

From PUBLIC/LEGAL NOTICES P.12

ANALYTICAL & CONSULTING SERVICES SAMPLE ANALYSIS	163.50
APPEARA CLEAN LINENS/MATS	222.34
AVAYA TELEPHONE SYSTEM	237.04
AXON ENTERPRISE INC CAMERA BUNDLE	374.80
BAKER & TAYLOR BOOKS	287.22
BATTERIES PLUS BATTERIES	262.39
BENTSON PEST MANAGEMENT PEST CONTROL.....	145.00
BOMGAARS BUILDING SUPP/ TRAINING/VEHICLE REPAIR/ CLOTHING ALLOWANCE.....	1,075.71
BURKE ENGINEERING SALES ADA	11,918.00
CHESTERMAN COMPANY COMMUNITY CENTER POP SUP ..	139.00
CHESTERMAN COMPANY CITY HALL DRINKING WATER	9.00
CITY OF SIOUX CITY UTILITIES 01/25-04/25 STORM WATER MANAGEMENT/ MAR 25 SEWER	45,558.17
COFFEE KING COFFEE.....	79.75
CONWAY SHIELD GLOVES	1,092.50
DACIUk, EVAN ELECTRIC DEPOSIT REFUND.....	33.51
DANKO EMERGENCY EQUIPMENT CO BUILDING SUPPLIES/EQUIPMENT/GLOVES.....	1,821.15
DAY'S DOOR COMPANY MAINTENANCE BUILDING	1,352.40
DGR. KIWANIS PARK/LOESS HILLS SCENIC TRAIL.....	7,120.50
EAKES OFFICE SOLUTIONS JANITORIAL SUPPLIES	473.04
ECHO ELECTRIC SUPPLY ELECTRICAL SUPPLIES	62.47
FLASHPOINT FIRE EQUIPMENT TRAINING PROP	11,056.00
FLEET US LLC WHITE PAINT	183.00
FP MAILING SOLUTIONS POSTAGE MACHINE RENTAL	149.85
FRONTLINE WARNING SYSTEMS SIREN INSPECTIONS/REPAIRS	2,740.00
GAUL, ANTHONY CELL PHONE STIPEND	150.00
GILL HAULING INC APR-JUN 2025 LANDFILL CHARGES	27,714.70
GOODVIN, ALYSSA DEPOSIT REFUND.....	100.00
HAWKINS WATER TREATMENT CHEMICALS/CHLORINE CYLINDERS.....	2,524.95
HEIMAN FIRE EQUIPMENT GEAR	19,030.03
INTERSTATE BATTERIES BATTERIES.....	965.70
IOWA DNR OPERATOR CERTIFICATION WATER TESTING CERTIFICATION-HANSEN.....	60.00
JENSEN SPRINKLER 1ST STREET IMPROVEMENT-EAST	3,266.75
KING TRAINING INNOVATIONS LLC TRAINING PROP	2,775.83
LAUTERS, DEAN CELL PHONE STIPEND	150.00
LINDBLOM SERVICES INC PORTABLE TOILETS	190.00
LONG LINES LLC TELECOMMUNICATION EXPENSE	81.77
MACQUEEN EQUIPMENT INC LADERS.....	2,086.00
MARCO INC (FD) COPIER CONTRACT.....	85.83
MARCO TECHNOLOGIES LLC (CH) COPIER CONTRACT.....	657.95
MATHESON TRI-GAS INC ACETYLENE	78.05
METERING & TECHNOLOGY SOLUTIONS METER/EQUIPMENT	9,980.10
MIDAMERICAN ENERGY MAR 2025 GAS UTILITY.....	2,570.28
MIDWEST ALARM ALARM MONITORING.....	960.00
MIDWEST WHEEL COMPANIES BACK UP ALARM.....	32.95
MPIRE HEATING & COOLING LLC SERVICE CONTRACT	4,952.50
MUNICIPAL ENERGY AGENCY OF NEB MAR 2025 POWER PURCHASED.....	178,862.44
PENWORTHY COMPANY CITY LIBRARY BOOKS	412.21
PER MAR SECURITY SERVICES ALARM MONITORING	750.27
PETERBILT OF SIOUX CITY HEADLAMPS	14.18
PIONEER AUTO 2020 FORD REPAIRS	351.76
RISE ABOVE FIRE TRAINING LLC BUILDING SUPPLIES	479.50
ROBERTSON IMPLEMENT CO AIR FILTER	43.79
SAM'S CLUB EASTER SUPPLIES/ TRASH BAGS/TABLES/WIPES	835.78
SBL VOLLEYBALL VOLLEYBALL CAMP FEE	1,300.00
SCOTT, STAN OVERPAYMENT OF ACCOUNT	392.86

