

**CITY OF SOUTH SIOUX CITY**  
**City Council Agenda**  
**August 28, 2023 at 5:00 PM**  
City Hall Council Chambers  
1615 1st Avenue, South Sioux City, Nebraska

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**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, Dan Bousquet, Jason Bowman, Ben Schultz, Rick Bousquet, Carol Schuldt, Jim Gunsolley and Monty Peters*

**EXCUSE ABSENCE:**

**1. CONSENT AGENDA**

**1.a. MINUTES from**

**Council – August 14th, 2023**

[Council Minutes - August 14th, 2023.pdf](#)

**Public Works – August 21st, 2023**

[Public Works Minutes - August 21st, 2023.pdf](#)

**Finance – August 23rd, 2023**

[Public Works Minutes - August 21st, 2023.pdf](#)

**1.b. PRESENTATION OF CLAIMS – August 28th, 2023-**

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

[Claims - August 28th, 2023.pdf](#)

**1.c. Treasurer's Report ending July 31st, 2023.**

Comes forward with recommendation from Finance.

[Treasurer's Report Ending July 31st 2023.pdf](#)

**1.d. Revised Riverview camera proposal.**

Comes favorably from Finance.

[Camera Proposal.pdf](#)

**1.e. Approval to apply to The Nebraska Environmental Trust Grant/Project.**

Comes favorably from Finance

[The Nebraska Environmental Trust Grant.pdf](#)

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**1.f. Great West Casualty request for the movie wall, date unknown.**

**1.g. INVOICES:**

- **Olsson, \$13,275.00, New Water Treatment Plant.**

Invoice 466192.

[Olsson - Water Treatment Plant.pdf](#)

- **Bligh Construction, OOR Program**

Invoice 5043 - \$13,966.02

Invoice 5042 - \$10,000

Change Order – from \$14,000 to \$29,000

Change Order – from \$24,775.00 to \$24,999

Invoice 5044 - \$2,899.00

[Bligh Construction.pdf](#)

[Bligh.pdf](#)

- **ReThinking Libraries, \$4,335.98. Community Assessment and Facility Vision Project – Consulting Fee and Expenses.**

Invoice 2250

[ReThinking Libraries.pdf](#)

- **CDS Inspections, \$1,000.00. OOR – Lead-Based Paint Clearance Testing.**

Invoice 45

[CDS Inspections.pdf](#)

**2. PRESENTATION OF PETITIONS AND OTHER COMMUNICATION**

**2.a. School Report**

**2.b. Laser Show Demo**

**2.c. Engineer Report**

[JEO Weekly.pdf](#)

[Olsson Weekly.pdf](#)

**2.d. Gerkins Windows and Doors – State Industry of the Year Award**

[Gerkin.pdf](#)

**2.e. South Sioux City Proclamation – Gerkin Windows and Doors**

[Gerkin Windows.pdf](#)

**2.f. Chat GPT presentation**

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**2.g. PUBLIC HEARING and RESOLUTION 2023-27. One and Six Year Street Improvement Plan.**

The purpose of this hearing is to hear testimony in favor of, opposition to, and to answer questions in relation thereto the proposed one-year and six-year street improvement program for the City of South Sioux City, Nebraska. A copy of the programs are on file with South Sioux City, City Clerk, and are subject to public review and examination.

[Resolution 2023-27 Approve One and Six year Plan.pdf](#)

[South Sioux City 2024 1-year Street Plan.pdf](#)

[South Sioux City 2025-2029 2-6 year plan.pdf](#)

**2.h. PUBLIC HEARING: Rezoning Barto Trucking LLC, M1 to M3 and Brad Cummings, LLC M2 to M3 for a rail to truck tanks loading facility of regulated liquid materials. Comes with a 4 to 1 favorable recommendation from Planning and Zoning**

[Barto Rezoning Request.pdf](#)

[Barto Trucking rezoning packet.pdf](#)

[EXHIBIT A - Barto Trucking Property.pdf](#)

[EXHIBIT A - Legals - Brad Cummings LLC rail.pdf](#)

**2.i. Ordinance 2023-07. Barto Rezoning**

**2.j. Suspend rules on Ordinance 2023- 07- Barto Rezoning**

**2.k. PUBLIC HEARING:** South Sioux City is applying to the Nebraska Games and Parks – Land and Water Conservation Fund to provide two playground structures at Baumer Park and Raymond Park. Baumer Park will be supported by a new playground with a pour-in-place foundation. Raymond Park would be equipped with a splash pad.

The City of South Sioux City is requesting a Land and Water Conservation Fund grant for \$281,665 with a match share of \$281,665 for a total project cost of \$563,330.

**2.l. RESOLUTION 2023-26. Nebraska Games and Parks – Land and Water Conservation Fund Project**

[Resolution 2023-26 NE Games and Parks Land and Water - Baumer and Raymond.pdf](#)

**2.m. PUBLIC HEARING –**

(Postponed from August 14th, 2023 agenda) Redevelopment Plan for the Foundry & Arbor Drive Residential Redevelopment Project

The City of South Sioux City will hold a public hearing to receive public comment, consider, and possibly take action on a redevelopment plan entitled: "Redevelopment Plan for the Foundry & Arbor Drive Residential Redevelopment Project." This is for redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq., within portions of the blighted and substandard areas commonly referred to as the "Northeast Redevelopment Area" and the "Riverview Drive Redevelopment Area", in South Sioux City, Nebraska.

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**2.n. RESOLUTION 2023-19.**

(Postponed from August 14th, 2023 agenda)

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, APPROVING A REDEVELOPMENT PLAN ENTITLED, "REDEVELOPMENT PLAN FOR THE FOUNDRY & ARBOR DRIVE RESIDENTIAL REDEVELOPMENT PROJECT"

**3. SECOND READING OF ORDINANCE**

**3.a. ORDINANCE 2023 – 06**

AN ORDINANCE OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, ANNEXING THE PROPERTY DESCRIBED AS: DATA PARK; EXTENDING THE CORPORATE LIMITS TO INCLUDE SAID REAL ESTATE, PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECT DATE.

**4. MISCELLANEOUS AND OLD BUSINESS**

**4.a. Sandra Schultz appointment to Civil Service**

**4.b. Siouxland Freedom Park funding request for: \$23,690.00.**

Comes with no recommendation from Finance

**4.c. State land request, \$100,000.00 of ARPA or other funds.**

Council members asked to come back with ideas for the use of this area.

**4.d. Project Loan for a Renewable Energy Resource (RER), 1.0 (MW) AC Solar System**

[PACE.pdf](#)

**5. DEPARTMENT HEAD UPDATES**

**6. POTENTIAL/PENDING LITIGATION**

**7. ADJOURNMENT**