

CITY OF SOUTH SIOUX CITY
Public Works Committee
June 2, 2025 at 5:00 PM
City Hall Council Chambers
1615 1st Avenue, South Sioux City, Nebraska

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

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 comments 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 comments 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.

ROLL CALL:

EXCUSE ABSENCES:

1. PUBLIC WORKS:

1.a. Engineer's Report

[JEO Weekly.pdf](#)

[Olsson Weekly.pdf](#)

1.b. Arbor Acres lift station – added to Hovey TIF

2. PUBLIC SAFETY:

2.a. 6th and Dakota Avenue, 9th and Dakota Avenue. *(The City of South Sioux City is requesting the Federal Highway Safety Improvement Program (HSIP) funding for safety improvements to the signal system infrastructure in South Sioux City, Nebraska)*

[JEO HSIP Safety Study - 6th and Dakota.pdf](#)

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- 2.b. **JEO – Concept Plan** for East 39th Street Roadway / Row Widening
[Concept Plan - East 39th Street Widening.pdf](#)
- 2.c. **SSC Chamber Food Truck**
- 2.d. **Fire Department** – Specialized Rescue Response (*needing to determine what kind of response the Council wants the Fire Department to commit too and then based on that, there will have to specialized training for each discipline*)
 - River Rescue
 - Confined Space Rescue
 - Trench Rescue
- 2.e. **Conditional Use Permit – 916 East 9th Street.** Residence houses personal show Chihuahuas which regularly participate in competitions. Request is to house more dogs at residents than City Ordinance allows
- 2.f. **South Sioux City Homecoming Parade** – Wednesday, September 17th, 2025, starting at 4:00 p.m.

3. HOUSING AND COMMUNITY DEVELOPMENT:

- 3.a. **Conditional Use Permit Request.** Allow the expansion of a recreational vehicle campground with 7 new camping spaces in an agricultural transitional zoning district (AGT). The subject property is located on the west end of Dixon Path near the Missouri River, property ID 220146187, legally described as TRACT 2-PART ACCRETION TO GOV'T LOTS 5 & 6 20-29-9 17.15 ACRES – *Public Hearing Scheduled for June 9th, 2025*
(comes with favorable recommendation from Planning and Zoning Commission)
[Utopia Beach - conditional Use - campground.pdf](#)
- 3.b. **Conditional Use Permit Request.** Allow the construction of a 6-unit multi-family dwelling building, a residential use, in a commercial C4 zoning district. This property is legally described as the South 5' of Lot 4 and Lots 5 and 6, Block 115, Covington Addition. *Public Hearing Scheduled for June 9th, 2025*
(comes with unfavorable recommendation from Planning and Zoning Commission)
[509 w 9th st conditional use - 6th unit.pdf](#)
[IA Construction opposition letter 509 w 9th st.pdf](#)
- 3.c. **Zoning confirmation 105 ½ West 19th Street** – requesting to re-establish the property as a lot for the sale of cars.
[Letter from Javier Suarez.pdf](#)
[Zoning - West 19th - Inspection Department.pdf](#)

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3.d. **401 West 8th Street**, Authorization Request to construct a residential garage that exceeds the area of the home by 800 square feet. The lot is 11,400 square feet in area and the proposed garage will meet the required setbacks and all adjoining property owners have signed off on supporting the project
[401 West 8th Street.pdf](#)

3.e. **Port Authority Land use** - discussion / thoughts on what should go in that area

3.f. **Port Authority Zoning** – *(information/discussion - Rock crushing and asphalt mix plants are required to be in an M2 zoning district)*

3.g. **Creative Entertainment Zoning ideas**

4. MISCELLANEOUS / UNFINISHED BUSINESS:

4.a. **Digital billboard** – requesting to put on city owned property on Hwy 77.
(brought back to Public Works)
[Verde - Lease Agreement - May 27th, 2025.pdf](#)

4.b. **Approval of agreement between Radiant Tech, LLC and the City of South Sioux City.**
This Agreement provides the terms and conditions for retail service under the City of South Sioux City retail rate schedule for Large Power Demand Controlled – Contract service.
[Radiant Tech Agreement City Review rev1.pdf](#)

5. DEPARTMENT HEAD UPDATES:

6. POTENTIAL LITIGATION

7. MOTION TO ADJOURN