

# CITY OF SOUTH SIOUX CITY

## COUNCIL MINUTES

June 9<sup>th</sup>, 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 1<sup>st</sup> Avenue in said City on the 9<sup>th</sup> day of June 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, seconded by Bousquet to approve the following items on the consent agenda.

MINUTES: Council - May 27<sup>th</sup>, 2025; Public Works – June 2<sup>nd</sup>, 2025

PRESENTATION OF CLAIMS: June 9<sup>th</sup>, 2025

South Sioux City Homecoming Parade – Wednesday, September 17<sup>th</sup>, 2025 at 4:00 p.m.

INVOICES:

 S & P Global

- \$30,000.00 – Analytical Services Rendered – Rating Evaluation

 JEO

- \$898.75 – South Sioux City BRIC
- \$63,175.00 – 2024 Flood Repair and Mitigation Strategies

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

Bousquet motioned approval of the council claims for Washington Trip; Randy Meyer \$165.50, second by Y. Schultz. Voting Aye: Osman, B. Schultz, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. Voting No: none. Abstaining: Meyer

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 the Interstate Soccer League for making it to the Midwest Presidents Cup in St. Louis, Missouri, June 13<sup>th</sup> – 17<sup>th</sup>, 2025.

At 5:09 p.m. Mayor Koch opened the PUBLIC HEARING regarding a conditional use permit request. Allowing 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.

Asking to speak not in opposition or in favor of the expansion of a recreational vehicle campground on Dixon Path:

- Chirs Chernock
- Lance and Kathleen Martin
- Martin Kaehler

At 5:27 p.m., Mayor Koch declared the hearing closed.

Kriens motioned to approve the Conditional Use Permit for the expansion of a recreational vehicle campground with 7 new camping spaces in an agricultural transitional zoning district (AGT) on Dixon Path - property ID 220146187. Second by Y. Schultz. Voting Aye: Osman, B. Schultz, Meyer, Gunsolley, Y. Schultz, Peters and Kriens. Voting No: Bousquet

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At 5:29 p.m. Mayor Koch opened the PUBLIC HEARING regarding 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 South 5' of Lot 4 and Lots 5 and 6, Block 115, Covington Addition. There was no one present requesting special services or speaking in favor of or in opposition to the conditional use permit for the construction of a 6-unit multi-family dwelling building. At 5:30 p.m., Mayor Koch declared the hearing closed.

Meyer motioned to deny the conditional use permit for construction of a 6-unit multi-family dwelling building, a residential use, in a commercial C4 zoning district, second by Kriens. Voting Aye: Osman, B. Schultz, Meyer, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. Voting No: none

B. Schultz motioned approval of the City of South Sioux, adding an additional \$7,300.00 for a SSC Firefighter SAFER Grant on recruitment and retention for video production. SSC Firefighters have \$20,000 to use. Second by Osman. Voting Aye: Osman, B. Schultz, Meyer, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. Voting No: none

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

Ordinance 2025-02 – Annexation on Parcel 220027560, information only on starting the process.

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 the second reading of Ordinance 2025-01, seconded by B. Schultz. Voting Aye: Osman, B. Schultz, Meyer, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. Voting No: none

Kriens motioned approval of the agreement for a digital billboard on the city owned property on highway 77 with Verde Outdoor Media, seconded by Meyer. Voting Aye: Osman, B. Schultz, Meyer, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. Voting No: none

Kriens motioned to advertise for an engineer to do a design for the Arbor Acres Lift Station which will be part of the Hovey TIF, second by Gunsolley. Voting Aye: Osman, B. Schultz, Meyer, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. Voting No: none

Meyer motioned to have staff send a letter to the Federal Highway Safety Improvement Program (HSIP) asking if it would allowable for area to be round a bout or circular intersection – 6<sup>th</sup> and Dakota Avenue and 9<sup>th</sup> and Dakota Avenue area. Second by Gunsolley. Voting Aye: Osman, B. Schultz, Meyer, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. Voting No: none

Information that the Concept Plan for East 39<sup>th</sup> Street Roadway / ROW Widening by JEO will be back on public works agenda for more planning and discussion. No action taken.

Peters motioned approval for a one-time \$50.00 fee per truck starting in July for 7 Mondays for 7 food trucks for South Sioux City Chambers Food Truck Monday's. Motion seconded by Meyer. Voting Aye: Osman, B. Schultz, Meyer, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. Voting No: none

Bousquet motioned approval of a conditional use permit at 916 East 9<sup>th</sup> Street allowing 4 dogs only at one time at residence, with animal control making regular visit, as these are show Chihuahuas for competitions, seconded by Osman. Voting Aye: Osman, B. Schultz, Meyer, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. Voting No: none

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Meyer motioned to deny request for zoning confirmation to re-establish the property at 105 ½ West 19<sup>th</sup> Street as a car lot, seconded by Bousquet. Voting Aye: Osman, B. Schultz, Meyer, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. Voting No: none

Kriens motioned authorization request to construct a residential garage that exceeds the area of the home by 800 square feet at 401 West 8<sup>th</sup> Street, seconded by Bousquet. Voting Aye: Osman, B. Schultz, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. Voting No: Meyer

Schultz motioned for approval of the agreement between Radiant Tech, LLC and the City of South Sioux City that 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. Seconded by Meyer. Voting Aye: Osman, B. Schultz, Meyer, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. Voting No: none

Economic Development Director Oscar Gomez gave a presentation and information on:

- 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

Being no further business at 6:32 p.m. Kriens motioned, seconded by Peters to adjourn the meeting. Voting Aye: Osman, B. Schultz, Meyer, Gunsolley, Y. Schultz, Bousquet, Peters and Kriens. 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 1<sup>st</sup> Avenue., Monday-Friday, 8:00 a.m. – 5:00 p.m. and the City's website at [www.southsiouxcity.org](http://www.southsiouxcity.org)

Nanci Walsh – City Clerk