



NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA

City Council agendas are available at www.siox-city.org.

You are hereby notified a meeting of the City Council of the City of Sioux City, Iowa, will be held Monday, December 15, 2025, 4:00 p.m., local time, in the Council Chambers, 5th Floor, City Hall, 405 6th Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Council.

This is a formal meeting during which the Council may take official action on various items of business. If you wish to speak on an item, please follow the seven participation guidelines adopted by the Council for speakers:

1. Anyone may address the Council on any agenda item.
2. Speakers should approach the microphone one at a time and be recognized by the Mayor.
3. Speakers should give their name, spell their name, and offer their statement.
4. Everyone should have an opportunity to speak. Therefore, please limit your remarks to three minutes on any one item.
5. At the beginning of the discussion on any item, the Mayor may request statements in favor of an action to be heard first, followed by statements in opposition to the action.
6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda will also be heard under 'Citizen Concerns'.
7. For the benefit of all in attendance, please turn off all cell phones and other communication devices while in the City Council Chambers.

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1. Call of the Roll - Silent Prayer and Pledge of Allegiance to the Flag - Proclamations
 2. Interviews for City Council appointed Boards, Commissions, and Committees:
 - A. Effective Fiscal and Public Policy Committee: Brett Watchorn
 - B. Environmental Advisory Board: Bob Fritzmeier
 - C. Museum Board of Trustees: Tim Clark
 - D. Yamanashi City Sister City Committee: Bret Myers and Nathan Schwartz

CONSENT AGENDA

Items 3 through 18F constitute a Consent Agenda. Items pass unanimously unless a separate roll call vote is requested by a Council Member.

3. Reading of the City Council Minutes of December 8, 2025.
4. MYC PRESENTATION - Presentation of Mayor's Youth Commission 2025 Accomplishments.
5. MYC APPOINTMENTS - Resolution appointing new members to the Mayor's Youth Commission for terms beginning January 1, 2026, and expiring on December 31st of each student's senior year.
6. EXPLORE SIOUXLAND PRESENTATION - Sioux City Regional Convention and Visitors Bureau, and Explore Siouxland Presentation. **(Deferred from December 8, 2025)**

7. EXPLORE SIOUXLAND - Resolution approving a Letter of Understanding by and between Explore Siouxland and the City of Sioux City in a joint effort to provide tourism and convention and visitor's bureau services commencing December 15, 2025, and ending June 30, 2026, and authorizing an FY 2026 annual contribution in the amount of \$321,950. **(Deferred from December 8, 2025)**
8. DONATION - Resolution accepting a donation from the Friends of the Sioux City Public Library in the amount of \$40,203.16 to fund the Youth Summer Reading Program and other projects during FY 2026.
9. HMA RESURFACING - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the Isabella Square and Lyons Park Area HMA Resurfacing Project. (Project No. 7501-719-121)
10. 421 PEARL ST - Resolution authorizing issuance of a Certificate of Appropriateness in The Historic Pearl Street District for Facade Improvements on the property located at 421 Pearl Street. (Petitioner: Koch Hazard Architects and HSLF Properties LCC) (The Historic Preservation Commission recommends approval of this item.) (File No. 2025-111)
11. ACTIONS RELATING TO BOARDS, COMMISSIONS, AND COMMITTEES
 - A. LAW ENFORCEMENT CENTER - Resolution reappointing Ron Wieck to Woodbury County Law Enforcement Center Authority's Board of Commissioners subject to the concurrence of Woodbury County, Iowa.
 - B. CLG - Motion accepting the Certified Local Government (CLG) FY 2025 Annual Report.
 - C. WASTEWATER TREATMENT PLANT - Motion accepting the Wastewater Treatment Plant Reconstruction and Design Advisory Committee FY 2025 Annual Report.
 - D. PLANNING AND ZONING - Motion accepting the Planning and Zoning Commission FY 2025 Annual Report.
 - E. BOARD OF ADJUSTMENT - Motion accepting the Board of Adjustment FY 2025 Annual Report.
 - F. HISTORIC PRESERVATION - Motion accepting the Historic Preservation Commission FY 2025 Annual Report.
 - G. ACTIVE TRANSPORTATION - Motion accepting the Active Transportation Advisory Committee FY 2025 Annual Report.
12. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS
 - A. IDOT - Resolution authorizing a Preconstruction Agreement for the Primary Road Project between the City of Sioux City and the Iowa Department of Transportation to establish and make improvements to Iowa 376 in conjunction with the Floyd Riverfront and Ply-Wood Trail Connector Project in an amount not to exceed \$376,772.04. (Agreement No. 2026-12-042)

