1. The Regular Meeting of the City Council was held on October 12, 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.

CONSENT AGENDA

Motion by Schoenherr, seconded by Berenstein, to adopt the Consent Agenda, all voting aye. Items 2 through 13C are approved unanimously unless specifically noted after the item.

2. Reading of the City Council Minutes of October 5, 2026.

Reading of the minutes of October 5, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

3. GJILAN KOSOVO - Motion appointing MacKenzie Hiserote to the Gjilan Kosovo Sister City Committee to complete the balance of a three-year term expiring December 31, 2027, upon due consideration of the circumstances the City Council waives the policy that no person shall serve on more than one board or commission, and reappointing MacKenzie Hiserote to the Gjilan Kosovo Sister City Committee for a three-year term expiring December 31, 2030. **2026-0937**

4. WEB APARTMENTS - Resolution authorizing publication of a Notice of Intent to Request Release of Funds and authorizing and directing the Mayor to execute a Request for Release of Funds and an Environmental Review/Environmental Assessment including a Notice of Finding of No Significant Impact pursuant to the regulations of the United States Department of Housing and Urban Development (HUD) in conjunction with the HOME Investment Partnerships Program (HOME) and related to The Web Apartments project. **2026-0938**

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

5. MAIN OVERLOOK - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the Main Overlook Project. (Project No. 7600-625-084) **2026-0939**

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

6. KP CONSTRUCTION - Resolution approving Change Order No. 1, accepting the work and authorizing final payment to KP Construction, Inc. for the Stone Avenue Sanitary Sewer Emergency Repair Project. (Project No. 7597-539-127) **2026-0940**

7. GALLAGHER RISK MANAGEMENT - Resolution authorizing and directing the City Manager to purchase general liability insurance from Arthur J. Gallagher Risk Management Services, LLC. **2026-0941**

Nicole M. DuBois, City Attorney, provided information on the item. Steve Schultz, Arthur J. Gallagher Risk Management Services Vice President, spoke on the item.

8. ACTIONS RELATING TO GRANTS

A. TSI - Resolution approving a $60,000 grant to The Siouxland Initiative for FY 2027.

Motion by Schoenherr, seconded by Bertrand to defer the item to October 19, 2026, all voting aye.

B. FSS COORDINATORS - Resolution approving an application to fund two Housing Choice Voucher Family Self-Sufficiency Program Coordinators for FY 2026 under the General Family Self-Sufficiency Funding Notice from the U.S. Department of Housing and Urban Development in the amount of $257,588 and authorizing and directing the City Manager to execute the required assurances and certifications in connection with said program application. **2026-0942**

Stephanie Roth, Housing Service Analyst, provided information on the item.

C. PLANNING PROJECT - Resolution approving an application for FY 2026 Continuum of Care Planning Project Grant funds in the amount of $65,053 and authorizing and directing the City Manager to execute the required assurances and certifications in connection with said program application. **2026-0943**

D. COORDINATED ENTRY - Resolution approving an application for FY 2026 Continuum of Care Coordinated Entry Grant funds in the amount of $206,223 and authorizing and directing the City Manager to execute the required assurances and certifications in connection with said program application. **2026-0944**

E. HOMELESS MANAGEMENT - Resolution approving an application for FY 2026 Continuum of Care Homeless Management Information System Grant funds in the amount of $47,893 and authorizing and directing the City Manager to execute the required assurances and certifications in connection with said program application. **2026-0945**

F. STREET OUTREACH - Resolution approving an application for FY 2026 Continuum of Care Homeless Street Outreach Grant funds in the amount of $215,901 and authorizing and directing the City Manager to execute the required assurances and certifications in connection with said program application. **2026-0946**

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

9. ACTIONS RELATING TO BONDS

A. SERIES 2026C - Resolution approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Sioux City, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of a $6,885,000 Water Revenue Capital Loan Note, Series 2026C, of the City of Sioux City, Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of said Note; Approval of the Tax Exemption Certificate. **2026-0947**

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

B. SERIES 2026D - Resolution approving and authorizing a form of Forgivable Loan and Disbursement Agreement by and between the City of Sioux City, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of $1,948,000 Sewer Revenue Capital Loan Notes, Series 2026D, of the City of Sioux City, Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of said Notes. **2026-0948**

Teresa Fitch, Assistant City Manager, and Arah Montagne, Environmental Services Manager, provided information on the item.

10. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. STANLEY CONSULTANTS - Resolution approving Supplemental Agreement No. 3 to the Professional Services Agreement with Stanley Consultants, Inc. of Muscatine, Iowa, for Wastewater Treatment Plant investigation and litigation assistance in an amount not to exceed $40,000. **2026-0949**

Steven Postolka, Assistant City Attorney, provided information on the item.

B. DGR ENGINEERING - Resolution approving Amendment No. 1 to the Consulting Services Agreement with DeWild Grant Reckert and Associates Company doing business as DGR Engineering increasing the not to exceed amount of the agreement to $986,267 and expanding the scope of services to include additional survey/data collection, design services, and construction administration, staking and observation in connection with the 29th Street Reconstruction Project - Jones Street to Cheyenne Boulevard. (Project No. 7273-719-370) **2026-0950**

C. IDOT - Resolution approving Predesign Agreement No. 2027-P-019 with the Iowa Department of Transportation for the Gordon Drive Viaduct Reconstruction Project from Rustin Street to Virginia Street. (IDOT Project No. NHS-012-1(37)—19-97/NHSX-012-1(056)—3H-97/City Project No. 7373-719-379) **2026-0951**

D. MCGILL RESTORATION - Resolution awarding and approving a contract to McGill Restoration, Inc. in the amount of $77,919.01 for the MLK Parking Ramp Repairs 2026 Project. (Project No. 7589-739-111) **2026-0952**

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

E. A&F CONSTRUCTION - Resolution approving Amendment No. 2 to the Service Provider Agreement with A&F Construction LLC increasing the not to exceed amount of the agreement to $800,000 in connection with the FY 2026 Utilities Concrete Construction Project. (RFB No. 291552) **2026-0953**

F. THOMPSON SOLUTIONS - Resolution awarding a Service Provider Agreement to Thompson Solutions Group Co., of Sioux City, Iowa, in an amount not to exceed $171,188.65 for the SCADA System Upgrades Project. (CIP No. 519-262) **2026-0954**

G. IDR - Resolution approving an Amendment and Extension to the Memorandum of Understanding Between the Iowa Department of Revenue and the City of Sioux City Housing Authority regarding participation in the State of Iowa Setoff Program extending the existing agreement for an additional three years. **2026-0955**

11. ACTIONS RELATING TO PERSONNEL

A. Resolution amending the Authorized Personnel Complement adopted by Resolution No. 2026-0393, the Position Classification Manual adopted by Resolution No. 91/T-9972 and the Salary Schedule adopted by Resolution No. 2026-0572 by approving and adopting a newly created job description for the position of Public Works Project Coordinator, Class Code IV-6450, deleting one (1) full-time position of Utility Project Coordinator, Class Code IV-6440, and authorizing said position in the Public Works Department. **2026-0956**

B. Resolution amending the Authorized Personnel Complement adopted by Resolution No. 2026-0393, the Position Classification Manual adopted by Resolution No. 91/T-9972 and the Salary Schedule adopted by Resolution No. 2026-0576 by approving and adopting an updated job description for the position of Traffic Engineer, Class Code 6460, deleting one (1) full-time position of Labor Supervisor, Class Code IV-6525, and authorizing said position in the Public Works Department. **2026-0957**

