

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



Meeting Date: June 2nd, 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.

Arbor Acres lift station – added to Hovey TIF

Meyer motioned to forward to Council with recommendation to advertise for engineers to do a Arbor Acre Lift Station design, second by Y. Schultz. Voting Aye: Meyer, Peters and Y. Schultz. Voting No: none

Mahamud Osman has joined the meeting.

PUBLIC SAFETY:

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

Meyer motioned with recommendation to the Council to send a letter asking if the HSIP would allow the area to become a roundabout or a circular intersection, seconded by Y. Schultz. Voting Aye: Meyer, Peters, Osman and Y. Schultz. Voting No: none

JEO – Concept Plan for East 39th Street Roadway / Row Widening

Meyer motioned to ask Council to approve authorization of a concept of a 3 and 4 lane roadway for East 39th Street, seconded by Peters. Voting Aye: Meyer, Peters, Osman and Y. Schultz. Voting No: none

SSC Chamber Food Truck

Meyer motioned with recommendation to Council to consider what the South Sioux City Chamber is asking for “Food Truck Mondays” to be a special permitted event and those fees would apply. Motion seconded by Y. Schultz. Voting Aye: Meyer, Peters, Osman and Y. Schultz. Voting No: none

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

Meyer motioned, seconded by Y. Schultz to bring back to Public Works with information and a possible plan of what to do with equipment and training. Voting Aye: Meyer, Peters, Osman and Y. Schultz. Voting No: none

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Conditional Use Permit – 916 East 9th Street. Residence house personal show Chihuahuas which regularly participate in competitions. Requesting to house more dogs at residents than City Ordinance allows

Peters motioned to move forward to Council with recommendation that there be no more than 4 dogs at once at the residence with animal control inspection regularly, seconded by Osman. Voting Aye: Meyer, Peters, Osman and Y. Schultz. Voting No: none

HOUSING AND COMMUNITY DEVELOPMENT:

South Sioux City Homecoming Parade – Wednesday, September 17th, 2025 starting at 4:00 p.m.

Meyer motioned with recommendation to Council approval of SSC School Homecoming Parade, Wednesday September 17th, 2025 at 4:00 p.m., seconded by Y. Schultz. Voting Aye: Meyer, Peters, Osman and Y. Schultz. Voting No: none

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)*

Y. Schultz motioned to move forward to Council with the recommendation to approve a Conditional Use Permit for a recreational vehicle campground with 7 new camping spaces in a AGT Zone, seconded by Osman. Voting Aye: Meyer, Peters, Osman and Y. Schultz. Voting No: none

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)*

Meyer motioned with unfavorable recommendation to Council with concerns of a commercial building in a residential zoning area, seconded by Y. Schultz. Voting Aye: Meyer, Peters, Osman and Y. Schultz. Voting No: none

Zoning confirmation 105 ½ West 19th Street – requesting to re-establish the property as a lot for the sale of cars.

Meyer motioned to make recommendation to Council to deny request to re-establish a car lot sales area at 105 ½ West 19th Street, seconded by Y. Schultz. Voting Aye: Meyer, Peters, Osman and Y. Schultz. Voting No: none

Port Authority Land Use

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

Creative Entertainment Zoning ideas

Economic Development Director Oscar Gomez gave information:

- Heavy Industrial area – possible in this area
- Light Industrial area – possible in this area
- Horse race track coming in
- Future possible Casino – what do we want by the Casino
- Is there an area if there is a new motel, casino does it make sense to have a creative district in that area.

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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.

Peters motioned with recommendation to Council a residential garage that exceeds the home by 800 square feet, seconded by Osman. Voting Aye: Peters, Osman and Y. Schultz. Voting No: Meyer

MISCELLANEOUS/ UNFINISHED BUSINESS:

Digital billboard – requesting to put on city owned property on Hwy 77.

Y. Schultz motioned to move forward to the Council with recommendation a Digital Billboard on Hwy 77, seconded by Osman. Voting Aye: Meyer, Peters, Osman and Y. Schultz. Voting No: none

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.

Meyer motioned to move forward to Council with recommendation approval of agreement between Radiant Tech LLC and South Sioux City, seconded by Y. Schultz. Voting Aye: Meyer, Peters, Osman and Y. Schultz. Voting No: none

Being no further business at 6:34 p.m. Meyer motioned to adjourn, seconded by Peters. Voting Aye: Meyer, Peters, Osman and Y. Schultz. Voting No: none