

CITY OF SOUTH SIOUX CITY
City Council Agenda
May 8, 2023 at 5:00 PM
City Hall Council Chambers
1615 1st Avenue, South Sioux City, Nebraska

MOMENT OF SILENCE IN REMEMBRANCE OF COUNCILMEN JOHN SANDERS

OPEN MEETINGS ACT

A current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance. A sign-in sheet is available at the entrance to the Council Chambers and it is strictly voluntary to complete the sign-in sheet.

The agenda of all meetings is kept continuously current and available for public inspection at City Hall during normal business hours (NE 84-1411). The City of South Sioux City reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on or go into closed session on any of the items listed (NE 84-1410).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Rod Koch, Jasper Kriens, John Sanders, Dan Bousquet, Jason Bowman, Ben Schultz, Rick Bousquet, Carol Schuldt and Jim Gunsolley

EXCUSE ABSENCE:

1. CONSENT AGENDA

1.a. MINUTES from

Council Minutes – April 24th, 2023

[Council Minutes - April 24th, 2023.pdf](#)

Public Works Minutes - May 1st, 2023

[Public Works Minutes - May 1st, 2023.pdf](#)

Finance Minutes – May 3rd, 2023

[Finance Minutes - May 3rd, 2023.pdf](#)

1.b. PRESENTATION OF CLAIMS: May 8th, 2023- -

This is a detailed list of bills for the various suppliers to the City for goods and services.

[Council Claims - May 8th, 2023.pdf](#)

1.c. Approval of 2023 Fireworks Licenses – sell in 4 locations

[2023 Fireworks Licenses.pdf](#)

1.d. St Michael's Church walk – June 11th, starting at 3:00 p.m. to 6:00 p.m.

1.e. Dakota – Thurston County Fair Parade – August 3rd, 2023. Parade will start at 6:00 p.m.

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- 1.f. River City Carnival, Spring Carnival; May 19th -28th, 2023.** Vacant lot @ 2001 Cornhusker Drive. Start time 5:00 p.m. end time 10:00 p.m. on May 28th, 2023.

[River City Carnival.pdf](#)

- 1.g. Permit request – Car Show:** advertising new business at 3334 2nd Avenue, Mena's Garage

- 1.h. INVOICE:**

CDS Inspections and Beyond, \$600.00.

Invoice 041, (20HO35034)

[CDS Inspections.pdf](#)

2. PRESENTATION OF PETITIONS AND OTHER COMMUNICATION

- 2.a. Engineer Report**

[JEO Weekly Updates.pdf](#)

[Olsson Weekly.pdf](#)

- 2.b. Mental Health Awareness Month Proclamation**

- 2.c. University of Nebraska –Lincoln – Project Energy Presentation**

- 2.d. PUBLIC HEARING: Subdivision request – Ogden 3rd Addition: Phase 1**

Ogden 3rd Addition: Phase 1, a new subdivision located at East 17th Street and G Street and legally described as follows:

LEGAL PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (HEREAFTER "NW 1/4 SW 1/4") OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6th PRINCIPAL MERIDIAN, CITY OF SOUTH SIOUX CITY, COUNTY OF DAKOTA, STATE OF NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHWEST CORNER OF SAID NW 1/4 SW 1/4; THENCE S89°28'14"E, ALONG THE NORTH LINE OF SAID NW 1/4 SW 1/4, A DISTANCE OF 33.00 FEET; THENCE S00°29'38"E, ALONG A LINE 33.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF SAID NW 1/4 SW 1/4, A DISTANCE OF 33.00 FEET; THENCE S89°28'14"E, ALONG A LINE 33.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF SAID NW 1/4 SW 1/4, A DISTANCE OF 627.48 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF MISSOURI VIEW 1st FILING, CITY OF SOUTH SIOUX CITY, COUNTY OF DAKOTA, STATE OF NEBRASKA, AND THE POINT OF BEGINNING; THENCE S00°28'52"W, ALONG THE WEST LINE OF SAID MISSOURI VIEW 1st FILING, A DISTANCE OF 314.99 FEET; THENCE DEPARTING THE WEST LINE OF SAID MISSOURI VIEW 1st FILING, N89°28'33"W, A DISTANCE OF 137.47 FEET; THENCE N00°30'39"E, A DISTANCE OF 315.00 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH LIES 33.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF SAID NW 1/4 SW 1/4; THENCE S89°28'14"E, ALONG SAID 33.00-FOOT-DISTANT LINE, A DISTANCE OF 137.31 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID MISSOURI VIEW 1st FILING AND THE POINT OF BEGINNING; CONTAINING 43277 SQUARE FEET (0.993 ACRES), MORE OR LESS.

