

**CITY OF SOUTH SIOUX CITY**  
**City Council Agenda**  
**May 27, 2025 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).*

**PUBLIC COMMENT**

Addressing the Council: Persons addressing the Council must use the microphone at the podium. Please raise your hand to be recognized, go to the podium and state your name and address.

Public comment will be taken at the beginning of each agenda item, after the subject has been announced by the presiding officer and explained by staff. Any person who wishes may speak one time for 3 minutes on each agenda item. Public comment will then be closed, and the topic will be given to the governing body for possible action. At this point, only members of the public body and staff may discuss the current agenda item unless the body moves to allow another person to speak and there is unanimous consent. Questions from the body may be directed to staff or a member of the public through the presiding officer. Public comment on items not on the agenda will not be allowed. The public may request that a matter be placed on the agenda by submitting a timely written request to the Clerk.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

*Mayor Rod Koch, Jasper Kriens, Dan Bousquet, Ben Schultz, Jim Gunsolley, Monty Peters, Mahamud Osman, Randy Meyer and Yahaira Schultz*

**EXCUSE ABSENCE:**

**1. CONSENT AGENDA**

**1.a. MINUTES:**

Council - May 12th, 2025;

[Council Minutes - May 12th, 2025.pdf](#)

Public Works – May 19th, 2025;

[Public Works Minutes -May 19th, 2025.pdf](#)

Finance – May 21st, 2025

[Finance Minutes - May 21st, 2025.pdf](#)

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**1.b. PRESENTATION OF CLAIMS for May 27th, 2025 –**

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

[Council Claims - May 27th, 2025.pdf](#)

**1.c. Asphalt Overlay and Milling Bids**

*(comes with recommendation from Public Works to use Barkley Asphalt for \$392,356.00)*

[Barkley Asphalt - Proposal for Asphalt and Milling 2025.pdf](#)

**1.d. 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)*

*(comes with recommendation from Public Works)*

**1.e. 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**

*(comes with recommendation from Public Works)*

[734 E 7th St Luis Marquez Trailer Sales application.pdf](#)

**1.f. Surplus Police Department laptops**

*(comes with recommendation from Public Works to let Police Officer take their laptops)*

**1.g. Approval of VOCA Budget**

*(comes with recommendation from Finance)*

[VOCA - budget document for VOCA grant.pdf](#)

**1.h. Executime upgrade – Tyler Technologies - \$7,500.00**

*(comes with recommendation for Finance)*

[Tyler Technologies.pdf](#)

**1.i. DUO the city's multi-factor authentication program – quote.**

*(Come with recommendation from Finance to use Port Technologies - \$24,300.00; 1- 3-year license with annual payments)*

**1.j. WIFI for automated meter readings**

*(comes with recommendation from Finance to approve Core and Main for \$42,637.34 plus up to \$22,500.00 for installation equaling \$65,137.34)*

**1.k. Campground WI-Fi**

*(comes with recommendation from Finance to discontinue the campground Wi-Fi)*

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**1.l. INVOICES:**

***HDR Engineering:***

- \$14,732.69, WWTF Operations Advisory Services.  
[HDR - WWTF Operations.pdf](#)
- \$223,314.17, Wastewater Treatment Facility Expansion.  
[HDR - Wastewater Treatment Expansion.pdf](#)

***Olsson***

- \$2,300.00, Dakota Avenue Corridor Enhancement Plan.  
[Olsson - Dakota Ave Corridor.pdf](#)
- \$350.00, Timberline Lift Station Replacement.  
[Olsson - Timberline Lift Station.pdf](#)
- \$3,000.00, New Water Treatment Plant  
[Olsson - New Water Treatment Plant.pdf](#)
- \$2,258.59, 39th Street RR Crossing Improvements  
[Olsson - 39th Street RR Crossing Improvements.pdf](#)
- \$1,250.00, Interconnect Water Main  
[Olsson - Interconnect Water Main.pdf](#)

***JEO***

- \$31,780.00, Street Right of Way Platting.  
[JEO - Street Right of Way Platting.pdf](#)
- \$1,562.50, DA2 Training  
[JEO - DA2 Training.pdf](#)
- \$10,675.00, Foundry Road Improvements  
[JEO - Foundry Road Improvements.pdf](#)

