

CITY OF SOUTH SIOUX CITY
COUNCIL MINUTES

January 27th, 2025

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A meeting of the City Council of the City of South Sioux City, Nebraska, was held at the South Sioux City Council Chambers, 1615 1st Avenue in said City on the 27th day of January 2025, at 5:00 P.M.

Present: Mayor Rod Koch and Council Members: Jasper Kriens, James Gunsolley, Dan Bousquet, Ben Schultz, Monty Peters, Randy Meyer, Mahamud Osman and Yahaira Schultz.

Absent: None.

Media in attendance: Dakota County Star. Notice of the proceeding was given in advance thereof by advertising in the Dakota County Star and Mundo Latino attached to these minutes. Notice of the proceedings was given to the Mayor and all members of the Council and a copy of their acknowledgement of receipt of notice and the agenda is attached to these minutes. Availability of the agenda was communicated in advance notice to the Media, Mayor and Council of this proceeding and was open to the attendance of the public.

Mayor Koch, stated that 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 citizens in attendance. A sign-in sheet is available at the entrance to Council Chambers. We ask for your assistance by signing in as this is a Federal Grant requirement. It is strictly voluntary to complete the sign-in sheet.

Kriens motioned to appoint Yahaira Schultz to Council. Motion seconded by Bousquet. Voting Aye: Osman, Meyer, Gunsolley, Kriens, Bousquet, Peters and Schultz. Voting No: none.

The City Attorney gave the oath of office to Yahaira Schultz.

Meyer motioned to approve the following items on the consent agenda:

MINUTES: Council - January 13th, 2025, Public Works – January 20th, 2025, Finance – January 22nd, 2025

CLAIMS: January 27th, 2025

Keno Lottery – report year end, September 30th, 2024

Treasurer's Report ending – December 31st, 2024

HOA Ewon Flexy system quote - \$5,378.00

INVOICES:

 HDR - \$22,575.28 – Wastewater Treatment Facility Expansion.

Motion was seconded by Gunsolley. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

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Engineers from JEO Consulting Group and Olsson were present to give updates and to answer any question on various projects in the city. No Action taken.

Congratulations to Firefighter Richard Magana who took his oath of office.

Congratulations to Greg Koinzan on 25 years with the South Sioux City Police Department. Thanks for all you do.

At 5:47 p.m. Mayor Koch opened the PUBLIC HEARING regarding Radiant Power Addition, a 3-lot commercial subdivision located north of 370th 164th Street, near the South Sioux City electrical substation. There was no one present requesting special services or to speak in favor of or in opposition to the subdivision. At 5:48 p.m., Mayor Koch declared the hearing closed.

Kriens motioned to approve the following Resolution. Motion seconded by Meyer:

RESOLUTION 2025 – 05

A RESOLUTION OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA
APPROVING THE FINAL PLAT OF THE SUBDIVISION KNOWN AS
RADIANT POWER ADDITION IN THE CITY OF SOUTH SIOUX CITY,
DAKOTA COUNTY, NEBRASKA

Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz.

Voting No: none.

At 5:49 p.m. Mayor Koch opened the PUBLIC HEARING regarding Bloch Addition, a residential one lot subdivision located near 1491 Lake Avenue, South Sioux City, NE. There was no one present requesting special services or speaking in favor of or in opposition to subdivision requests. At 5:49 p.m., Mayor Koch declared the hearing closed.

Peters motioned to approve the following Resolution. Motion seconded by Bousquet.

RESOLUTION 2025 – 06

A RESOLUTION OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA
APPROVING THE FINAL PLAT OF THE SUBDIVISION KNOWN AS
BLOCH ADDITION IN THE CITY OF SOUTH SIOUX CITY, DAKOTA
COUNTY, NEBRASKA

Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz.

Voting No: none.

At 5:51 p.m. Mayor Koch opened the PUBLIC HEARING regarding a Conditional Use permit for 701 West 9th Street (expand residential use in a commercial zoning district). There was no one present requesting special services or to speak in favor of or in opposition to the conditional use permit. At 5:52 p.m., Mayor Koch declared the hearing closed.