SECRETARY OF STATE NOTARY RENEWAL/CHRISTOFFERS.....	30.00
SIOUX CITY WINNELSON COUPLING/TAPE/PLUMBERS KIT	183.12
SIOUXLAND HUMANE SOCIETY MARCH SERVICES	80.00
SIOUXLAND REGIONAL TRANSIT SYSTEM SENIOR CENTER TRANSPORTATION	261.00
STAN HOUSTON EQUIPMENT CO INCRAKE AND SPADE/TRENCHING SHOVEL.....	139.28
STOKES ELECTRIC INC ELECTRICAL WORK	636.24
SUBSURFCO LLC S LEWIS STORM CROSSING PROJ PE #2 ...	84,249.08
SURVEYING & MAPPING LLC QTRLY GIS WEB HOSTING.....	1,320.00
THOMPSON SOLUTIONS GROUP FIRE ALARM MUSEUM.....	300.00
TITAN MACHINERY FUEL LEAK	809.24
UNITYPOINT CLINIC OCCUPATIONAL DOT DRUG SCREEN	82.00
UTILITY EQUIPMENT COMPANY BRONZE METER CONNECTION W/ GASKET	442.00
VEENSTRA & KIMM INC 1ST STREET BEAUTIFICATION PROJECT EAST/PIONEER VLEY/S. LEWIS	6,019.60
VERIZON WIRELESS. CELL PHONE EXPENSE.....	2,223.78
WESCO RECEIVABLES CORP ELECTRICAL SUPPLIES.....	1,316.00
WESTERN AREA POWER ADMINISTRATION MAR 2025 POWER PURCHASED	20,297.50
Total:	469,751.36
6. PUBLIC HEARINGS	
6.a Open Public Hearing - Proposed Budget	
Motion by Kirk Moriarty, seconded by Ryan Panowicz to Open the Public Hearing for the Proposed Budget at 5:35 pm.	
Motion Carried. [Unanimous]	
6.b Public Hearing - Proposed Budget	
Danny Christoffers said that he received no comments from the public.	
The Mayor and Council thanked staff and Department Heads for their hard work.	
6.c Close Public Hearing - Proposed Budget	
Motion by Kirk Moriarty, seconded by Ryan Panowicz to Close the Public Hearing at 5:38 pm.	
Motion Carried. [Unanimous]	
6.d RES 25-14 APPROVING THE CITY OF SERGEANT BLUFF BUDGET FOR FISCAL YEAR 2025-2026	
Motion by Mark Reinders, seconded by Kirk Moriarty to Approve RES 25-14 APPROVING THE CITY OF SERGEANT BLUFF BUDGET FOR FISCAL YEAR 2025-2026.	
Motion Carried. [Unanimous]	
6.e Open Public Hearing for a Ground Lease of a Portion of the Recreation Complex to Pioneer Bank	
Motion by Andrea Johnson, seconded by Kirk Moriarty to Open the Public Hearing for a Ground Lease of a Portion of the Recreation Complex to Pioneer Bank at 5:39 pm.	
Motion Carried. [Unanimous]	
6.f Public Hearing for a Ground Lease of a Portion of the Recreation Complex to Pioneer Bank.	
Jon Winkel explained that there will not be action on this item tonight. He apologized for putting the Resolution to set the public hearing date on the last City Council agenda without some of the Council members being aware of the item and background.	
Aaron Lincoln explained that during the process of bringing Kwik Star to town, there were two issues on the Mike's Mini Mart property that needed to be addressed before Kwik Star would move forward with the project. One item included removing the existing underground fuel tanks and the second was a buyout for the existing Pioneer Bank ATM lease, which no party wanted to pay or take responsibility to perform. Kwik Star did not want to have the ATM on their new site. Pioneer Bank did not want to hold up a \$4 million investment in the community and offered to release the lease agreement and work to find a new location in the community. The former ATM had a significant number of transactions per month which meant the community was finding it valuable. Due to the amount of activity near the Recreation Complex, city staff considered various locations and found the location on the west edge	

PUBLIC/LEGAL NOTICES

of the parking asphalt as the best alternative location for an ATM. Aaron showed some images of a mock-up from Pioneer Bank of what the ATM could look like. The public hearing is necessary because the proposed lease term exceeds three years.

Andrea Johnson asked about Pioneer Bank's obligations regarding costs to put it in. Also who would be responsible if it were damaged?