C. Resolution amending the Authorized Personnel Complement adopted by Resolution No. 2026-0393 and the Position Classification Manual adopted by Resolution No. S-31050 by approving and adopting updated job descriptions for the positions of Engineering Technician I, Class Code IV-4120 and Engineering Technician II, Class Code IV-4124 and reclassifying one (1) Engineering Technician I, Class Code IV-4120 to one (1) Engineering Technician II, Class Code IV-4124 and reclassifying three (3) Engineering Inspectors, Class Code IV-4123 to Engineering Technician II, Class Code IV-4124 authorizing said positions in the Public Works Department. **2026-0958**

D. Resolution amending the Authorized Personnel Complement adopted by Resolution No. 2026-0393 by deleting two (2) full-time Automotive Equipment Operator I, Class Code IV-6110, two (2) part-time Administrative Secretary Class Code IV-1059, positions equaling 1.5 full time equivalent, Class Code IV-1059, one (1) full-time GIS/Records Technician, Class Code IV-4126 and 2.6 full-time equivalent Laborer positions, Class Code 6105 in the Public Works Department. **2026-0959**

Tom Pingel, Public Works Director, and Michael Collett, City Manager, provided information on the item.

12. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES
   1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
      a. Sioux City Community Theater, 1401 Riverside Boulevard (Renewal)
      b. Smash 2.0, 607 5th Street (New)

B. OFF-PREMISE SALES
   1. CLASS B RETAIL ALCOHOL LICENSE (wine/beer)
      a. Braunger Steak Co., 1436 Hamilton Boulevard (Renewal)
   2. CLASS E RETAIL ALCOHOL LICENSE (liquor/wine/beer)
      a. Floyd Food and Fuel, 3241 Floyd Boulevard (Renewal)

13. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Civil Service Commission – September 1, 2026
B. Historic Preservation Commission – August 4, 2026
C. Human Rights Commission – September 3, 2026

- End of Consent Agenda -

HEARINGS

14. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the Wastewater Treatment Plant Facility Plan Phase 1 Improvements Project. (Project No. 7593-539-006) **2026-0960**

Tom Pingel, Public Works Director, provided information on the item. Will Martin, Hazen and Sawyer Project Manager, spoke on the item.

Motion by Berenstein, seconded by Rayford, to open the hearing and adopt the proposed resolution, citizen comments were received and the hearing was closed, all voting aye.

15. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for the construction of the Bruner Avenue Access Drive Project. (Project No. 7583-719-026) **2026-0961**

Gordon Phair, City Engineer, 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 adopting the revisions to the Administrative Plan for the Section 8 Housing Choice Voucher Program and authorizing the Mayor to execute required assurances and certifications in connection therewith. **2026-0962**

Motion by Schoenherr, 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. Hearing and Resolution approving the proposal to sell certain real property and authorizing a City Deed. (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) **2026-0963**

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.

18. Hearing and Resolution approving the proposal to sell certain real property and authorizing a City Deed. (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) **2026-0964**

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.

19. CITIZEN CONCERNS

John Wakefield addressed Council regarding the possible demolition of 2206 Kennedy Drive. Schoenherr asked Darrel Bullock, Inspection Services Manager, to follow up with Wakefield.

Robin Schiro reported concerns regarding her property and safety.

Jessica Lopez-Walker, Renae Helper, and Winonah Leader Charge recognized and advocated for Indigenous People's Day.

20. PRESENTATIONS

A. Downtown Recycling Containers

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

B. West Kings Highway

Motion by Schoenherr, seconded by Bertrand, to defer the item to October 19, 2026, Bertrand, Rayford, and Schoenherr voting aye, Berenstein voting nay.

21. COUNCIL CONCERNS

Bertrand thanked Tom Pingel, Public Works Director, for his hard work. Bertrand encouraged the media to contact Council members for information on agenda items.

Rayford praised Tom Pingel, Public Works Director, for his work.

22. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:10 p.m., on motion by Schoenherr, seconded by Rayford, all voting aye.

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