

CITY OF SOUTH SIOUX CITY
City Council Agenda
June 9, 2025 at 5:00 PM
City Hall Council Chambers
1615 1st Avenue, South Sioux City, Nebraska

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 27th, 2025

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

Public Works – June 2nd, 2025

[Public Works Minutes - June 2nd, 2025.pdf](#)

1.b. PRESENTATION OF CLAIMS: June 9th, 2025 –

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

[Claims - June 9th, 2025.pdf](#)

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- 1.c. **South Sioux City Homecoming Parade –**
Wednesday, September 17th, 2025, starting at 4:00 p.m.
(comes with favorable recommendation for Public Works)

1.d. **INVOICES:**

S & P Global

- \$30,000.00 – Analytical Services Rendered – Rating Evaluation
[S & P Global.pdf](#)

JEO

- \$898.75 – South Sioux City BRIC
[JEO - BRIC.pdf](#)
- \$63,175.00 – 2024 Flood Repair and Mitigation Strategies
[JEO - Flood Repair.pdf](#)

2. COUNCIL AFFILIATED CLAIMS

		COUNCIL PERSON AFFILIATIONS	
	NAME	DESCRIPTION	AMOUNT
265233	RANDY MEYER	WASHINGTON TRIP	\$165.50
		TOTAL	\$165.50

3. PRESENTATION OF PETITIONS AND OTHER COMMUNICATION

3.a. **Engineer Report**

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

- 3.b. **Congratulations to the Interstate Soccer League** for making it to the Midwest Presidents Cup in St. Louis, Missouri, June 13th – 17th, 2025. This tournament is for age group 13 – 19 years Boys and Girls

3.c. **PUBLIC HEARING – 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
(comes with favorable recommendation from Planning and Zoning Commission and Public Works)
[Utopia Beach LLC conditional use packet.pdf](#)

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3.d. PUBLIC HEARING - 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.

(comes with unfavorable recommendation from Planning and Zoning Commission and unfavorable recommendation from Public Works with concerns of commercial building in a residential zoning area)

[509 w 9th st. conditional use packet.pdf](#)

[IA Construction opposition letter 509 w 9th st.pdf](#)

4. GRANT APPROVAL

4.a. **South Sioux City Firefighter have 20K to use in the SAFER Grant on recruitment and retention for video production.** Asking if City would put in another \$7,300.00

4.b. **Approval to submit an application to the FEMA SAFER**

(Staffing for Adequate Fire and Emergency Response) Grant to support the hiring of three new paramedic firefighters. The grant would provide 75% funding for salaries and benefits in years 1 and 2, and 35% in year 3. The estimated total cost for three hires over the three-year period is \$1,068,247.29, with the grant covering approximately \$658,752.50 and the City's cost share totaling \$409,494.79

5. INTRODUCTION OF ORDINANCES

5.a. **ORDINANCE 2025 -02** Annexation on Parcel 220027560

6. SECOND READING OF ORDINANCE

6.a. **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](#)

6.b. **Suspend Rules** - Ordinance 2025-01

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7. MISCELLANEOUS AND OLD BUSINESS

- 7.a. **Digital billboard** – requesting to put on city owned property on Hwy 77.
(comes with favorable recommendation for Public Works)
[Verde - Lease Agreement - May 27th, 2025.pdf](#)
- 7.b. **Arbor Acres lift station** – added to Hovey TIF
(comes with recommendation to the Council from Public Works to advertise for an engineer to do an Arbor Acres Lift Station design)
- 7.c. **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)
(comes with recommendation to the Council from Public Works to send a letter asking if they would allow that area to be round a bout or circular intersection)
[JEO HSIP Safety Study - 6th and Dakota.pdf](#)
- 7.d. **JEO – Concept Plan for East 39th Street Roadway / Row Widening**
(moved forward from Public Works to ask the Council to consider/approve authorization of a concept of a 3 and 4 lane roadway)
[Concept Plan - East 39th Street Widening.pdf](#)
- 7.e. **SSC Chamber Food Truck**
(Moved forward to Council from Public Works to consider what the South Sioux City Chamber is asking for on Food Truck Mondays to be a special permitted event and those fees would apply for those events)
- 7.f. **Conditional Use Permit – 916 East 9th Street.**
Residence house personal show Chihuahuas which regularly participate in competitions. The request is to house more dogs at residents than City Ordinance allows.
(comes with recommendation to the Council for approval of commercial use zoning in a residential zoning area with no more than 4 dogs at once allowed and having Animal Control do regular inspections)
- 7.g. **Zoning confirmation 105 ½ West 19th Street –**
requesting to re-establish the property as a lot for the sale of cars.
(comes with recommendation to Council from Public Works to deny request for car sales lot)
[Letter from Javier Suarez.pdf](#)
[Zoning - West 19th - Inspection Department.pdf](#)

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7.h. 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.

(moved forward to Council with favorable recommendation from Public Works)

[401 West 8th Street.pdf](#)

7.i. Approval of the 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.

(moved to Council with favorable recommendation from Public Works)

[Radiant Tech Agreement City Review rev1.pdf](#)

7.j. Information from Economic Development Director:

- 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

8. DEPARTMENT HEAD UPDATES

9. POTENTIAL / PENDING LITIGATION

10. ADJOURNMENT