seconded by Schoenherr, 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 Berenstein, 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.

16. Hearing and Ordinance rezoning the property located at 401 7th Street from zone classification PI (Public and Institutional) to zone classification DC (Downtown Commercial). (Petitioner: City of Sioux City) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2026-088) **2026-0886**

Renae Billings, Economic Development 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 Berenstein, 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.

17. 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) **(First consideration approved September 14, 2026)**

Andrew Glisar, Planning and Zoning Commission Chair; Chris Madsen, Planning Manager; and Marty Dougherty, Economic and Community Development Director, provided information on the item. Dave Halpin, Lamar Advertising, spoke on the item.

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

HEARINGS

18. Hearing and Resolution accepting the proposal of the Iowa Department of Transportation for the purchase of certain land in the Combined Central Sioux City -CBD Urban Renewal Area and authorizing sale of said property. (a portion of 200 South Court Street) **(Motion requested to delete this item)**

Marty Dougherty, Economic and Community Development Director; Renae Billings, Economic Development Manager, provided information on the item.

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

19. Hearing and Resolution accepting the proposal of the Iowa Department of Transportation for the granting of a Temporary Construction Easement in certain land in the Combined Central Sioux City -CBD Urban Renewal Area. (a 15,737 square foot portion of 200 South Court Street) **(Motion requested to delete this item)**

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

20. Hearing and Resolution accepting the proposal of SkyWest Airlines for the lease of land in the Donner Park Urban Renewal Area and authorizing lease of said property. (Storage Shed approximately 1,500 square feet just south of the terminal building at 2403 Aviation Boulevard) **2026-0887**

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.

DISCUSSION

21. Resolution approving a Letter of Understanding by and between Explore Siouxland and the City of Sioux City in for a two-year contribution in a joint effort to provide tourism and 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. **(Deferred from September 14, 2026)** **2026-0888**

Teresa Fitch, Assistant City Manager, provided information on the item. Stacie Anderson, Explore Siouxland Executive Director, spoke on the item.

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

22. CITIZEN CONCERNS

Legend Campbell encouraged businesses to decorate for the fall season.

Brett Watchorn shared concerns regarding Explore Siouxland funding.

Denise Chaudhari, Explore Siouxland, shared successes of the organization.

Tito Parker, Thrive Iowa of Woodbury County Coordinator, invited the City Council to attend the upcoming meeting on Monday, September 28 at 2:30 p.m. to be held at the Sioux City Dream Center, 2300 West 19th Street.

Schoenherr exited the meeting at 5:37 p.m. and did not return.

23. PRESENTATIONS

A. Oak View Group (OVG) Update

Chad Smidt, Oak View Group General Manager Tyson Events Center and Orpheum Theatre, provided information on the item.

Berenstein exited the meeting at 6 p.m. and returned at 6:01 p.m.

B. Project No. 611-001 – City's Share of New Residential Development

Teresa Fitch, Assistant City Manager; and Marty Dougherty, Economic and Community Development Director, provided information on the item.

24. COUNCIL CONCERNS

Bertrand discussed progress on the Wastewater Treatment Plant; thanked American Natural for newly installed sidewalks; shared early success of the City website feature giving citizens the opportunity to report homeless encampments; requested an update on installation of new signage regarding panhandling; and asked that Patrick Simons, Field Services Supervisor, attend an upcoming City Council Meeting to discuss snow removal.

Berenstein inquired if choosing not to participate in the Big Sioux Study would impact the work to which the City is already committed. Michael Collett, City Manager, confirmed that the work will not be affected. Berenstein shared that ArtSplash was successful. Berenstein requested clarification on access concerns regarding the Lewis and Clark Interpretive Center and a scheduled special event. Michael Collett, City Manager, confirmed the issues are resolved. Berenstein wished Steve Macfarlane and his family the best throughout his recovery.

Rayford thanked City staff for all their hard work, specifically noting changes to the traffic pattern established for construction at the intersection of 5th Street and Nebraska Street after citizen concerns were shared at the September 14 City Council Meeting. Rayford thanked the WCICC for their hard work shared at their most recent meeting.

25. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:30 p.m., on motion by Scott, seconded by Rayford, all voting aye.

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