1. The Regular Meeting of the City Council was held in City Hall Council Chambers, 405 6th Street, on Monday, October 19, 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 Winonah Leader Charge for the Human Rights Commission.

CONSENT AGENDA

Motion by Scott, seconded by Schoenherr, to adopt the Consent Agenda, all voting aye. Items 3 through 9B are approved unanimously unless specifically noted after the item.

3. Reading of the City Council Minutes of October 12, 2026.

Reading of the minutes of October 12, 2026, was waived and as part of the consent agenda the minutes were approved as presented.

4. ACTIONS RELATING TO GRANTS

A. IDOT MARKETING - Resolution approving and accepting a FY 2027 Air Service Development Grant from the Iowa Department of Transportation in the amount of $48,000 to assist with marketing efforts at the Sioux Gateway Airport/Brigadier General Bud Day Field. (IDOT Project No. 9I270SUX135, Contract No. CNTRT-00010676) **2026-0970**

B. IDOT INFRASTRUCTURE - Resolution approving and accepting a Grant Agreement from the Iowa Department of Transportation for the FY 2027 Commercial Service Vertical Infrastructure funding through the State Airport Development Program in the amount of $168,140 to assist with the replacement of the Terminal Boilers and Automated Doors at the Sioux Gateway Airport/Brigadier General Bud Day Field. (Project No. 9I270SUX200, Contract No. CNTRT-00010668) **2026-0971**

C. IDOT JOINT PARTICIPATION - Resolution approving and accepting Transit Joint Participation Agreement No. IA-2025-012-04-02-FFY26, Accounting Contract Number 00010765, with the Iowa Department of Transportation for an Elderly and Persons with Disabilities Project Grant in the amount of $148,513 for the purchase of one (1) light-duty bus. **2026-0972**

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

D. IDOT PHASE III - Resolution approving and accepting a Grant Agreement from the Iowa Department of Transportation for FY 2027 Airport Improvement Program funding through the State Airport Development Program in the amount of $400,000 to assist in the South Apron Reconstruction Project – Phase III at the Sioux Gateway Airport/Brigadier General Bud Day Field. (Project No. 9I270SUX100, Contract No. 00010643) **2026-0973**

5. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

A. IEDA - Resolution authorizing and approving an Acknowledgement and Reimbursement Agreement with the Iowa Economic Development Authority. (property located at 2259 Allison Avenue) **2026-0974**

B. GUARDIAN FLEET - Resolution approving a Service Provider Agreement to Guardian Fleet Safety LLC of Clear Lake, Minnesota, as the primary vendor for the outfitting of police vehicles. (RFB No. 294852) **2026-0975**

Captain Mike Manthorne, Police Department, provided information on the item.

C. KARL CHEVROLET - Resolution approving a Service Provider Agreement to Karl Chevrolet, Inc. of Ankeny, Iowa, as the secondary vendor for the outfitting of police vehicles. (RFB No. 294852) **2026-0976**

Captain Mike Manthorne, Police Department, provided information on the item.

D. US PEROXIDE - Resolution approving a Service Provider Agreement with US Peroxide, LLC doing business as USP Technologies of Glen Allen, Virginia, in an amount not to exceed $1,100,000 for full-service odor control services at the Wastewater Treatment Plant. **2026-0977**

Tom Pingel, Public Works Director; and Camrin Bell, Wastewater Treatment Plant Pretreatment Manager, provided information on the item.

6. 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 September 2026. **2026-0978**

B. FUND TRANSFERS - Resolution approving fund transfers for the month of September 2026. **2026-0979**

C. LINHART CONSTRUCTION - Resolution accepting the work and authorizing final payment to Linhart Construction, Inc. for the Tyson Events Center Plaza Slab Void Remediation Project. (Project No. 7542-379-010) **2026-0980**

7. ACTIONS RELATING TO PROPERTY

A. AMANDA ST RESCIND - Resolution rescinding Resolution No. 2026-0851 and Resolution No. 2026-0906 which authorized the sale and issuance of a City Deed for the part of vacated Amanda Street adjacent to 3501 West 35th Street and 3415 West 31st Street. **2026-0981**

B. AMANDA ST SALE - Resolution proposing to sell certain real property. (the part of vacated Amanda Street adjacent to 3501 West 31st Street and 3415 West 31st Street) (Petitioner: John Fitch and Margaret Fitch) (Purchase price: $9,900 plus costs) **2026-0982**

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

C. S COURT ST SALE - Resolution inviting proposals for the sale of land in the Combined Central Sioux City -CBD Urban Renewal Area, announcing the intent to accept the proposal of the Iowa Department of Transportation, fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (A portion of 200 South Court Street) **2026-0983**