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Meyer motioned to approve conditional use permit for 701 West 9th Street. Motion seconded by B. Schultz. Voting Aye: Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: Osman.

At 5:52 p.m. Mayor Koch opened the PUBLIC HEARING regarding Shive Mart (Smokin Express) at 109 West 11th Street. Liquor license request – Class D Beer, Wine, Spirits Off Sale Only. There was no one present requesting special services or to speak in favor of or in opposition to liquor license. At 5:53 p.m., Mayor Koch declared the hearing closed.

Peters motioned to approve Shiv Mart liquor license request. Motion seconded by Kriens. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

At 5:53 p.m. Mayor Koch opened the PUBLIC HEARING regrading Tacos Don Cheke @ 1201 Dakota Avenue. Liquor license request – Class C Spirits, Wine, Beer On and Off Sale. There was no one present requesting special services or to speak in favor of or in opposition to liquor license. At 5:54 p.m., Mayor Koch declared the hearing closed

B. Schultz motioned to approve Tacos Don Cheke liquor license. Motion seconded by Meyer. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

Meyer motioned to approve the MUSCO Sports lighting invoice for the Riverview Sports Complex (amount of \$78,580.00) subject to Davis Bacon wage report. Motion seconded by Bousquet. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

Bousquet motioned approval to apply to the NRD grants to plant trees in Flag Park, Bridge Park and Albertson Park. Motion seconded by Gunsolley. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

Gunsolley motioned to approve the invoice from CMBA Architects - \$16,345.50 (South Sioux City Library renovation) using ARPA funds. Motion seconded by Meyer. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

The City Attorney read the following Ordinance

ORDINANCE 2024-21

AN ORDINANCE REZONING AN AREA WITHIN THE CITY' EXTRATERRITORIAL
ZONING JURISDICTION LOCATED AT 615 OLD HIGHWAY 20 WEST (FORMER
MARTINS AIRFILED) FROM C3 TO C4

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Before motions were made the following citizens spoke:

- Lou Franco on information request
- Robin Bobier, Judy Claassen and Barb Zastrow on if this is rezoned can Chance Bracht still put animals in that area, questioning what is allowed to be in the area when rezoned.

B. Schultz motioned to approve Ordinance 2024-21 on its first reading. Motion was seconded by Peters.

Schultz rescinded his motion, seconded by Peters.

Kriens motioned to suspend the rules stating that there must be 3 readings on Ordinance 2024-21. Motion seconded by Bousquet. Voting Aye: Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: Osman, Meyer

B. Schultz motioned to approve Ordinance 2024-21 on its first reading. Motion was seconded by Peters. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

Kriens motioned to approve Steve Shadle to Parks Board. Motion seconded by Gunsolley. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

B. Schultz motioned to approve dates for the Unity in Action – Celebrate Siouxsland (September 19th, 20th and 21st, 2025). Motion seconded by Peters. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

B. Schultz motioned to amend retirement plans to allow full time and regular part time general or non-bargaining employees to be eligible to contribute and receive an equal match – 3, 4 or 5% immediately upon their employment for their respective retirement plan. Motion seconded by Kriens. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

Peters motioned to approve the highest bid for Cottonwoods Rec from 3 Degrees. Motion seconded Bousquet. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

Bousquet motioned to approve proposed 2025 Legislative bills. Motion seconded by Meyer. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

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Peters motioned to approve bond rating presented by City Clerk, Nanci Walsh. Motion seconded by Kriens. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

Being no further business at 6:11 p.m. Meyer motioned to adjourn. Seconded by Gunsolley. Voting Aye: Osman, Meyer, Gunsolley, Kriens, B. Schultz, Bousquet, Peters and Y. Schultz. Voting No: none.

These minutes are subject to the city council approval.

A copy of the minutes in their entirety is available at City Hall, 1615 1st Avenue., Monday-Friday, 8:00 a.m. – 5:00 p.m. and the City's website at www.southsiouxcity.org

Nanci Walsh – City Clerk