

CITY OF SOUTH SIOUX CITY

COUNCIL MINUTES

June 23rd, 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 23rd 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.

Absent: Yahaira Schultz.

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.

Gunsolley motioned to excuse Yahaira Schultz from the meeting, seconded by Meyer. Voting Aye: Osman, Meyer, Peters, Kriens, Bousquet, Gunsolley and B. Schultz. Voting No: none.

Bousquet motioned, seconded by Peters to approve the following items on the consent agenda:

MINUTES: Council - June 9th, 2025; Public Works – June 16th, 2025; Finance – June 18, 2025

PRESENTATION OF CLAIMS: June 23rd, 2025

Fire Department - River Rescue: get rid of the boat the city has, keep the fire department out of the water and work with Sioux City, IA on water rescue

Treasurer's Report ending May 31st, 2025

2025 Licensed Electrician

Parks and Rec request for 2 – Atlas JSV, 3-person 4x4. Model number 996209 ARIENS Co., Contract with Sourcewell, requested dealer: Robertson Implement, with total amount of \$40,326.24

Quote from Civic Plus

- Total – Initial Term (for 2 years) - \$13,850.00
- Annual Recurring Services (subject to Uplift) - \$13,900.00

SCADA computer upgrade and Cyber Protect – water department computers. HOA Solutions - \$60,908.00

INVOICES:

Barkley Asphalt

- \$402,808.56, South Sioux City Foundry Road Improvements. Application # 2
- \$316,049.08, South Sioux City Foundry Road Improvements. Application # 3

HDR

- \$34,529.94, Wastewater Treatment Facility Expansion
- \$9,266.58, WWTF Operations Advisory Services

JEO

- \$13,600.00, Foundry Road Improvements

Olsson

- \$12,525.00, Dakota Avenue Corridor Enhancement Plan
- \$650.00, Timberline Lift Station Replacement

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

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.

At 5:08 p.m. Mayor Koch opened the PUBLIC HEARING regarding South Sioux City applying to the Nebraska Games and Parks – Land and Water Conservation Fund to provide a playground structure at Baumer Park. The project will include a play structure for children ages 5–12 with a pour-in-place

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safety surface and ADA-accessible walkways connecting the play area to the existing shelter, trail, and parking. The City of South Sioux City is requesting a Land and Water Conservation Fund grant for \$140,773. Total project cost is estimated at \$281,546. The City will submit additional applications to lower city cost share, reducing the city cost share to \$77,398 or less. There was no one present requesting special services or to speak in favor of or in opposition in applying to the Nebraska Games and Parks – Land and Water Conservation Fund. At 5:08 p.m., Mayor Koch declared the hearing closed.

Kriens motioned, seconded by B. Schultz to approve the following Resolution:

RESOLUTION 2025-13

Nebraska Games and Parks – Land and Water Conservation Fund Project Resolution

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

At 5:10 p.m. Mayor Koch opened the PUBLIC HEARING regarding South Sioux City applying to the Nebraska Games and Parks – Recreational Trails Program to for the purpose of replacing approximately 3,022 square yards of damaged concrete trail panels within the city’s 21-mile off-street trail system. This project includes the removal and replacement of 272 deteriorated 10-foot by 10-foot panels, originally constructed as early as 1975–76, which now pose safety concerns and reduce the recreational value of the trail network. The City of South Sioux City is requesting a Recreational Trails grant for \$212,742 with \$53,186 City share. The total cost for the project is \$285,177. There was no one present requesting special services or to speak in favor of or in opposition in applying to the Nebraska Games and Parks – Recreational Trails Program. At 5:11 p.m., Mayor Koch declared the hearing closed.

Bousquet motioned, seconded by Osman to approve the following Resolution:

RESOLUTION 2025 –14

Nebraska Games and Parks – Recreational Trails Program Project Resolution

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

Meyer motioned approval to apply for a mini grant from the Nebraska Highway Safety for 6 preliminary breath testers for \$2,070.00, being 100% paid by Nebraska Department of Transportation. Motion seconded by Gunsolley. Voting Aye: Osman, Meyer, Peters, Kriens, Bousquet, Gunsolley and B. Schultz. Voting No: none.

Kriens motioned, seconded by Peters to approve the following Resolution:

Hovey Construction – Phase three of the Hovey Construction Redevelopment Project.

RESOLUTION 2025-12

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE
CITY OF SOUTH SIOUX CITY, NEBRASKA, APPROVING A
REDEVELOPMENT AGREEMENT ENTITLED: “REDEVELOPMENT
AGREEMENT (PHASE THREE OF THE HOVEY CONSTRUCTION
REDEVELOPMENT PROJECT),” FOR A REDEVELOPMENT
PROJECT UNDERTAKEN BY HOVEY CONSTRUCTION, INC.

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

Meyer motioned, seconded by Gunsolley to approve the following Resolution:

Resolution 2025-15 – Sanitary Sewer Rates

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

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

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

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B. Schultz motioned approval of the Sioux City Consortium - 2025-2029 Consolidated Plan; FY 2025 Annual Action Plan (*Draft Five Year Consolidated Plan / Year One Action Plan for our HOME Consortium*) (*Sioux City, Dakota City, and South Sioux City*). Seconded by Gunsolley. Voting Aye: Osman, Meyer, Peters, Kriens, Bousquet, Gunsolley and B. Schultz. Voting No: none.

Meyer motioned approval of the Certificate of Substantial Completion, South Sioux City Foundry Road Improvements, seconded by Bousquet. Voting Aye: Osman, Meyer, Peters, Kriens, Bousquet, Gunsolley and B. Schultz. Voting No: none.

Kriens motioned approval of an 80 foot with 3 lanes and a 10-foot bike trail on East 39th Street. Motion was not seconded. Motion failed.

B. Schultz motioned to use the 3-lane concept plan with 80 foot right of way on East 39th Street. Seconded by Gunsolley. Voting Aye: Osman, Peters, Kriens, Bousquet, Gunsolley and B. Schultz. Voting No: Meyer.

Peters motioned approval of Northern Natural Gas request for a turning lane off Dakota Avenue, seconded by Meyer. Voting Aye: Osman, Meyer, Peters, Kriens, Bousquet, Gunsolley and B. Schultz. Voting No: none.

Draft – Dakota County Nebraska Housing Trust Fund – information only, more information to come.

Peters motioned to appoint Jim Gunsolley to be South Sioux City’s representative with SIMPCO for the Dakota County Nebraska Trust Fund committee, seconded by Meyer. Voting Aye: Osman, Meyer, Peters, Kriens, Bousquet, Gunsolley and B. Schultz. Voting No: none.

PUBLIC COMMENTS REQUEST:

Mike O’Brien

- Wondering if City could investigate a service that picked people up and took them home
- Mr. O’Brien stated that he and others do not like the fact that they have to make a request to speak at a meeting.

B. Schultz motioned to go into closed session at 6:02 p.m. on LB 840 land acquisition, seconded by Gunsolley. Voting Aye: Osman, Meyer, Peters, Kriens, Bousquet, Gunsolley and B. Schultz. Voting No: none.

Gunsolley motioned to come out of closed session at 6:11 p.m., seconded by Bousquet. Voting Aye: Osman, Meyer, Peters, Kriens, Bousquet, Gunsolley and B. Schultz. Voting No: none.

Gunsolley motioned at 6:12 p.m. to adjourn the meeting, seconded by Bousquet. Voting Aye: Osman, Meyer, Peters, Kriens, 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