

**CITY OF SOUTH SIOUX CITY**  
**COUNCIL AGENDA**  
**December 8<sup>th</sup> , 2025 @ 5:00 p.m.**

City Hall Council Chambers  
1615 1<sup>st</sup> Avenue, South Sioux City, Nebraska

1

**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.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Rod Koch, Jasper Kriens, Dan Bousquet, Ben Schultz, Jim Gunsolley, Monty Peters, Mahamud Osman, Randy Meyer and Yahaira Schultz

EXCUSE ABSENCE




**1. CONSENT AGENDA**

- a. MINUTES: Council – November 24<sup>th</sup>, 2025; Public Works – December 1<sup>st</sup>, 2025; Finance – December 3<sup>rd</sup>, 2025  
[Council Minutes - November 24th, 2025.pdf](#)  
[Finance Minutes - December 3rd, 2025.pdf](#)  
[Public Works Minutes - December 1st, 2025.pdf](#)
- b. PRESENTATION OF CLAIMS – December 8<sup>th</sup>, 2025:  
*This is a detailed list of bills for the various suppliers to the City for goods and services.*  
[Council Claims.pdf](#)
- c. 2025 Rooming Houses approval (no quorum at Public Works – moved forward)  
[2025 ROOMING HOUSES.pdf](#)

**CITY OF SOUTH SIOUX CITY  
COUNCIL AGENDA  
December 8<sup>th</sup> , 2025 @ 5:00 p.m.**

City Hall Council Chambers  
1615 1<sup>st</sup> Avenue, South Sioux City, Nebraska

2

- d. Data Center Warehouse quote - \$15,872.00, software protection (comes with recommendation from Finance)  
[Data Center Warehouse Quote.pdf](#)
- e. 2010 Chevy Colorado (*this is a city vehicle that is not in working condition, needs a whole new motor and other parts*). There were three places contacted about salvaging plus one other bid: (comes with recommendation from Finance to sell to Stapleton Salvage for \$350.00)
- Stapleton Salvage      \$350.00
  - Barkley Salvage        \$250.00
  - Equip                    \$200.00 -250.00
- f. Authorization for purchase of three marked patrol cars of the Police Department (At the meeting - quotes and waiting on the trade in officer from one vendor. Vehicle pricing comes from state bid purchase contracts (comes with recommendation from Finance for the purchase of 2 Tahoe's and 1 Durango)  
[S SIOUX CITY PD QUOTE FOR A 5W4 9CI TAHOE 2026 MODEL YEAR. 12-2-25.pdf](#)  
[SOUTH SIOUX CITY POLICE 2026 DURANGO PPV.pdf](#)
- g. Presentation of the amended water treatment plant memo, focusing on the rehabilitation of the Riverview treatment plant (no quorum at Public Works - moved forward)  
[Olsson - WWW\\_SSC Design Memorandum\\_DRAFT COMBINED.pdf](#)
- h. INVOICES:
-  JEO
    - \$36,601.25 – 2024 Flood Repair and Mitigation Strategies. Invoice 166441  
[JEO - 2024 Flood Repair and Mitigation.pdf](#)
  -  RP Constructors - \$168,956.77. 2023 Wastewater Treatment Facility Expansion Project – Bid Package 3. Application No.: 4  
[SSC WWTF - RP Constructors - App for Payment #4 - Partially Signed.pdf](#)
  -  CMBA Architects - \$3,120.00. South Sioux City Library Renovation.  
[CMBA - Library.pdf](#)
- i. Interconnect Project
- Sioux City Engineering – Change Order No. 1
    - Contract Sum prior to Change Order - \$1,372,620.00
    - Contract sum will decrease by this change order – (\$19,075.00)
    - New Contract Sum including this change order - \$1,353,545.00
  - Sioux City Engineering – \$171,861.85. Certificate of Payment 5.
  - South Sioux City Interconnect – Completion letter  
[Olsson - Final Certificate of Payment SSC Interconnect.pdf](#)  
[Olsson - Interconnect Final Change Order.pdf](#)  
[Olsson - Completion Letter.pdf](#)

**CITY OF SOUTH SIOUX CITY**  
**COUNCIL AGENDA**  
**December 8<sup>th</sup> , 2025 @ 5:00 p.m.**

City Hall Council Chambers  
1615 1<sup>st</sup> Avenue, South Sioux City, Nebraska

3

**2. PRESENTATIONS OF PETITIONS AND OTHER COMMUNICATION**

- a. Engineer Report  
[JEO Weekly.pdf](#)  
[Olsson Weekly.pdf](#)
- b. Bill Garvey recognition for receiving the Lifetime Achievement Award at Nebraska Serve Conference for Volunteerism  
[Bill Garvey - Lifetime Achievement Award.pdf](#)
- c. Scenic Park Campground – Congratulations on Earning RV Life's Best of the Best Award for 2025!  
[RV Life Award.pdf](#)
- d. Recommended motion on this Public Hearing will be to postpone hearing until December 22<sup>nd</sup>, 2025.  
**PUBLIC HEARING** – Jorge Addition – 200 Block of Colonial Drive (a two-lot commercial subdivision located in the 200 block of Colonial Drive)  
[SC25-0095 Gutierrez Plat Sht 1.pdf](#)  
[SC25-0095 Gutierrez Plat Sht 2.pdf](#)  
[SC25-0095 Gutierrez Plat Sht 3.pdf](#)
- e. Recommended motion on this Public Hearing will be to postpone hearing until December 22<sup>nd</sup>, 2025.  
**PUBLIC HEARING** - Rezoning request – 3720 and 3746 Dakota Avenue – C3 to C4  
[3720 & 3746 Dakota Avenue Legal Descriptions.pdf](#)

