

CITY OF SOUTH SIOUX CITY

COUNCIL MINUTES

May 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 May 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.

B. Schultz motioned approval of the following items on the Consent Agenda, second by Gunsolley.

MINUTES: Council - May 12th, 2025; Public Works – May 19th, 2025; Finance – May 21st, 2025

CLAIMS - May 27th, 2025

Asphalt Overlay and Milling Barkley Asphalt for \$392,356.00)

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)*

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

Surplus Police Department laptops – approval to let Police Officer take their laptops

Approval of VOCA Budget

Executime upgrade – Tyler Technologies - \$7,500.00

DUO the city's multi-factor authentication program Port Technologies - \$24,300.00; 1- 3-year license with annual payments

WIFI for automated meter readings approval of Core and Main for \$42,637.34 plus up to \$22,500.00 for installation equaling \$65,137.34

INVOICES:



HDR Engineering:

- \$14,732.69, WWTF Operations Advisory Services.
- \$223,314.17, Wastewater Treatment Facility Expansion.



Olsson

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



JEO

- \$31,780.00, Street Right of Way Platting.
- \$1,562.50, DA2 Training
- \$10,675.00, Foundry Road Improvements

Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

Gunsolley motioned to approval to discontinue Campground WI-FI, seconded by Bousquet. Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. 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 Jared Swick for receiving a Letter of Accommodation on his good work at the Water Treatment Plant and the issue with the cylinder valve that was leaking chlorine and called for the Fire Department. Great Job Jared!!

At 5:08 p.m., Mayor Koch opened the PUBLIC HEARING regarding Hovey - Amendment to the General Redevelopment Plan for the Northeast Redevelopment Area (*Second Amendment to the Hovey Construction Redevelopment Project*). There was no one present requesting special services or to speak in favor of or in opposition to the Hovey Second Amendment. At 5:09 p.m., Mayor Koch declared the hearing closed.

Meyer motioned, seconded by Y. Schultz to approve the following Resolution:

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)".

Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

At 5:11 p.m., Mayor Koch opened the PUBLIC HEARING regarding the Conditional Use permit, residential use in a commercial (C3) zoning district, 615 West 15th Street. There was no one present requesting special services or to speak in favor of or in opposition to the conditional use permit for 615 West 15th Street. At 5:12 p.m., Mayor Koch declared the hearing closed.

B. Schultz motioned approval of the conditional use permit for 615 West 15th Street (residential use in a commercial (C3) zoning district, seconded by Meyer. Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

At 5:14 p.m., Mayor Koch opened the PUBLIC HEARING regarding the 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.*) There was no one present requesting special services or to speak in favor of or in opposition to the conditional use permit for 204 West 22nd Street. At 5:15 p.m., Mayor Koch declared the hearing closed.

Bousquet motioned approval of the conditional use permit for 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.*) Second by Y. Schultz. Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

At 5:16 p.m., Mayor Koch opened the PUBLIC HEARING regarding the 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. Present to speak in favor of the rezoning was Kim Kuehle from Omaha NE. and to clarify concerns spoke at the Planning and Zoning meeting and neighborhood concerns was Gregg Huibregtse. At 5:17 p.m., Mayor Koch declared the hearing closed.

The City Attorney read the following Ordinance:

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

Kriens motioned approval of Ordinance 2025-01 on its first reading, seconded by Bousquet. Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

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Peters motioned 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. Second by Osman. Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

B. Schultz motioned 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. Second by Osman. Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

Meyer motioned 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. Second by Osman. Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

Meyer motioned 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. Second by Bousquet. Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

Kriens motioned approval of Service Master rate increase, second by B. Schultz. Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

Kriens motioned approval for purchase of a Freedom Park sign with the Freedom Park board to pay \$3,250.00 cost of sign, second by Meyer. Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

Meyer motioned approval of bid packages 1 and 3 on the Wastewater Treatment Facility Expansion with three packages awarded listed, second by Y. Schultz.

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

Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

Department Head Updates:

- Parks and Rec Director Gene Maffit stated that they have trees left if anyone wants a tree.
- Fire Chief Doug Koopman stated that Qwinn Wright will be flying out to do a final inspection on the new ambulance and it should be here end of June.

Kriens motioned at 5:43 p.m. to adjourn the meeting, seconded by Meyer. Voting Aye: Osman, Meyer, Y. Schultz, Peters, Kriens, D. Bousquet, Gunsolley and B. Schultz. Voting No: none

These minutes are subject to 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