- B. MIDWEST CONSTRUCTORS - Resolution awarding a Service Provider Agreement to Midwest Constructors LLC of North Sioux City, South Dakota, in an amount not to exceed \$68,132.40 for the Marina Gang Plank Repair Project. (RFB No. 290465)
 - C. MCCLURE ENGINEERING - Resolution approving a Standard Consultant Contract with McClure Engineering Co. for project management, survey, design, construction administration and inspection services in connection with the Downtown Bike and Pedestrian Riverfront Connection Project in an amount not to exceed \$128,204. (City Project No. 7417-719-378/Iowa DOT Project No. CRP-7057(721)—8P-97)
 - D. MIDAMERICAN ENERGY - Resolution approving an Arc Flash Information and Indemnification Agreement with MidAmerican Energy Company for the technical circuit and system information data in connection with the Gate 2 Passenger Boarding Bridge Replacement Project. (Project No. 7487-749-137)
 - E. NORTH SIOUX CITY - Resolution approving a contract for transportation services between the City of North Sioux City, South Dakota, and the City of Sioux City, Iowa.
 - F. ONSOLVE Resolution approving a three-year Enterprise Subscription Services Agreement – Government with OnSolve, LLC of Ormond Beach, Florida, in the amount of \$17,002.69 per year for the purchase of CodeRED On-Demand Notification Software-as-a-Service (SaaS).
 - G. PEGASUS TOWERS - Resolution approving a Citywide Communications Site Management Agreement with Pegasus Towers, LLC of Victoria, Minnesota, to oversee all City-owned communications structures and sites, including water towers, towers, and other suitable land parcels and structures to create a unified framework for consistent lease management and reporting across all sites.
 - H. SNYDER & ASSOCIATES - Resolution approving a Consulting Services Agreement with Snyder & Associates for a traffic study in the Bridgeport Business Park and Expedition Business Park in an amount not to exceed \$83,800. (Bridgeport Business Park and Expedition Business Park)
 - I. WELLMARK - Resolution amending the City's Health Benefit Plan by approving a Binder Agreement with Wellmark to serve as the Pharmacy Benefit Manager.
 - J. DNR - Resolution approving a Joint Stipulation with attached Consent Order, Judgment and Decree in Case No. EQCV200902, State of Iowa, ex rel., Iowa Department of Natural Resources vs. City of Sioux City.
13. ACTIONS RELATING TO PERSONNEL
- A. INTERIM CITY MANAGER - Resolution fixing the salary of the Interim City Manager.
 - B. CITY ATTORNEY - Resolution fixing the salary of the City Attorney.
14. ACTIONS AUTHORIZING PAYMENTS
- A. KP CONSTRUCTION - Resolution accepting the work and authorizing final payment to KP Construction, Inc. for the 1506-1513 Whitcher Avenue Utility Repair Project. (Project No. 7535-539-102)

- B. SUBSURFCO - Resolution accepting the work and authorizing final payment to SuB-Surfco, LLC for the 2024 Sidewalk Assessment Program Project and ordering preparation of final schedule of assessment. (Project No. 7420-759-005)

15. PURCHASING

- A. ARTHUR J. GALLAGHER - Resolution authorizing and directing the City Manager to purchase Cyber Insurance from Arthur J. Gallagher Risk Management Services.
- B. BERT GURNEY - Resolution awarding a purchase order to Bert Gurney & Associates, Inc. of Omaha, Nebraska, in the amount of \$39,062.50 for a new pump rotating assembly. (RFB No. 291161)
- C. FERGUSON WATERWORKS - Resolution amending Purchase Order No. 361752 issued to Ferguson Waterworks of Blaine, Minnesota, to increase the purchase order by \$8,337 to cover an excess of Neptune water meters and accessories.
- D. EZ DOCK - Resolution awarding a purchase order to EZ Dock of The Great Plains of Bismarck, North Dakota, in the amount of \$99,434.36 for the purchase of an EZ Dock floating dock for the Marina. (RFB No. 291049)
- E. HEIMAN FIRE - Resolution awarding a purchase order to Heiman Fire Equipment of Sioux Falls, South Dakota, in the amount of \$2,760,474 for the purchase of three (3) fire engine pumpers. (RFP No. 312)

16. APPLICATIONS FOR CIGARETTE, TOBACCO, NICOTINE, VAPOR PRODUCT PERMITS

A. OVER THE COUNTER RETAILER

- 1. Delina, 1125 Nebraska Street (New)

17. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES

- 1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
 - a. Qvole, 1107 4th Street (New)

18. BOARD, COMMISSION, AND COMMITTEE MINUTES

- A. Airport Board of Trustees – June 26, 2025
- B. Board of Adjustment – October 28 and November 25, 2025
- C. Library Board of Trustees – November 19, 2025
- D. Parks and Recreation Advisory Board – December 3, 2025
- E. Planning and Zoning Commission – October 28 and November 25, 2025
- F. Sports Commission – December 4, 2025

- End of Consent Agenda -

HEARINGS

19. Hearing to obtain public comments regarding the Highway 75 Water Main Upsize Project State Revolving Fund (SRF) Environmental Review Process. (Project No. 519-270) (SRF Project No. FS-97-25-DWSRF-031)
20. Resolution approving an Iowa State Revolving Fund Environmental Information Document in connection with the Highway 75 Water Main Upsize Project, 8th Street to Singing Hills Boulevard. (Project No. 519-270) (SRF Project No. FS-97-25-DWSRF-031) (Iowa DNR Project Number W2024-0591)
21. Hearing and Resolution accepting the proposal of Knife River Midwest, LLC for the purchase of certain land in the Combined Floyd River Urban Renewal Area and authorizing the Interim City Manager to negotiate a Development Agreement. (a portion of section 22 T89N R47W lying East of Hawkeye Drive, West of the Floyd River, North of 18th Street in Sioux City, Woodbury County, Iowa)
22. Hearing Resolution accepting the proposal of Knife River Midwest, LLC for the lease of certain land in the Combined Floyd River Urban Renewal Area and authorizing the Interim City Manager to negotiate a Development Agreement. (a portion of section 22 T89N R47W lying East of Hawkeye Drive, West of the Floyd River, North of 18th Street in Sioux City, Woodbury County, Iowa)
23. **CITIZEN CONCERNS**
24. **COUNCIL CONCERNS**
25. **ADJOURNMENT**

ADA NOTICE

The City of Sioux City does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need auxiliary aids for effective communication in programs and services of the City of Sioux City are invited to make their needs and preferences known to the ADA Compliance Officer, City Hall, 405 6th Street, Room 206, (712)279-6200. This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.

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