

**CITY OF SOUTH SIOUX CITY**  
**COUNCIL AGENDA**  
**December 22<sup>nd</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 Minutes – December 8<sup>th</sup>, 2025; Public Works – December 15<sup>th</sup>, 2025  
[Council Minutes - December 8th, 2025.pdf](#)  
[Public Works Minutes - December 15th, 2025.pdf](#)
- b. PRESENTATION OF CLAIMS:  
*This is a detailed list of bills for the various suppliers to the City for goods and services.*  
[Council Claims - December 2025.pdf](#)
- c. Treasurer's Report ending November 30<sup>th</sup>, 2025 (*comes forward with recommendation from Public Works*)  
[Treasurer's Report Ending Nov 30th 2025.pdf](#)
- d. NetSy+ - \$11,686.00. 12-month renewal for back up on computers (*comes forward with recommendation from Public Works*)  
[NetSys Renewal.pdf](#)

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2

e. INVOICES:

- ✚ JEO
  - \$7,000.00 – South Sioux City Road Program (*Street Superintendent Services*)  
[JEO - Street Superintendent Services.pdf](#)
  - \$427,962.46 - Steve Harris Construction – Soccer and Baseball field repair along Missouri River  
[JEO - Steve Harris - Soccer and Baseball Fields.pdf](#)
  - \$294,644.17 – North Ridge Excavating – Campground Improvements at Scenic Park Campground.  
[JEO - North Ridge Excavating.pdf](#)
  - \$5,315.00 – East 25<sup>th</sup> Street Water Main  
[JEO - East 25th Street Water Main.pdf](#)
- ✚ HDR
  - \$113,659.16 – Wastewater Treatment Facility Expansion  
[HDR - Wastewater Expansion.pdf](#)
  - \$6,215.59 – WWTF Operations Advisory Services  
[HDR - WWTF - Operations.pdf](#)
- ✚ West Branch Construction - \$910,407.24. WWTF Expansion.  
[West Branch - WWTF Expansion Pay.pdf](#)
- ✚ SuBSurfco - \$121,103.63; Wastewater Treatment Facility Expansion Project  
[SuBSurfco - Wastewater.pdf](#)
- ✚ Sioux City Engineering – South Sioux City / Sioux City Interconnect
  - Certificate of Payment # 5 - \$173,977.85
  - Sioux City Engineering Change Order  
[Sioux City Engineering - Certificate of Payment.pdf](#)  
[Sioux City Engineering - Interconnect Detail Sheet.pdf](#)  
[Sioux City Engineering Change Order.pdf](#)

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

- a. Engineer Report  
[JEO Weekly.pdf](#)  
[Olsson Weekly.pdf](#)
- b. PUBLIC HEARING – Liquor License – Maya Market (*liquor license will be under the name of Tienda Maya IV, Inc*) at 2310. Dakota Avenue. Class D Beer, Wine, Spirits Off Sale Only

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3

**3. RESOLUTIONS / ORDINANCES**

- a. *Postponed from previous meeting:* **PUBLIC HEARING** – Jorge Addition – 200 Block of Colonial Drive (a two-lot commercial subdivision located in the 200 block of Colonial Drive) *(Comes forward with favorable recommendation from Planning and Zoning)*  
[SC25-0095 Gutierrez Plat Sht 1.pdf](#)  
[SC25-0095 Gutierrez Plat Sht 2.pdf](#)  
[SC25-0095 Gutierrez Plat Sht 3.pdf](#)
  
- b. **Resolution 2025.30** – Subdivision – 200 Block of Colonial Drive  
[Resolution 2025-30 Subdivision - JORGE ADDITION .pdf](#)
  
- c. *Postponed from previous meeting:* **PUBLIC HEARING** - Rezoning request – 3720 and 3746 Dakota Avenue – C3 to C4 *(Comes forward with favorable recommendation from Planning and Zoning)*  
[3720 & 3746 Dakota Avenue Legal Descriptions.pdf](#)
  
- d. **Ordinance 2025.09** – Rezoning 3720 and 3746 Dakota Avenue – C3 to C4  
[Ordinance 2025.09 - rezone 3720 3246.pdf](#)
  
- e. Suspend Rules for Ordinance 2025.09
  
- f. **PUBLIC HEARING** – Vacate request, John Cain. 6<sup>th</sup> Avenue *(Comes forward with favorable recommendations from Planning and Zoning and Public Works)*  
[6th Avenue - right-of-way map.pdf](#)  
[6th Avenue - Vacate legal.pdf](#)  
[6th Avenue - Vacate.pdf](#)
  
- g. **Ordinance 2025.10** Vacate 6<sup>th</sup> Avenue  
[Ordinance 2025-10 - 6th Street - Vacate Street.pdf](#)
  
- h. Suspend Rules for Ordinance 2025.10
  
- i. **PUBLIC HEARING** - Phase 4, Ogden 3<sup>rd</sup> Addition *(one single family dwelling lot and cul-de-sac on Ogden Court) (Comes forward with favorable recommendation from Planning and Zoning and Public Works)*  
[Lot 1 Ogden 3rd Phase 4 \(002\).pdf](#)
  
- j. **RESOLUTION 2025-33** – Phase 4, Ogden 3<sup>rd</sup> Addition Subdivision  
[Resolution 2025-33 Approve Ogden.pdf](#)
  
- k. 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](#)
  
- l. Third Reading on **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](#)

