



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

You are hereby notified a meeting of the City Council of the City of Sioux City, Iowa, will be held Monday, February 9, 2026, 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.

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: Jacob Wanderscheid
 - B. Gjilan Kosovo Sister City Committee: Patrick McKinlay

CONSENT AGENDA

Items 3 through 12C 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 February 2 and 3, 2026.
4. IDOT - Resolution approving the City of Sioux City's application to the U.S. Department of Transportation's Better Utilizing Investments to Leverage Development (BUILD) Program Grant for the Bacon Creek Conduit Relocation Project. (Project No. 6701-549-156)
5. WARD ELECTRIC - Resolution accepting the work and authorizing final payment to Ward Electric Company, Inc. for the Tyson Events Center Lighting and Heat Tape Project.
6. 28TH ST - Resolution inviting proposals for the granting of a sign easement in certain land in the Combined Floyd River Urban Renewal Area, announcing the intent to accept the proposal of MidAmerican Energy Company, fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (vacated property located in the right-of-way adjacent to 5500 28th Street)

7. GOVCONNECTION - Resolution awarding a purchase order to GovConnection, Inc. of Merrimack, New Hampshire, in the amount of \$86,680.15 for the purchase of Extreme Network Switches with supporting accessories. (Request No. 291777)

8. ACTIONS RELATING TO BOARDS, COMMISSIONS, AND COMMITTEES

- A. MUSEUM - Motion reappointing Stacey Alex to the Museum Board of Trustees for a three-year term expiring December 31, 2028.
- B. PARKING AND SKYWALK - Motion appointing Nikki McLaughlin to the Parking and Skywalk System Board of Trustees to complete the balance of a three-year term expiring December 31, 2026, replacing Travis Lee; and reappointing Nikki McLaughlin to the Parking and Skywalk Board of Trustees for a three-year term expiring December 31, 2029.

9. ACTIONS ADOPTING CONSTRUCTION DOCUMENTS

- A. MANHOLE REPLACEMENT - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the FY 2026 Annual Manhole Replacement Project. (Project No.7454-539-102)
- B. SIDEWALK IMPROVEMENTS - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the 2026 Lyons Park Investment Area Sidewalk Improvements Project. (Project No. 7392-719-295)

10. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

- A. CMBA ARCHITECTS - Resolution approving a Consulting Services Agreement with Cannon Moss Brygger & Associates, P.C. doing business as CMBA Architects, P.C. for architectural and engineering services in connection with the Martin Luther King Transportation Center Elevator Modernization Project in an amount not to exceed \$68,500. (Project No. 739-020)
- B. T.R. HARRIS - Resolution awarding and approving a contract to T.R. Harris Construction, Inc. in the amount of \$499,718 for the South Apron Reconstruction Phase 2 Project at the Sioux Gateway Airport/Brigadier General Bud Day Field. (City Project No. 7546-749-156/IDOT No. 91260SUX100)
- C. KIRKHAM MICHAEL & ASSOCIATES - Resolution approving Amendment No. 1 to the Consulting Services Agreement with Kirkham Michael & Associates, Inc increasing the not to exceed amount of the agreement to \$98,685.44 and expanding the scope of services to include continued replat services in connection with the Replat of Highland Park.
- D. FEH DESIGN - Resolution approving a Consulting Services Agreement with FEH Associates, Inc. doing business as FEH Design for structural engineering services in connection with the Long Lines Family Recreation Center Loading Dock Area Structural Concrete Repairs Project in an amount not to exceed \$147,750. (Project No. 7559-459-102)
- E. MCCLURE ENGINEERING - Resolution approving Amendment No. 1 to the Consulting Services Agreement with McClure Engineering, Co. increasing the not to exceed amount of the agreement to \$861,165 and expanding the scope of services to include additional construction administration and observation services in conjunction with the PlyWood Trail Phase 3 Project. (Project No. 7402-459-326)