**3. GRANT APPROVAL:**

- a. Approval of applying for the Patrick Leahy Bulletproof Vest Partnership Grant to purchase three (3) new vests. Total cost is \$3,807 with a 50/50 match (\$1,903.50 PD / \$1,903.50 grant). (Comes with recommendation from Finance)
- b. Approval to apply for the Nebraska State and Local Cybersecurity Grant to fund a backup NAS (network attached storage), patch management to push updates, and .gov domain transition. Cost estimates are pending and will be available at the Council meeting. A 30% cost share is required is \$23,368 (comes with recommendation from Finance)

**4. ORDINANCE / RESOLUTION**

- a. **Resolution 2025.29 and Firefighter Pension Plan Amendment**  
Adoption of Updated Amendment and Restatement to the  
City of South Sioux City, Nebraska Firefighters' Pension Plan  
[Resolution 2025.29 Fire Pension.pdf](#)  
[Plan Document - South Sioux City - Firefighter Pension Plan.pdf](#)

**CITY OF SOUTH SIOUX CITY  
COUNCIL AGENDA  
December 8<sup>th</sup> , 2025 @ 5:00 p.m.**

City Hall Council Chambers  
1615 1<sup>st</sup> Avenue, South Sioux City, Nebraska

4

- b. Rezoning request: C4 to M1 at 615 Old Highway 20 West (*aka former Martins Airfield airport*) (*Brought back to Council from previous agenda*)

[Rezone - 615 Old Highway 20 West - Former Martins Airfield.pdf](#)

- c. **Second Reading** - Ordinance 2025.08 – Rezoning C4 to M1 at 615 Old Highway 20 West

**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

[Ordinance 2025.08 - rezone former Martin Airfield.pdf](#)

- d. Suspend Rules on Ordinance 2025.08

**INFORMATION - No action on the Conditional Use Resolution until Ordinance 2025.08 is passed.**

- e. **RESOLUTION 2025.28** - Conditional Use - Tire recycling in an M1 zone at 615 Old Highway 20

**5. THIRD READING ORDINANCE**

- a. **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.

[Ordinance 2025.07 Amend Code Animals Running at Large.pdf](#)

**6. MISCELLANEOUS AND OLD BUSINESS**

- a. RR Crossing Work at 39<sup>th</sup> Street (BNSF) Invoices (*no quorum at Public Works - moved forward*)

- Barkley Asphalt - \$14,500.00. Invoice 2014
- Barkley Asphalt - \$2,800.00. Invoice 20416

[Barkley Asphalt - RR Crossing.pdf](#)

- b. Price of cameras to place around town (*no quorum at Public Works - moved forward*)

- c. Authorization to replace two library cameras – *will come out of library budget (no quorum at Public Works - moved forward)*

- Quote – phase one – Thompson Solutions Group - \$18,517.62
- Quote – phase two – Thompson Solutions Group - \$7,570.04

[Library Camera - Phase One - \\$18,517.62.pdf](#)

[Library Camera - Phase Two - \\$7,570.04.pdf](#)

**CITY OF SOUTH SIOUX CITY  
COUNCIL AGENDA  
December 8<sup>th</sup> , 2025 @ 5:00 p.m.**

City Hall Council Chambers  
1615 1<sup>st</sup> Avenue, South Sioux City, Nebraska

5

- d. Adcraft request for additional parking (no quorum at Public Works – moved forward)  
[500 East 9th - parking aka Adcraft.pdf](#)  
[Adcraft Map.pdf](#)  
[Adcraft Request.pdf](#)
- e. Decant of liquid at big ox (no quorum at Public Works – moved forward)
- f. ALTA (American Land Title Association) Survey Proposal (no quorum at Public Works – moved forward)  
[SSC ALTA Proposal.pdf](#)
- g. Request for name change on license: Los Altos Auto Sales; location: 1019 6<sup>th</sup> Avenue, South Sioux City. (no quorum at Public Works – moved forward)
  - o Current title is under owner: Sonia E Villalpando, Sioux City Iowa
  - o Names for the new license:
    - Evelia Villalpando & Mauricio Guerrero-Martinez, Sioux City, Iowa
    - Efrain Tostado, South Sioux City, Nebraska[Los Altos - Owner Change.pdf](#)
- h. Approval for the Library to do Battle of the Books. *Library Director thinks they may be able to get grant for this.*  
[Battle of the Books - Library.pdf](#)
- i. Chapter 5: Streets and Highways (Chapter 5 of the draft 2050 Long Range Transportation Plan) (no quorum at Public Works – moved forward)  
[Chapter 5\\_Streets and Highways\\_DRAFT.pdf](#)
- j. Dakota Avenue Corridor Study (no quorum at Public Works – moved forward)
- k. Fiber companies (*wanting to go through the city using easements and right of way*) Winnebago Tribe will have someone present to talk about route (no quorum at Public Works – moved forward)

**7. POTENTIAL / PENDING LITIGATION**

- a. Police Union Negotiations (moved forward from Finance)

**DEPARTMENT HEADS UPDATES**

**ADJOURNMENT**