

**COMMUNITY DEVELOPMENT AGENCY**  
**MEETING AGENDA**  
**11.11.2025 @ 11:00 a.m.**  
City Hall Council Chambers  
1615 1<sup>st</sup> Avenue, South Sioux City, Nebraska  
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**OPEN MEETINGS ACT:**

A current copy of the Open Meetings Act is posted 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 comments 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 comments 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.

**CDA MEMBERS:**

Bruce Davis, Bart Gotch, Scott Manley, Chris Krueger and Doyle VanDyke

**ROLL CALL**

**EXCUSE ABSENCE:**

**1. CONSENT AGENDA**

- a. Meeting Minutes – October 21<sup>st</sup>, and November 3<sup>rd</sup>, 2025  
[CDA Minutes - October 21st, 2025 and November 3rd, 2025.pdf](#)
- b. Claims

COMMUNITY DEVELOPMENT CLAIMS			11/11/2025
CK #	VENDOR	DESCRIPTION	AMOUNTS
		TOTAL	\$0.00
	OCT 21st 2025		
3937	ACE SIGNS	3309 ADDRESS NUMBERS	\$ 25.00
3938	CITY OF SSC	SERVICE AT 3305 DANIELS LN	\$ 866.50
3939	CRARY HUFF	CDA ATTY FEE	\$ 4,214.25
3940	HCI REAL ESTATE	FLATWATER SUBPHASES	\$17,948.78
3941	NPPD	164TH ST HWY 77	\$ 45.29
3942	WILMES HARDWARE	BULBS FOR OLSSON BLDG	\$ 470.00
3943	ACE SIGNS	2ND INSTALL-ROTH INST POLE	\$ 4,608.86
3944	CRARY HUFF	CDA ATYY FEE	\$10,581.26
3945	EXECUTIVE LAWNS	MOW&TRIM LON LINES-TECH BLDG	\$ 399.28
3946	MIDWEST ALARM CO	ALARM SYSTEM 3305 DANIELS LN	\$17,976.43
		TOTAL	\$57,135.65

- c. I and A Construction - \$33,384.64 L and h Technology Building Parking Lot Repair  
[I and A Invoice.pdf](#)
- d. Ace Sign Display - \$4,608.86. Roth Industrial Park  
[Ace Signs Invoice.pdf](#)
- e. 24/7 Locksmith Service - \$515.50. Lock change at the South Ridge  
[24-7 Locksmtih.pdf](#)
- f. Forgive/write off loan amounts of \$385.03 and \$500.52 as of 09.30.2025

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**2. NEW BUSINESS:**

- a. Wind Energy Project Center for Rural Affairs / City
- b. Kansas Industrial Tour
- c. HOA Solutions – Harvest Meadows – \$19,856.00 *(Quote to add the lift station monitoring panel at Hans Subdivision/Harvest Meadows)*  
[HOA - Harvest Meadows.pdf](#)

**3. FOLLOW UP / ACTION ITEMS:**

- a. Offer on Lot 10 of All American Lot – more information requested

**4. ECONOMIC DEVELOPMENT UPDATE**

County; The Siouxland Initiative, Nebraska Public Power District, City

☆ **Land Option Renewals.** - Anderson – 05.01.2028

**5. POTENTIAL CLOSED SESSION:**

South Ridge Golf Course

**6. MOTION TO ADJOURN**