[Ogden3rd Phase 1.pdf](#)

[Ogden3rdPH1PLAT.pdf](#)

[Ogden3rdPrelim final draft.pdf](#)

- 2.e. RESOLUTION 2023-11:** Subdivision request – Ogden 3rd Addition: Phase 1

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2.f. PUBLIC HEARING: Subdivision request – LUX Commercial Park

LUX COMMERCIAL PARK, a new subdivision located in the 500 Block of Old Sawmill Road and legally described as follows:

ALL OF LOT 2, LOT 3, LOT 4 AND LOT 5 OF HUGHES COMMERCIAL PARK, AN ADDITION TO DAKOTA COUNTY AND PART OF GOVERNMENT LOT 4 AND GOVERNMENT LOT 13, ALL IN SECTION 12, TOWNSHIP 88 NORTH, RANGE 48 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4 OF SAID SECTION 12; THENCE NORTH 1°35'13" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4 FOR 771.27 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID HUGHES COMMERCIAL PARK; THENCE NORTH 89°42'59" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR 327.60 FEET TO THE WEST LINE OF SAID LOT 3 OF SAID HUGHES COMMERCIAL PARK; THENCE NORTH 1°35'13" WEST ALONG SAID WEST LINE FOR 266.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°42'59" EAST ALONG THE NORTH LINE OF SAID LOT 3, LOT 4 AND LOT 5, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #20 FOR 991.19 FEET; THENCE SOUTH 1°35'13" EAST FOR 1037.78 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13 AND THE SOUTH LINE OF SAID GOVERNMENT LOT 13; THENCE SOUTH 89°44'18" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID GOVERNMENT LOT 4 FOR 1318.81 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 29.403 ACRES, MORE OR LESS, WHICH INCLUDES 1.468 ACRES IN ROADWAY EASEMENT.

[LUX COMMERCIAL FINAL-PLAT.pdf](#)

[Lux Commercial Park.pdf](#)

[LUX COMMERCIAL PRELIM-PLAT.pdf](#)

2.g. RESOLUTION 2023-12: Subdivision request – LUX Commercial Park

2.h. PUBLIC HEARING: Rezoning request: Lot 1, Hans Subdivision.

Lot 1, Hans Subdivision, South Sioux City, Dakota County, Nebraska from AGT & C3 to M1.

[HANS Rezoning.pdf](#)

2.i. ORDINANCE 2023-03. Rezoning request: Lot 1, Hans Subdivision. Lot 1, Hans Subdivision, South Sioux City, Dakota County, Nebraska from AGT & C3 to M1.

2.j. Suspend Rules to ORDINANCE 2023-03. Rezoning request: Lot 1, Hans Subdivision

2.k. PUBLIC HEARING: Requesting to amend the Nebraska Department of Economic Development for the Community Block Grant Program – Owner Occupied Housing Rehabilitation Services. The amendment will decrease the original grant budget from \$772,500.00 to \$693,003.00. Additionally, this amendment reduces the award performance indicators from 25-rehabilitation homes to 22-homes in order to complete the project by the end of the project period – November 17, 2023. This grant allows for rehabilitation assistance towards privately owned, single unit homes serving individuals whose income meets the definition of low-to-moderate income. The City of South Sioux City is requesting a reduction in the original grant budget as a result of supply issues and management changes for this project, resulting in implementation delays.

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- 2.l. **PUBLIC HEARING:** Concerning an application to the Nebraska Emergency Management Agency (NEMA) through their Hazard Mitigation Grant Program for a Tornado Community Safe Room or Shelter at Scenic Park.

The City of South Sioux City is proposing a 30'x40' community storm shelter to serve as a storm shelter, meeting room with restrooms located near the Park's Office at Scenic Park, 801 Riverview Drive. The construction of the shelter would provide the area with a safe room for winds up to 250 mph and comply with NEMA regulations for a tornado shelter.

The project is estimated to cost \$914,500 with NEMA paying 90% or \$823,050 with a local cost share of \$91,450 or 10%. Project funds include engineering, construction, and project management.

3. INTRODUCTION OF RESOLUTIONS

3.a. RESOLUTION 2023 – 10

RESOLUTION DECLARING AREAS OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, NO LONGER BLIGHTED AND SUBSTANDARD AND IN NEED OF REHABILITATION OR TAX INCREMENT FINANCING (TIF)

4. MISCELLANEOUS AND OLD BUSINESS

- 4.a. **HIDTA FY 2023 Grant Award Approval, this covers two officers on the DEA taskforce.**
- 4.b. **Accept bid for Baumer Park Irrigation System from Wrenn's Plumbing and Heating in the amount of \$97,127.00**
[Baumer Park Bid.pdf](#)
- 4.c. **Accept Pickle Ball concrete pad estimate from Tri-State Snap Sports**
[TriState_Snap_Sports - Estimate - Pickleball.pdf](#)
- 4.d. **Employee Residence Policy**
[Residency Policy.pdf](#)
- 4.e. **Klasey Park Baseball Complex Agreement between the City of South Sioux City and South Sioux Community Schools**
- 4.f. **Rivercade Fireworks – June 3rd, 2023**
- 4.g. **Siouxland Freedom Park – lighting in front of Vietnam Memorial Wall, come favorably from Finance.**
[Siouxland Freedom Park.pdf](#)

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- 4.h. Williams and Company – Financial Report – September 30th, 2022,**
comes with favorable recommendation from Finance

- 4.i. Sewer Rate - information**

- 4.j. Approval to submit application to the U.S. Department of Agriculture** – Forest Service (FS) Urban and Community Forestry Program Inflation Reduction Act – Urban and Community Forestry program to provide 4-year grant for tree planting, tree replacement, tree management programming and related activities with a priority for projects that benefit underserved populations. Total project cost is estimated to be \$1,255,433 in federal funds with a waiver match request.

- 4.k. Workforce Housing Incentive Plan - information only**
[SSC - Workforce Housing Incentive Plan.pdf](#)

5. DEPARTMENT HEAD UPDATES

6. POTENTIAL/PENDING LITIGATION

7. ADJOURNMENT