- F. NOVARA SOFTWARE - Resolution approving the Assignment and/or Transfer of Agreement acknowledging and consenting to the name change from KPA Services LLC to Novara Software, LLC.
- G. MUNICIPAL PIPE TOOL - Resolution awarding and approving a contract to Municipal Pipe Tool Company, LLC in the amount of \$465,736.25 for the FY 2026 Utility Lining Project. (Project No. 7477-539-217)
- H. ELLISON CONSTRUCTION - Resolution awarding an Annual Agreement for Concrete Construction Services to Ellison Construction, LLC of Sioux City, Iowa, in an amount not to exceed \$600,000 as the primary contractor for the FY 2026 Utilities Concrete Construction Project. (RFB No. 291552)
- I. A&F CONSTRUCTION - Resolution awarding an Annual Agreement for Concrete Construction Services to A&F Construction LLC of Sioux City, Iowa, in an amount not to exceed \$400,000 as the secondary contractor for the FY 2026 Utilities Concrete Construction Project. (RFB No. 291552)
- J. GILL HAULING - Resolution approving Renewal Option No. 1 to the Service Provider Agreement with Gill Hauling, Inc. of South Sioux City, Nebraska, for the City Facilities Solid Waste and Recycling Collection and Disposal Agreement commencing July 1, 2026, and ending June 30, 2027, in an amount not to exceed \$7.96 per waste container and \$3.18 per recycling container.

11. APPLICATIONS FOR ALCOHOL LICENSES

- A. ON-PREMISE SALES
 - 1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
 - a. The Boat House, 413 Pierce Street (Renewal)
 - b. El Gato Negro, 24 West 3rd Street (Renewal)
 - c. The Ickey Nickel Bar & Grill, 4700 41st Street (Renewal)
 - d. Q & Feather Again, 1700 US 75 North (Renewal)
 - 2. SPECIAL CLASS C RETAIL ALCOHOL LICENSE (wine/beer/carry-out)
 - a. Drop Zone Family Sun Center, 3840 Stadium Drive (Renewal)
- B. OFF-PREMISE SALES
 - 1. CLASS E RETAIL ALCOHOL LICENSE (liquor/wine/beer)
 - a. Casey's General Store No. 3674, 4727 Southern Hills Drive (Renewal)
 - b. Hy-Vee, 4500 Sergeant Road (Renewal)
 - c. Leeds Food N Fuel, 4004 Floyd Boulevard (Renewal)

12. BOARD, COMMISSION, AND COMMITTEE MINUTES

- A. Library Board of Trustees – January 21, 2026
- B. Parking and Skywalk System Board of Trustees – January 21, 2026
- C. Transit System Advisory Board – January 21, 2026

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING

13. Motion accepting the Planning and Zoning Commission's approval of the proposed FY 2027 – FY 2031 Capital Improvement Program regarding the conformance of proposed projects to the Sioux City Comprehensive Plan, as adopted on August 30, 2005. (Petitioner: City of Sioux City) (File No. 2026-007)
14. Hearing and Ordinance rezoning 709 Iowa Street from Zone Classification PI (Public and Institution) to Zone Classification NC.4 (Neighborhood Conservation, 5,000 square feet per unit minimum). (Petitioner: Todd and Linda Calvillo) (Planning and Zoning Commission recommends approval of this item.) (File No. 2026-003)

HEARINGS

15. Hearing and Resolution approving the proposal to sell certain real property. (the East one-half of the vacated North/South alley adjacent to 513 Collins Street) (Petitioner: Executive Properties, LLC) (Purchase price: \$1 plus costs)
16. Hearing and Resolution approving the proposal to sell certain real property. (a portion of the vacated East/West alley adjacent to 2514 Jay Avenue commonly known as 2424 ½ Jay Avenue) (Petitioner: Todd and Galina Pedersen Trustees of The Todd Pedersen and Galina Pedersen Revocable Trust) (Purchase price: \$500 plus costs)

ORDINANCES

17. Ordinance amending Chapter 4.84 of the Sioux City Municipal Code entitled "Body Piercing Regulations" to update the application fee for a Body Piercing Business License.
18. Ordinance amending Chapter 5.20 entitled "Solid Waste" of the Sioux City Municipal Code to modify fees for solid waste collection to correspond with the Solid Waste Collection, Recycling, and Disposal Agreement.

DISCUSSION

19. Resolution approving a Consulting Services Agreement with TetonRidge Consulting, LLC for consulting services related to the redevelopment of property located at 100 Pierce Street, 112 Pierce Street, and 124 Pierce Street in an amount not to exceed \$53,000. **(Deferred from February 2, 2026)**

CITIZEN CONCERNS

PRESENTATIONS

20. Public Works
21. Parks and Recreation Contract Mowing
22. Homeless Task Force
23. Public Museum

COUNCIL CONCERNS

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.