

PUBLIC WORKS, PUBLIC SAFETY
HOUSING and COMMUNITY DEVELOPMENT MINUTES
City of South Sioux City



Meeting Date: May 19th, 2025

Members Present: Monty Peters, Mahamud Osman, Randy Meyer and Yahaira Schultz

Absent:

Media in attendance: None.

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. We ask your assistance by signing in as this is a Federal Grant requirement. 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).

PUBLIC WORKS:

Engineer's Report.

Engineers had nothing to add – no discussion.

Asphalt Overlay and Milling bids

Y. Schultz motioned to moved forward with recommendation to Council to use Barkley Asphalt - \$392,356.00, second by Meyer. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none.

39th street right of way and future road improvements

City Administrator Lance Hedquist stated that the CDA and others have talked about the width of 39th street going form Dakota Avenue to G street and how wide that should be. Economic Director Oscar Gomez stated that the project with RoyPerry (75 homes) that is moving to 39th and G Street. Right of way we have is from LeMesa Way all the way to Dakota Avenue, CDA members and other would like to see that as a 4-lane road. If want a 4 lane road, it would need more of a right away, Perry looking into this. Information only

HOUSING AND COMMUNITY DEVELOPMENT:

Code Official Kent Zimmerman gave a brief description on the next two Conditional Use Permits, no action taken:

Information only - PUBLIC HEARING schedule on Council Agenda May 27th, 2025: Conditional Use permit, residential use in a commercial (C3) zoning district, 615 West 15th Street. *(comes with favorable recommendation from Planning and Zoning)*

Information only - PUBLIC HEARING schedule on Council Agenda May 27th, 2025: Conditional use Permit – Residential Use in a Commercial Zoning District – 204 West 22nd Street. *(residential use in a commercial (C3) zoning district. The subject property is located at 204 West 22nd Street legally described as Lots 4 and East ½ Lot 5 Block 20 Moans Addition.) (comes with favorable recommendation from Planning and Zoning)*

Information only - PUBLIC HEARING schedule on Council Agenda May 27th, 2025: Rezoning request, R2b Residential to Mixed Use, 1100 Arbor Drive. Rezoning 20 acres, located at 1100 Arbor Drive, from R2b residential to MU Mixed Use. *(Comes with no recommendation from Planning and Zoning)*

Roy Perry and Kim Kuehle talked about what they had planned for the area.

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MISCELLANEOUS / UNFINISHED BUSINESS:

Digital billboard – requesting to put on city owned property on Hwy 77. *(brought back to Public Works)*

Meyer motioned to postpone digital billboard decision until the next Public Works meeting waiting for new agreement, seconded by Y. Schultz. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none.

St. Michael Catholic Church Parade – June 19th, 2025, *(time: 5:30 p.m. end 7:30 p.m., starting at 1405 1st Avenue, south on Dakota Avenue, turn west on 18th Street, north on 5th Avenue, east on West 13th, back to 1405 1st Avenue)*

Y. Schultz motioned with recommendation to Council St. Michaels Catholic Church Parade on June 19th, 2025, seconded by Meyer. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none.

Trailer dealers license application – 734 East 7th Street – Luis Marquez, property is zoned M1, selling trailers is considered an allowable use. *Passenger vehicles is not allowed at this location*

Meyer motioned with recommendation to the Council trailer dealers license application for 734 East 7th Street, seconded by Y. Schultz. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none.

Approval of disposal of outdated PD laptops

Meyer motioned with recommendation to Council approval of disposing of outdated PD laptops, seconded by Osman. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none.

Approval of submitting a grant application to the Gilchrist Foundation on behalf of Siouxland Freedom Park in support of the Rock Shelter Project. The total project cost is \$167,202. A request for \$50,000 will be submitted, with the remaining project costs anticipated to be raised at the 2025 Siouxland Freedom Ball.

Meyer motioned with recommendation to the Council to submit a grant application to the Gilchrist Foundation on behalf of Siouxland Freedom Park in support of the Rock Shelter Project, seconded by Osman. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none.

Approval submitting a Walmart Spark Grant application in the amount of \$5,000 in support of South Sioux City Police Department's annual Shop with a Cop event.

Y. Schultz motioned with recommendation to the Council to submit a Walmart Spark Grant application in the amount of \$5,000 in support of South Sioux City Police Department's annual Shop with a Cop event. Second, by Osman. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none.

Approval to authorize SIMPCO to submit an EDA grant application on behalf of the City of South Sioux City. The total project cost is \$6,230,000, with an EDA application request for construction costs only in the amount of \$5,072,430. Under a 60/40 cost share, the EDA request is \$3,043,458 and the City's match requirement is \$2,028,972. Including engineering costs of \$1,152,830, the total match commitment is \$3,181,802. The City's match will conditionally be provided by Dakota City if TIF funding is available. The project includes water and sewer extensions to support future industrial growth, specifically D Avenue Utilities, Pine Street Water Main Extension, 164th Street Sewer Extension, Dakota Avenue Water Main Replacement, and 45th Street Water Main Replacement.

Meyer motioned with recommendation to the Council authorization SIMPCO to submit an EDA grant application on behalf of the City of South Sioux City. The total project cost is \$6,230,000, with an EDA application request for construction costs only in the amount of \$5,072,430. Second by Osman. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none.

MOTION TO ADJOURN:

Being no further business at 5:52 p.m., Meyer motioned to adjourn the meeting, second by Y. Schultz. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none.