1. The Regular Meeting of the City Council was held on September 28, 2026, at 4 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 Danielle Bock, Deputy City Clerk.

2. The Council interviewed the following applicants: Amy Macfarlane and Robert Sievers, Jr, for positions on the Historic Preservation Commission.

CONSENT AGENDA

Motion by Berenstein, seconded by Rayford, to adopt the Consent Agenda, all voting aye. Items 3 through 12F are approved unanimously unless specifically noted after the item.

3. Reading of the City Council Minutes of September 16 and 21, 2026

Reading of the minutes of September 16 and 21, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

4. EFPPC - Motion accepting the Effective Fiscal and Public Policy Committee FY 2026 Annual Report. **2026-0889**

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

5. USDOT - Resolution recommending to the United States Department of Transportation an airline carrier to provide air service to the Sioux Gateway Airport/Brigadier General Bud Day Field. (SkyWest Airlines) **2026-0890**

6. IDPS - Resolution authorizing the Sioux City Police Department to apply for and receive FFY 2027 State and Community Highway Safety Grant funding administered by the Governor's Traffic Safety Bureau, Project Agreement Number 402-PT-2027 05-02-17, from the Iowa Department of Public Safety in the amount of $104,285 for overtime hours, training-related travel, and equipment. **2026-0891**

Chief Rex Mueller, Police Department, provided information on the item.

7. MITYLITE - Resolution awarding a purchase order to MityLite, Inc. of Dallas, Texas, in the amount of $207,749 for the purchase of banquet tables and table carts. (RFB No. 295052) **2026-0892**

T.R. Wheeler, Oak View Group Assistant General Manager Convention Center, provided information on the item.

8. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. 185TH ARW - Resolution amending Resolution No. 2026-0833 authorizing the 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. **2026-0893**

B. TYSON FRESH MEATS - Resolution approving an Amendment to the License and Naming Agreement between the City of Sioux City, Iowa, and Tyson Fresh Meats, Inc., a Delaware Corporation, to conclude the naming rights for the Tyson Events Center. **2026-0894**

Nicole M. DuBois, City Attorney, provided information on the item.

C. KP CONSTRUCTION - Resolution approving a contract with KP Construction, Inc. in the amount of $47,082.50 for the construction of the Stone Avenue Sanitary Sewer Emergency Repair Project. (Project No. 7597-539-127) **2026-0895**

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

D. HYCHEM - Resolution approving Renewal Option No. 1 to the Purchase Order with Hychem, Inc. of Tampa, Florida, for an additional one (1) year period in connection with the purchase of Hyperfloc CE 2064G Liquid Polymer and Hyperfloc CE 2084G Liquid Polymer, commencing October 13, 2026, and ending October 12, 2027. (RFB No. 290336) **2026-0896**

Vicki Baker, Assistant Public Works Director, and Spero Vlahoulis, Purchasing Manager, provided information on the item.

E. PVS DX - Resolution approving Renewal Option No. 1 to the Purchase Order with PVS DX, Inc. of Omaha, Nebraska, for an additional one (1) year period in connection with the purchase of chlorine commencing October 13, 2026, and ending October 12, 2027. (RFB No. 290191) **2026-0897**

Vicki Baker, Assistant Public Works Director, and Spero Vlahoulis, Purchasing Manager, provided information on the item.

F. CIVIL RIGHTS - Resolution approving a Cooperative Agreement between the Iowa Office of Civil Rights and the Sioux City Human Rights Commission commencing July 1, 2026, and ending June 30, 2027, for the purpose of cross-filing complaints pursuant to Iowa Code Section 216.19. **2026-0898**

9. ACTIONS AUTHORIZING PAYMENTS

A. CARDIS FENCE - Resolution accepting the work and authorizing final payment to Limado, Inc. doing business as Cardis Fence Company for the Perimeter Fence Improvement Project at the Sioux Gateway Airport/Brigadier General Bud Day Field. (City Project No. 7565-749-147/FAA No. 3-19-0085-079-2026) **2026-0899**

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

B. T.R. HARRIS - Resolution accepting the work and authorizing final payment to T.R. Harris Construction, Inc. for the South Apron Reconstruction Project – Phase 2 at the Sioux Gateway Airport/Brigadier General Bud Day Field. (City Project No. 7546-749-156/IDOT No. 91260SUX100) **2026-0900**

C. SETTLEMENT - Resolution approving a Settlement Agreement and Release regarding claims by Judy Kellen. **2026-0901**

Request by Bertrand to pull the item from the Consent Agenda for a separate vote, the resolution was moved and seconded as part of the Consent Agenda, Berenstein, Rayford, and Schoenherr voting aye, Bertrand voting nay.