D. S COURT ST EASEMENT - Resolution inviting proposals for the granting of a Temporary Construction Easement in certain land in the Combined Central Sioux City -CBD Urban Renewal Area, announcing the intent to accept the proposal of the Iowa Department of Transportation, fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (A 15,841 square foot portion of 200 South Court Street) **2026-0984**

E. PERSHING ST - Resolution inviting proposals for the lease of land in the Donner Park Urban Renewal Area, announcing the intent to accept the proposal of Western Iowa Tech Community College (WITCC), fixing the date for receipt of proposals, and for Public Hearing and providing for notice thereof. (Hangar Building located at 6125 Pershing Street) **2026-0985**

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

8. ACTIONS RELATING TO PURCHASING

A. L.G. EVERIST - Resolution awarding a purchase order to L.G. Everist, Inc. of Sioux Falls, South Dakota, in the amount of $11.85 per ton for the purchase of ice sand for the period beginning October 19, 2026, and ending October 18, 2027. (RFB No. 295458) **2026-0986**

B. PLASTIC RECYCLING - Resolution awarding a purchase order to Plastic Recycling of Iowa Falls, Inc. in the amount of $37,971.75 for the purchase of recycled plastic bench pieces. (RFB No. 295396) **2026-0987**

9. BOARD, COMMISSION, AND COMMITTEE MINUTES

A. Board of Adjustment – September 22, 2026
B. Planning and Zoning Commission – September 22, 2026

- End of Consent Agenda -

HEARINGS

10. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the Orleans Avenue Water Main Improvements Project. (South Roswell Street to 6th Avenue) (Project No. 7538-719-201) **2026-0988**

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.

11. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the Tyson Events Center Chiller Upgrades Project. (Project No. 7601-379-010) **2026-0989**

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.

12. Hearing and Resolution accepting the proposal of Steele Martin Tower LLC, an affiliated entity of Steele Acquisitions IV, LLC, for the purchase of certain City-owned property in the Combined Central Sioux City -CBD Urban Renewal Area, and authorizing the City Manager to negotiate a Development Agreement and Minimum Assessment Agreement. (property located at 410 Pierce Street) **2026-0990**

Marty Dougherty, Economic and Community Development Director, provided information on the item.

Motion by Scott, seconded by Schoenherr, to open the hearing and adopt the proposed resolution, citizen comments were not offered and the hearing was closed, all voting aye.

13. Hearing and Resolution accepting the proposal of Burlington Short Line Railroad, Inc., for the lease of the city-owned rail yard in the Southbridge Business Park in the Donner Park Urban Renewal Area and authorizing the City Manager to negotiate a Lease Agreement. (the city-owned rail yard in the Southbridge Business Park) **2026-0991**

Chris Myres, Business Development Coordinator, 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.

DISCUSSION

14. Resolution approving a $60,000 grant to The Siouxland Initiative for FY 2027. **(Deferred from October 12, 2026)** **2026-0992**

Marty Dougherty, Economic and Community Development Director, provided information on the item. Skip Perley, The Siouxland Initiative Chair; and Kristie McManamy, The Siouxland Initiative President, spoke on the item.

Motion by Scott, seconded by Schoenherr, to amend the item adjusting the contribution to $50,000, Berenstein, Rayford, Schoenherr, and Scott voting aye, Bertrand voting nay.

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

15. CITIZEN CONCERNS

William Delfs discussed storm water rates.

16. PRESENTATIONS

At the request of Councilman Berenstein, presentation 16C was taken out of order and offered prior to presentations 16A and 16B.

A. Building Permits

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

B. HART Update

Captain Ryan Bertrand, Police Department, provided information on the item.

C. West Kings Highway **(Deferred from October 12, 2026)**

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

17. COUNCIL CONCERNS

Bertrand thanked the Planning and Zoning Commission for their professionalism while addressing zoning relating to data centers on Tuesday, October 13, 2026. Bertrand discussed the contribution and partnership with The Siouxland Initiative.

Berenstein shared a citizen concern regarding parking near the soccer fields on Hawkeye Drive. Berenstein requested an update on the downtown Walgreens site and the Lieber Heights Development. Berenstein commended the Planning and Zoning Commission.

Rayford thanked Michael Collett, City Manager, for his leadership and thanked City staff for their hard work.

Schoenherr thanked The Siouxland Initiative staff for attending and for their leadership. Schoenherr encouraged citizens to purchase tickets to the annual NAACP Freedom Banquet to be held on Saturday, October 24 at the Hilton Garden Inn at 6 p.m.

Scott requested that signs be placed on City property that is available for sale.

Motion by Scott, seconded by Schoenherr, to reconsider the 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, Rayford, Schoenherr, and Scott voting aye, Berenstein and Bertrand voting nay, thus, the motion is approved and the ordinance will be reconsidered at an upcoming regular City Council Meeting. The ordinance failed third consideration on Monday, October 5, 2026.

18. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:59 p.m., on motion by Scott, seconded by Berenstein, all voting aye.

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