

# CITY OF SOUTH SIOUX CITY

## COUNCIL MINUTES

November 24<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 November 24<sup>th</sup>, day of 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 and Yahaira Schultz.

Absent: Mahamud Osman.

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.

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

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

MINUTES: Council – November 10<sup>th</sup>, 2025, Public Works – November 17<sup>th</sup>, 2025

CLAIMS:

INVOICES:

✚ HDR –

- \$170,889.44. Wastewater Treatment Facility Expansion.
- \$21,060.82. WWTF Operations Advisory Services.

✚ Olsson –

- \$7,893.00. Interconnect Water Main.
- \$15,023.00. New Water Treatment Plant.

✚ Sioux City Engineering - \$322,957.30. Interconnect Project. Certificate of Payment: 4

✚ JEO

- \$6,255.00 - East 25<sup>th</sup> Street Water Main.
- \$642.50 – Cogen Maintenance Coordination.

FEMA Invoices:

- JEO – Campground Improvements at Scenic Park RV Campground
  - Prime Contractor: North Ridge Excavating
  - Project Amount: \$181,558.67.
- JEO – Soccer and Baseball Field Repair along the Missouri River at the Jeffrey Dibble Soccer Complex
  - Prime Contractor: Steve Harris Construction
  - Project Amount: \$1,134,217.08.

Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. 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.

Congratulations Lance Hedquist for 45 years of service for the City of South Sioux City. Thanks for all you do for the city.

Congratulations Deb Love for 25 years of service for the City of South Sioux City. Thanks for all you do for the city.

Congratulations Nanci Walsh for receiving the GFOA Certificate of Achievement for Excellence in Financial Reporting.

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At 5:16 p.m. Mayor Koch opened the Public Hearing regarding conditional use permit; Billy Rogers requesting to construct a new single-family home at 1017 West 3<sup>rd</sup> Street in a C3 zoning district. Municipal code requires a conditional use permit to establish residential use in a commercial zone. There was no one requesting special services or to speak in favor of or in opposition to the conditional use permit at 1017 West 3<sup>rd</sup> Street. At 5:17 p.m. Mayor Koch declared the hearing closed.

Kriens motioned, seconded by B. Schultz to approve Billy Rogers' conditional use permit to construct a new single-family home at 1017 West 3<sup>rd</sup> Street. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

At 5:18 p.m. Mayor Koch opened the Public Hearing regarding rezoning request at former Martins Airfield airport, C4 to M1 at 615 Old Highway 20 West. There was discussion on if legal was correct going from 140 acres to 40 acres. There was no one requesting special services or to speak in favor of or in opposition to the rezoning request. At 5:34 p.m. Mayor Koch declared the hearing closed.

The City Attorney read the following Ordinance

### ORDINANCE 2025.08

AN ORDINANCE REZONING AN AREA WITHIN EXTRATERRITORIAL ZONING JURISDICTION OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA LOCATED AT 615 OLD HIGHWAY 20 WEST FROM C-4 COMMERCIAL TO M-1 LIGHT INDUSTRIAL

Kriens motioned on the first reading of Ordinance 2025.08, seconded by B. Schultz. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

At 5:37 p.m. Mayor Koch opened the Public Hearing regarding a conditional use permit at 615 Old Highway 20 for tire recycling in an M1 zone. There was no one requesting special services or to speak in favor of or in opposition to the conditional use permit. Questions were asked by citizen Mike O'Brien

- Where are tires coming from. Where are they going after processed. Are they coming in on a semi and are they getting dumped somewhere. Is there going to be a lot of noise during the processing time.

At 5:42 p.m. Mayor Koch declared the hearing closed.

There was no action taken on the conditional use permit as the rezoning request has not been approved yet for this area.

At 5:43 p.m. Mayor Koch opened the Public Hearing regarding a conditional use permit for residential use in a commercial zone at 219 East 12<sup>th</sup> Street (*request is for a garage to be converted into a residential dwelling unit*). There was no one requesting special services or to speak in favor of or in opposition to the conditional use permit. At 5:44 p.m. Mayor Koch declared the hearing closed.

Meyer motioned, seconded by Y. Schultz to deny conditional use permit for residential use in a commercial zone at 219 East 12<sup>th</sup> Street (*request is for a garage to be converted into a residential dwelling unit*). Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

B. Schultz motioned approval for updates to NAHTF Program Guidelines, Owner Occupied Rehabilitation (OOR), seconded by Meyer. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

Kriens motioned to appoint Baylor Bestgen from JEO as Street Superintendent for 2026, seconded by Y. Schultz. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

B. Schultz motioned, seconded by Peters approval on the following Resolution:  
2025.26

Signing of the Year-End Certification of City Street Superintendent 2025

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

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Kriens motioned, seconded by Y. Schultz approval of 9 spots on the following Resolution:

### RESOLUTION 2025.27

RESOLUTION LIMITING PUBLIC PARKING AND AUTHORIZING INSTALLATION OF  
TWO-HOUR PARKING SIGNS ON WEST 23<sup>RD</sup> STREET ADJACENT TO 2219  
DAKOTA AVENUE

Meyer motioned to amend the number of spots from 9 spots to 4 spots. No second. Motion dies.

Kriens motion, seconded by Y. Schultz for 9 two-hour parking spot signs on West 23<sup>rd</sup> Street adjacent to 2219 Dakota Avenue was voted on. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters and Y. Schultz. Voting No: Meyer

The City Attorney read the following Ordinance

### ORDINANCE 2025.07

AN ORDINANCE OF THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA  
AMENDING SECTION 14-24 OF THE SOUTH SIOUX CITY MUNICIPAL CODE AS IT  
RELATES TO ANIMALS RUNNING AT LARGE; ESTABLISHING PENALTIES; REPEALING ALL  
ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING A  
TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT

Meyer motioned, seconded by Kriens on Ordinance 2025.07 second reading. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

B. Schultz motioned, seconded by Gunsolley, to approve the following promotions for the Police Department.

- Police Lieutenant – Dan Caskey
- Police Sergeant – Clint Nelson

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

B. Schultz motioned, seconded by Bousquet to approve Treasurer's Report ending – October 31<sup>st</sup>, 2025. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

Kriens motioned, seconded by Gunsolley to approve Nebraska Department of Transportation: City Maintenance Agreement and Agreement Renewal and Information. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

Meyer motioned to approve Cardinal Capital Groups new commercial building at 2712 Dakota Avenue, seconded by Peters. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

Peters motioned approval of the maintenance agreement for SCADA servers at the Wastewater Plant, seconded by Y. Schultz. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

B. Schultz motioned to declare old computers as surplus, seconded by Meyer. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

Meyer motioned at 6:10 p.m. to go into closed session for Flock and Drug Task Force report from Lieutenant McFee, seconded by Bousquet. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

Meyer motioned at 6:15 p.m. to come out of closed session, seconded by Y. Schultz. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

Being no further business at 6:26 p.m., B. Schultz motioned, seconded by Y. Schultz to adjourn the meeting. Voting Aye: Kriens, Gunsolley, Bousquet, B. Schultz, Peters, Meyer and Y. Schultz. Voting No: none

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COUNCIL MINUTES**

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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