10. ACTIONS RELATING TO PROPERTY

A. MARSHALL AVE - Resolution proposing to sell certain real property. (the vacated West one-half of the North/South alley adjacent to 3111 Marshall Avenue) (Petitioner: Ding Dong, LLC) (Purchase price: $1,013.76 plus costs) **2026-0902**

B. S ALICE ST/MARSHALL AVE - Resolution proposing to sell certain real property. (the vacated portions of the South one-half of the North/South alley adjacent to 714 South Alice Street and 3113 Marshall Avenue) (Petitioner: Aaron Edwardson and Christina Edwardson) (Purchase price: $3,041.28 plus costs) **2026-0903**

C. DISCOVERY BLVD/SOUTHBRIDGE DR - Resolution inviting proposals for the sale of land in the Donner Park Urban Renewal Area, announcing the intent to accept the proposal of Perdue Premium Meat Company, Inc., fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (vacated right-of-way south of the intersection of Discovery Boulevard and Southbridge Drive) **2026-0904**

Marty Dougherty, Economic and Community Development Director, and Michael Collett, City Manager, provided information on the item.

11. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES

1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
   a. 4 Brothers Grill and Bar, 3322 Singing Hills Boulevard (Renewal)
   b. The Nickel, 4700 41st Street (New)

2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
   a. Briar Cliff University, 3303 Rebecca Street (Renewal)
   b. Sioux City Art Center, 225 Nebraska Street (Renewal)

B. OFF-PREMISE SALES

1. CLASS E RETAIL ALCOHOL LICENSE (liquor/wine/beer)
   a. Maverik No. 5036, 1925 South Lakeport Street (Renewal)
   b. Walgreens No. 5470, 4650 Morningside Avenue (Renewal)

12. BOARD, COMMISSION, AND COMMITTEE MINUTES

    A. Board of Adjustment – September 8, 2026
    B. Human Rights Commission – May 7 and June 25, 2026
    C. Parking and Skywalk System Board of Trustees – September 16, 2026
    D. Planning and Zoning Commission – September 8, 2026
    E. Wastewater Treatment Plant Reconstruction and Design Advisory Committee – August 17, 2026
    F. Yamanashi City Sister City Committee – July 16 and September 17, 2026

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING

13. 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) (Second consideration approved September 21, 2026)**

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

Motion by Schoenherr, seconded by Rayford, to adopt the proposed resolution, motion and second withdrawn.

Motion by Bertrand, seconded by Schoenherr, to amend the proposed resolution, motion and second withdrawn.

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

HEARINGS

14. Hearing and Resolution instituting proceedings to take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed $7,000,000 Water Revenue Capital Loan Notes. **2026-0905**

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

Motion by Berenstein, 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.

15. Hearing and Resolution approving the proposal to sell certain real property and authorizing a City Deed. (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) **2026-0906**

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

Motion by Berenstein, 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.

16. Hearing and Resolution determining an area of the City to be a blighted area and economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for an urban renewal project; and adopting 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. (properties located along Pierce Street and Iowa Street) **2026-0907**

Nicole M. DuBois, City Attorney, provided information on the item.

Motion by Berenstein, 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.

17. CITIZEN CONCERNS

Keith Baker inquired about stormwater utility fees and veteran discounts.

Bonnie Hoefling discussed traffic safety and pedestrian and bicycle safety.

Brett Watchorn shared concerns about the city budget.

18. PRESENTATIONS

A. Building Permits

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

B. HART Update

Chief Rex Mueller, Police Department, provided information on the item.

19. COUNCIL CONCERNS

Bertrand thanked Tom Pingel for his professionalism in resolving a longstanding development issue. Bertrand requested an update on snow-readiness planning. Bertrand reported ongoing coordination with the county on upcoming cleanup efforts pending seasonal foliage changes. Bertrand noted progress discussed at the City Leader Lunch and Learn on September 23rd regarding the Warming Shelter and emphasized continued Council support on issues related to panhandling and homelessness. Bertrand thanked Council members for their ongoing efforts.

Berenstein highlighted the success of the City Leader Lunch and Learn held on September 23rd, noting the organization's strong commitment to the community and praising the remarks delivered by Mayor Scott and other speakers. Congratulations were extended to the Chamber of Commerce for a successful dinner on September 24th.

Rayford expressed appreciation for citizen participation in Council meetings and reported positive feedback received from community members. Rayford noted his attendance at the City Leader Lunch and Learn on September 23rd. Rayford commended the Sioux Bee Honey groundbreaking on September 22nd as a sign of continued growth in Sioux City. Rayford encouraged residents to support local businesses during Restaurant Week.

Schoenherr encouraged local news outlets to engage the community through polls regarding potential rebranding efforts, including discussion of a new city logo, renaming the Tyson facility, and billboard placement throughout the community.

20. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:50 p.m., on motion by Schoenherr, seconded by Rayford, all voting aye.

ATTEST: _____ _____

Heidi Farrens, City Clerk Robert E. Scott, Mayor