

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



Meeting Date: September 17th, 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 from Olsson and JEO stated they had nothing to add to their weekly reports.

Street projects through 2050

City and County's Road and Bridge Projects 2026-2029

City Administrator Lance Hedquist stated the SIMPCO does this projection where future roads should be going in the next 25 years. Asking which ones may come up in the next 25 years, these are not residential roads but also include trails. Listed are some ideas:

2050 road plan – as required federally

Trails

Mid America
Trail to Ponca
Kramper Lake
All new subdivision

Streets

Access to casino
Pine Street
East 39th widening
Veterans drive 4 lane
C cove Pave
East 6th widen by G street to F
Golf course road paving extension
Road around Hans subdivision
Road to the river
25th Street - Bousquet
Dairy lane

The intent is to draw the items listed above and SIMPCO recommendation list for South Sioux City on a map that can overlay the existing map to see what holes we have.

Request to purchase a vac wagon

Meyer motioned with recommendation to Council to approve purchase of vac wagon of \$109,123.10, seconded by Osman. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none

Approval to purchase and install 18" Pipe on A Street from East 21st to East 22nd Street.

Y. Schultz motioned with recommendation to Council to approve purchase and install 18" pipeline on A Street from East 21st to East 22nd Street. Second by Meyer. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none

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Bid results – Flood Repairs Storm Sewer Outfall Repairs

Meyer motioned to move forward to Council, JEO's recommendation of North Ridge Excavating at \$168,024.40 pending FEMA approval for the flood repairs Storm Sewer Outfalls Repairs. Second by Peters. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none

Bid Results – Flood Repairs Soccer and Baseball Fields

Meyer motioned to move forward to Council, JEO's recommendation of Steve Harris Construction at \$2,152,688.22 pending FEMA approval for the flood repairs Soccer and Baseball fields. Second by Y. Schultz. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none

PUBLIC SAFETY:

Amend Ordinance 2007.18 – Animal running at large and establishing penalties

No discussion – bring back to agenda

HOUSING AND COMMUNITY DEVELOPMENT:

Alley Vacation block 118 Covington Addition aka 817 8th Avenue *(request to permanently vacate the east west alley between Lot 3 and the North ½ of Lot 4, Block 118, Covington Addition, said alley is south of 817 8th Avenue) (Comes with favorable recommendation form Planning and Zoning)*

Meyer motioned with approval to Council recommendation of alley vacation block 118 Covington Addition aka 817 8th Avenue, second by Y. Schultz. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none

Small House conversation – discussion on moving forward with concept of small houses

(brought back from previous Public Works meeting with numbers and possible potential areas)

Economic Director Oscar Gomez stated that he sent information on what Omaha and Lincoln are doing with tiny homes. Question now is:

1. Is this something Council wants to move forward with
2. If yes, are we working with a developer, if so then we need to start talking to developers to see what that might look like.
3. Is the city going to do it and if so are we doing it under a Planned Unit Development?
4. We don't have the money for budget to buy land so where does the money come from?
5. Do we enter into agreement with engineer in helping with plotting it.
6. Do we as a city purchase the land, plot and have a plan of what houses would be in that area and sell to a developer to proceed with the plan.

Chairman Meyer stated

1. Transitional – get people in them then move them onto the next stage of housing
2. Do we have people buy them or does the city rent for an certain amount of years then move on.
3. Is small houses something the Council wants to consider, if so then lock land down and figure the rest out after
4. How much will the city control

Lori Warner from the South Sioux City Chamber stated that the Critten Center built 6 tiny homes for their 17 to 18 year olds transitioning. This helps them get on their feet. Warner stated that they have people coming into the area look at housing in the area and state the housing is to high for them to start out.

NO ACTION TAKEN – DISCUSSION ONLY

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Bligh request for possible street vacations on 149th Street

Meyer motioned with recommendation to Council to deny the request from Bligh for possible street vacation and possible land purchase on 149th Street, second by Peters. Voting Aye: Osman, Meyer and Peters. Voting No: Y. Schultz

CDA (Community Development Agency) to city agreement – including potential transfers.

City Administrator Lance Hedquist stated that they would like members of the Council to meet with CDA to discuss this issue.

Request to have chickens in city limits at 900 ½ West 3rd Street

Meyer motioned with recommendation from Council to deny the request for chickens at 900 ½ West 3rd Street, second by Peters. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none

Bike Trails – discussion

City Administrator Lance Hedquist stated that Council passed a resolution that all subdivisions need to consider bike trails. The city staff discuss it with all new subdivisions coming in.

Street Improvement Invoice – INFORMATION ONLY Concrete Raising Service - \$12,000 *(for are 418 W 6th Avenue lift and fill and 324 E Avenue lift and fill)*

This was just information on projects that the city had done around town

MISCELLANEOUS / UNFINISHED BUSINESS:

Meyer motioned to move forward with recommendation the following items for Fire and Police Pension:

Firefighter Pension Plan and Proposed Resolution *(to comply with state statue)*

Police Pension Plan and Proposed Resolution *(to comply with state statue)*

Second by Y. Schultz. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none

ADJOURNMENT:

There being no further business at 6:17 p.m., Y Schultz motioned to adjourn, second by Peters. Voting Aye: Osman, Meyer, Y. Schultz and Peters. Voting No: none