Sarah Kleber said that the terms of the proposed agreement would clarify that Pioneer Bank handles the installation costs. Regarding damage, there will be indemnification terms in the lease for the City and the Bank will have insurance to cover damage to their property.

Mark Reinders asked about a note that was provided to Council that stated when locations were considered, "Proximity to future construction" was one item that was considered.

Aaron explained that it would not be ideal to move the ATM after it is installed. He provided an example of a pedestrian bridge installation that could impact it, this location was chosen due to the unlikely need to move it.

Sarah explained that the lease includes the ability to provide a 1-year notice to Pioneer Bank in the event the ATM needs to be moved due to a project. There would be a cost to relocate the equipment.

Jon Winkel described how the proposed pedestrian bridge alignment could be modified to avoid crossing over South Lewis Boulevard and avoid impacting the proposed ATM location.

Mark stated that he believes there are better locations than the Rec Complex. He expressed that he is opposed to the plan regardless of the business name (he expressed support for Pioneer Bank as a commercial entity); he believes that using City land for this application is wrong. He also has concerns about the costs related to a potential relocation.

Ryan Panowicz said that the feedback he has received indicated that it would distract from the City greenspace. He asked if the blacktop there will be able to handle the traffic and who would be responsible for future repairs?

Sarah said that the lease describes that the tenant is responsible for maintaining the traffic lane.

Jon said that he has asked the bank to pay for the striping in the parking lot.

Andrea asked what would happen if someone parks in front of it?

Ron also expressed concern in the event of a congested parking lot.

Kirk Moriarty said that he reached out to community members without details of the Bank name and has heard positive comments for having an ATM in the Recreation Complex. The people he spoke to were in favor of it.

Jon expressed that the City has a credo to support existing businesses first and then new businesses. He explained that the bank has offered to cover \$22.5k of the costs to put a brick fascia across the side of the building that faces the parking lot to beautify the Community Center. Jon stated that he has received many positive comments about the ATM at the Recreation Complex.

Mark asked the City Attorney if this property would be available for other businesses.

Sarah explained that it would depend on availability and the proposal that is received.

Jon explained that something occurred like that with the Snow Cone business.

Mark explained he'd be more likely to support the ATM location if it was near the Snow Cone business.

Jon Winkel said that would complicate the traffic flow.

Ron Hanson expressed his concern that a representative from the bank has not attended the Council meeting. He is also concerned that if the ATM gets blocked by parked vehicles the City will receive complaints rather than the bank. Ron asked who would maintain the ice and snow near the ATM?

Sarah explained that the snow removal process for the entrances and exits will remain the same as it is now in regards to the City's priority, but the lane is their responsibility to maintain.

Ron also expressed concern about the vandalism that we've had in the area, but also stated there are positives such as easy access to the ATM for people going to the pool, soccer events, and other community events in the area.

Andrea expressed concern for the appearance of the ATM if the entrances at the Rec Center were cleaned up and beautified.

Jon said that the City is looking to get enough brick to put two pillars on each entrance with a wrought iron fence.

The Mayor and Council members commented on the various services, donations and projects that Pioneer Bank has done or accomplished in Sergeant Bluff over the years. They are a good corporate citizen that has had a positive impact in the community.

Brian Kroll, Pioneer Bank President, called into the meeting. He explained that they've always had an ATM on the east side of the railroad tracks. They had a lease with Mike's Mini Mart which allowed them to have an ATM and they averaged about 1,000 transactions per month. When the Selig's decided to sell their business they wanted to be good corporate citizens, so they worked with the Selig's and the City to terminate their lease. They desire to continue to service customers and non-customers on that side of town by having an ATM available.

Mark asked if Pioneer Bank had looked at other possible locations for the ATM?

Brian said that they had not. He also explained that providing an ATM is not a profitable endeavor for them, but they provide it as a service to their customers and non-customers. They are not desiring to be involved in anything that is controversial, their motivation is to serve the people of the City.

The Council thanked Brian for calling into the Zoom meeting to explain the project.

There were no written comments received by the City Clerk.

6.g Close Public Hearing for a Ground Lease of a Portion of the Recreation Complex to Pioneer Bank

Motion by Kirk Moriarty, seconded by Ryan Panowicz to Close the Public Hearing at 6:40 pm.

