



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, December 8, 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. Environmental Advisory Board: Samantha Dailey
 - B. Museum Board of Trustees: Tim Clark

CONSENT AGENDA

Items 3 through 10C 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 1, 2025.
4. STRATEGIC PLAN - Motion adopting the City of Sioux City 2026-2030 Strategic Plan.
5. ART CENTER HVAC - Resolution adopting plans, specifications, form of contract, and estimated cost for the construction of the Art Center HVAC Replacement Project Phase II. (Project No. 7518-339-003)
6. ACTIONS RELATING TO BOARDS, COMMISSIONS, AND COMMITTEES
 - A. ART CENTER - Motion accepting the Art Center Board of Trustees FY 2025 Annual Report.

- B. TRANSIT SYSTEM - Motion accepting the Transit System Advisory Board FY 2025 Annual Report.
- C. YAMANASHI CITY SISTER CITY - Motion accepting the Yamanashi City Sister City Committee FY 2025 Annual Report.

7. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

- A. DONOHUE & ASSOCIATES - Resolution approving Amendment No. 2 to the Consulting Services Agreement with Donohue & Associates, Inc. increasing the not to exceed amount of the Agreement to \$882,425 and expanding the scope of services in connection with the Digestion and High Strength Waste Receiving Improvements Project. (Project No. 539-228)
- 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 \$1,048,697 and expanding the scope of services to include survey/data collection and preliminary design services for an alternate route to improve the capacity at the Southbridge Water Plant in connection with the Highway 75 Water Main Upsize Project, 8th Street to Singing Hills Boulevard “formerly known as” Harbor Drive Water Main Upsize Project. (Project No. 7469-519-270)
- C. DIXON CONSTRUCTION - Resolution awarding a contract to Dixon Construction Co. in the amount of \$2,644,540.90 for the 6th Street Bridge Reconstruction – Bridge Deck Replacement Project, Iowa Department of Transportation Project No. BHM-7057(715)—8K-97. (City Project No. 7134-719-383)
- D. JEO CONSULTING - Resolution approving a Consulting Services Agreement with JEO Consulting Group, Inc. for project management, survey, design, bidding services and permitting in connection with the Big Sioux River Levee Erosion Repair Project in an amount not to exceed \$56,390. (Project No. 7544-173-011)
- E. HDR ENGINEERING - Resolution approving Task Order No. 1 to the Agreement for Professional Services for grant writing services between HDR Engineering, Inc. and the City of Sioux City.
- F. SCHWEBACH TREE SERVICE - Resolution awarding a Service Provider Agreement to Schwebach Tree Service of Sioux Center, Iowa, in an amount not to exceed \$221,467.50 for the Ash Tree Removal Project. (RFB No. 290670)
- G. ACCESS SYSTEMS - Resolution awarding a Sales & Service Agreement to Access Systems of Sioux City, Iowa, in an amount not to exceed \$11,387 for three (3) Sharp copiers and a three (3) year maintenance agreement. (RFB No. 289636)
- H. VISUAL EDGE - Resolution awarding a Sales & Service Agreement to Visual Edge IT of Sioux City, Iowa, in an amount not to exceed \$11,800 for four (4) Kyocera copiers and a three (3) year maintenance agreement. (RFB No. 289636)
- I. DC REALTY - Resolution authorizing and approving a Development Agreement and Minimum Assessment Agreement with DC Realty, LLC. (Property located at 3240 31st Street)

8. ACTIONS AUTHORIZING PAYMENTS

- A. A & F CONSTRUCTION - Resolution accepting the work and authorizing final payment to A & F Construction LLC for the 2024 Annual Sidewalk Program Project. (Project No. 7418-759-005)
- B. AAA - Resolution amending Resolution No. 2024-1065 relating to the authorization of payment to the American Arbitration Association for arbitration deposits. (Case Number 01-24-0006-4792, Weiss Construction Co. LLC vs. City of Sioux City)

9. APPLICATIONS FOR ALCOHOL LICENSES

A. ON-PREMISE SALES

- 1. CLASS C RETAIL ALCOHOL LICENSE (liquor/wine/beer/carry-out)
 - a. Art Center Association of Sioux City, 225 Nebraska Street (New 14 Day License)

10. BOARD, COMMISSION, AND COMMITTEE MINUTES

- A. Airport Board of Trustees – August 21, September 18, October 1, and October 16, 2025
- B. Civil Service Commission – November 4, 2025
- C. Historic Preservation Commission – October 7, 2025

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING

- 11. Motion acknowledging Board of Adjustment actions of November 25, 2025.
- 12. Ordinance dedicating and naming a 375 square foot portion of unnamed right of way located at 3903½ 3rd Avenue as “Transit Avenue”. (Petitioner: City of Sioux City) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2025-106)
- 13. Hearing and Ordinance rezoning 2319 41st Street and 2605½ 41st Street from Zone Classification AG (Agriculture, 20 acres per unit minimum) and NC.1 (Neighborhood Conservation, 1 acres per unit minimum) to Zone Classification GR (General Residential, 5,000 square feet per unit minimum). (Petitioner: Rod Lieber) (The Planning and Zoning Commission recommends approval of this item.) (File No. 2025-109)
- 14. Motion approving the preliminary plat of Lieber Heights Subdivision, an Addition to Sioux City, Woodbury County, Iowa. (Petitioner: Rod Lieber) (The Planning and Zoning Commission recommends approval of this item with conditions.) (File No. 2025-110)

HEARINGS

- 15. 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 Floyd River Urban Renewal Plan for the Combined Floyd River Urban Renewal Project Area. (Property located at 3000 Outer Drive, 2400 3rd Street, 3240 31st Street and 2220 Hawkeye Drive)

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. 3 to the Amended and Restated Teton Urban Renewal Plan for the Teton Urban Renewal Project Area. (Property located at 2319 41st Street and 2605 ½ 41st Street)
17. 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. 3 to the Amended and Restated Combined Central Sioux City -CBD Urban Renewal Plan for the Combined Central Sioux City -CBD Urban Renewal Project Area. (Property located at 622 4th Street, 100-124 Pierce Street, 400 block of Pearl Street, and 705 W. 6th Street)
18. 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. 2 to the Amended and Restated Donner Park Urban Renewal Plan for the Donner Park Urban Renewal Project Area. (Property located at 6140 Harbor Drive and 6302 Harbor Drive)

ORDINANCES

19. Ordinance designating the City of Sioux City Urban Revitalization Area as amended by the Amended and Restated Sioux City Urban Revitalization Area Plan. **(First consideration approved December 1, 2025)**

DISCUSSION

20. Resolution authorizing and approving a Development Agreement and Minimum Assessment Agreement with Koskovich & Murphy Developments, LLC. (Property located at 2400 3rd Street, 2601 2nd Street, 2529 2nd Street, 2535 2nd Street, and 2537 2nd Street)
21. Presentation on the FY 2025 Comprehensive Financial Report by the City's audit firm BerganKDV, Ltd. of St. Cloud, Minnesota.
22. Resolution accepting the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2025.
23. Sioux City Regional Convention and Visitors Bureau, and Explore Siouxland Presentation.
24. 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.

25. CITIZEN CONCERNS

26. COUNCIL CONCERNS

27. 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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