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

**2.a. Engineer Report**

[JEO Weekly.pdf](#)  
[Olsson Weekly.pdf](#)

**2.b. Letter of Commendation – Jared Swick**

[04-29-2025 Jared Swick.pdf](#)

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- 2.c. **PUBLIC HEARING** - Hovey -"Amendment to the General Redevelopment Plan for the Northeast Redevelopment Area (*Second Amendment to the Hovey Construction Redevelopment Project*),"

[Hovey - 2nd Amendment to Hovey Construction Redevelopment Project.pdf](#)

- 2.d. **RESOLUTION NO. 2025-11**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, APPROVING A PLAN AMENDMENT ENTITLED, "AMENDMENT TO THE GENERAL REDEVELOPMENT PLAN FOR THE NORTHEAST REDEVELOPMENT AREA (SECOND AMENDMENT TO THE HOVEY CONSTRUCTION REDEVELOPMENT PROJECT)".

[Resolution 2025-11- Hovey TIF - City Council Resolution on Plan Amendment.pdf](#)

- 2.e. **PUBLIC HEARING:** Conditional Use permit, residential use in a commercial (C3) zoning district, 615 West 15th Street.

- 2.f. **Public Hearing** - 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.)

- 2.g. **PUBLIC HEARING** - 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.

[Rezoning - 1100 Arbor Drive.pdf](#)

- 2.h. **ORDINANCE 2025-01 Rezoning 1100 Arbor Drive**

AN ORDINANCE REZONING AN AREA WITHIN THE CITY OF SOUTH SIOUX CITY, NEBRASKA LOCATED AT 1100 ARBOR DRIVE FROM R2b RESIDENTIAL TO MU- MIXED USE

[Ordinance 2025-01 - rezone 1100 Arbor Drive.pdf](#)

### **3. GRANT APPROVAL**

- 3.a. Approval to submit 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.

(comes with favorable recommendation from Public Works)

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- 3.b. Approval 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.  
*(comes with favorable recommendation from Public Works)*
- 3.c. 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 approved by a Dakota City agreement. 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.  
*(comes with favorable recommendation from Public Works)*
- 3.d. Approval to apply to the U.S. Department of Transportation Safe Streets for All (SS4A) grant program for upgrades along Dakota Avenue, including new traffic signals, street lighting, and crosswalk improvements. The estimated total project cost is \$5,596,700, with an 80/20 federal/local cost share. The City's local match is estimated at \$1,119,340.  
*(comes with favorable recommendation from Finance)*

**4. MISCELLANEOUS AND OLD BUSINESS**

- 4.a. **Service Master rate increase** - for City Hall, Wastewater Treatment Center and Public Works buildings.  
*(comes with favorable recommendation from Finance to approve rate increase)*
- 4.b. **Freedom Park sign:**  
the Freedom Park board agreed to pay ½ cost of the sign up to \$3,250.00  
*(comes with favorable recommendation from Finance to approve sign)*
- 4.c. **Library Café Lease**  
*(comes with favorable recommendation from Finance)*  
[Coffee Shop Lease - 2025.pdf](#)  
[Personal Guaranty - Cafe Lease.pdf](#)

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4.d. **Wastewater Treatment Facility Expansion – approval of bid packages 1 and 3**

- Award of Package 1 to West Branch Construction, subject to funding approval
- Award of Package 3, Groups A, B, & C, to RP Constructors, LLC. subject to funding approval
- Award of Package 3, Group D to SuBSurfco, LLC, subject to funding approval

[191093.01 Bid Recommendation - Revised.pdf](#)

[191093.01 Bid Results 2025 05 22.pdf](#)

[Bid Opening Meeting Minutes w Sign-in Sheet.pdf](#)

[Recommendation Letter - Attachments.pdf](#)

[Recommendation of Award050225.pdf](#)

**5. DEPARTMENT HEAD UPDATES**

**6. POTENTIAL / PENDING LITIGATION**

**7. ADJOURNMENT**