Motion Carried. [Unanimous]

7. DEPARTMENT HEADS' REPORTS:

Parks & Recreation

Tyler Tweet said that there were 3 all day gym rentals, 9hrs at the Fire-side Room, and Little League and Softball are starting. The Community Center hosted APP at the beginning of the month and a Yoga event. The Easter Egg Hunt had over 100 kids attend. Youth Soccer League began Saturday mornings in April. Volleyball camp went well, they're interested in coming back next year. The adult basketball league started with 6 teams. Public Works is helping to prepare the pool for the season. There were 276 kids who registered for soccer which allows for 40 teams from Pre-k to 6th grade. Summer Adventure Camp hiring process is starting soon. Camp registration is open until May 16th and Camp will start on June 2nd. We were able to get enough lifeguards to open up the pool normally. The fire alarm system install is nearly finished. They are booked every weekend until Jun 14th. The Gun Show is looking to do 2 shows every year. He's looking to open the Splash Pad in mid-May.

Fire Department

Anthony Gaul said that for March there were 591 hours of training, 1,504 hours spent at the station, 28 EMS calls, 17 Fire calls, they've had times where there are multiple calls at the same time. There were 9 mutual aid calls. Fourteen people were sent to the Regional Fire School and 3 were sent to Iowa City for a conference. They hosted a class on Gear Selection, Carrying, and Maintenance, they had people from 3 states show up for that. They hosted an EMS conference. They're continuing to work with Sioux City Fire in regards to training. Two of our 4 outdoor warning sirens were damaged, one was hit by lighting and the other fell during the wind storm, they have been filed with the insurance company. Equipment is arriving for the vendor tomorrow and they

will be repairing the one by Dogwood on Thursday. At the next meeting they will have more member applications. There is still a burn ban in effect. We also received a 1k grant.

Ron Hanson asked for an update on the tanker pump?

Anthony said that the pump did have to be replaced, it threw a piston. Police Department

Jereme Muller said that March had their highest call/service volume ever. There were 387 dispatched calls in March. The Flock cameras are getting installed, there will be 8.

They will be going back to the County regarding 2 potential locations to place them. The in-city cameras will be installed this week. The in-car camera systems will be installed tomorrow. Next week there is a big radio update. Two guys were sent to VTE school. They are working with the ABD to do alcohol inspections in the region.

Inspections

Aaron Johnson said that since the last report there have been 39 inspections and 45 permits. Year-to-date there have been 47 rental inspections, 2 new residential dwellings, and 9 commercial permits.

Kwik Star has had their building permit approved, Sioux City JTAC's remodel is in progress, H&R Construction's underground plumbing inspections have been completed, Hawthorne Land Holdings are doing dirt work by Dogwood, Analytical Consulting Services are increasing their lab space and have had some inspections done, and the permit for the solar site by the Water Plant has been approved. For code enforcement he has dealt with brush piles, yard waste, parking violations, and trash/debris. The yearly sidewalk repairs continue. He has some draft ordinance changes for the Planning & Zoning Commission to review which include sidewalk regulations, minimum design standards for residential structures, rental and property maintenance code, and a residential zone district. Last year at this time there were 26 permits vs. 60 today. Project costs were at 3.2 million at this point last year, and we are at about 6 million this year. The State of Iowa is updating their National Electric Code which will be effective July 1st and our ordinances will change to align with that as well.

Andrea Johnson asked what part of town they're doing sidewalk inspections for. Aaron said that they're doing the southwest area of town.

Library

Mary Torgerson said that in March there were 804 patrons attending. There were 353 checkouts, 771 checkouts on Libby, and 189 visits using their Wi-Fi for 244 hours. There were 20 programs held in March with 319 attending. They had a fundraiser at Texas Roadhouse. They are working on refreshing their Story Walk sponsorship. They are hosting a birthday party. The Summer Reading calendar is complete. The Insect Zoo has lost it's funding so that will not occur. There will be a Foam Party by the Splash Pad instead. In May all the preschools, kindergarteners and 1st graders will be visiting. She is watching to see what federal funding reductions could impact their services.

Public Works

Jason Kvidera said that two Public Works guys are dedicated to doing locates. Long Lines has 2 crews in town and an additional crew in May for their installations. The electricians are starting on the 1st Street lights. They put LED lights in the Library. The tree branches from the storm took awhile to pickup, they had to use the skid loader and caused an issue with yards. The free Cleanup Week at the compost site went well. They took down some trees. Alley grading is starting. They will be getting bids to fix some spots on our streets. Mowing started last week. They have been fertilizing the fields and created some shutters at the Complex and new locks at the concession stand. They're hoping to re-seed near 1st Street soon.

8. DISCUSSION/ACTION ITEMS:

8.a Approval of Engineering Agreement to Update and Calibrate the Water Distribution Model

Jason Kvidera said that DGR comes in and brings a team to pressure test the hydrants at multiple locations.