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4

- m. **RESOLUTION 2025.28** - Conditional Use - Tire recycling in an M1 zone at 615 Old Highway 20  
[RESOLUTION 2025-28 - Conditional Use - Tire Recyclings.pdf](#)
- n. **RESOLUTION 2025.31** - One handicap parking space at ABR Tax  
[Resolution 2025-31 Handicap Sign - 108 East 22nd STREET.pdf](#)
- o. **RESOLUTION 2025.32** – Setting City Attorney Rate  
[Resolution 2025.32 - Setting City Attorney Rate.pdf](#)

**4. MISCELLANEOUS AND OLD BUSINESS**

- a. Approval of Adcraft Parking *(Comes from Public Works with recommendation for parallel parking on the south side)*
- b. Approval of new 2026 Chevrolet Colorado Crew Cab for the IT Department. State Bid; \$38,999.00 – Husker Auto  
[Chevrolet 2026 COLORADO 4WT-LT MATT ANDREWS 12-16-25.pdf](#)
- c. Approval of quote from Motorola Solutions – communications equipment and services. Quote price: \$33,983.20. *(Comes with recommendation from LEC board)*  
[Motorola.pdf](#)
- d. Ingredion temporary parking request *(comes from Public Works with recommendation subject to agreement and rate set)*  
[Ingredion - Public Works Parking Agreement.pdf](#)
- e. Liquid Trucking LB840 agreement with City of SSC *(comes from Public Works with recommendation to extend the deadline upon all the documents necessary for the addendum)*
  - Request is to extend the deadline.  
From January 1<sup>st</sup> to on or before July 1<sup>st</sup>
  - Reason for the request:  
Company that demolished silos does not remove the concrete.  
They have a company set to remove concrete as soon as the ground gets dry from the snow  
[Barto Trucking - LB840.pdf](#)
- f. NDOT Certificate of Compliance  
[NDOT - Certificate of Compliance.pdf](#)
- g. Street Superintendent Change Agreement – Steve Parr  
[Scope of Services - Street Superintendent Agreement.pdf](#)  
[Street Superintendent Appointment Request.pdf](#)

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5

h. Approval of Year-to-Year Committees Members (January 1<sup>st</sup> to December 31<sup>st</sup>, 2026)  
[Year to Year.pdf](#)

|   |   |   |
|---|---|---|
| <p>LEC Board:</p> <ul style="list-style-type: none"> <li>• Jasper Kriens</li> <li>• Mike O'Brien</li> <li>• Ben Schultz</li> </ul> <p>Rental Inspection:</p> <ul style="list-style-type: none"> <li>• Randy Meyer</li> <li>• Monty Peters</li> <li>• Jeff Lantz</li> <li>• Joshia Boneschans</li> <li>• Bart Sivill</li> </ul> <p>Tree Board:</p> <ul style="list-style-type: none"> <li>• Dick Leitschuck</li> <li>• Bill Huser</li> <li>• Ron Macomber</li> <li>• Carol Larvick</li> <li>• Brad Greer</li> <li>• Marian Cain</li> </ul> <p>Parks and Recreation</p> <ul style="list-style-type: none"> <li>• Bill Huser</li> <li>• Ardel Bengsten</li> <li>• Patrick Wiltgen</li> <li>• John Jager Jr.</li> <li>• John Laughhunn</li> <li>• Steve Shadle</li> </ul> <p>Citizen Advisory</p> <ul style="list-style-type: none"> <li>• Chance Bernstrauch</li> <li>• Pam Camarillo</li> </ul> | <p>Nebraska League of Cities</p> <ul style="list-style-type: none"> <li>• Lance Hedquist</li> <li>• Randy Meyer</li> </ul> <p>South Sioux City Chamber</p> <ul style="list-style-type: none"> <li>• Lance Hedquist</li> </ul> <p>Keep Nebraska Beautiful</p> <ul style="list-style-type: none"> <li>• Gene Maffit</li> </ul> <p>SIMPCO</p> <ul style="list-style-type: none"> <li>• Jim Gunsolley</li> </ul> <p>SIMPCO MPO</p> <ul style="list-style-type: none"> <li>• Randy Meyer</li> </ul> <p>SIMPCO Finance</p> <ul style="list-style-type: none"> <li>• Lance Hedquist</li> <li>• Dan Bousquet</li> </ul> <p>SIMPCO Tech</p> <ul style="list-style-type: none"> <li>• Lance Hedquist</li> <li>• Alternative: Oscar Gomez</li> </ul> | <p>Nebraska Muni Power Pool</p> <ul style="list-style-type: none"> <li>• Lance Hedquist</li> </ul> <p>Selection Committee</p> <ul style="list-style-type: none"> <li>• Jim Gunsolley</li> <li>• Rod Koch</li> <li>• Monty Peters</li> </ul> <p>SIMPCO (CED) Board</p> <ul style="list-style-type: none"> <li>• Lance Hedquist</li> <li>• Oscar Gomez</li> </ul> <p>SEDC Loan Committee</p> <ul style="list-style-type: none"> <li>• Lance Hedquist</li> </ul> |
|---|---|---|

i. Approval of Longer-Term Board Members  
[Long Term Boards.pdf](#)

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|--|--|---|
| <p>CDA – 4-year term</p> <ul style="list-style-type: none"> <li>• Bruce Davis</li> </ul> <p>Planning and Zoning – 3-year term</p> <ul style="list-style-type: none"> <li>• Jared Langel</li> <li>• Tim Pickinpaugh</li> <li>• Alternate – Arlan Kuehn</li> </ul> | <p>Board of Adjustments – 3-year term</p> <ul style="list-style-type: none"> <li>• Mohamud Osman</li> <li>• Randy Meyer</li> <li>• Yahaira Schultz</li> <li>• Monty Peters</li> <li>• Ben Schultz</li> <li>• Jim Gunsolley</li> <li>• Dan Bousquet</li> <li>• Jasper Kriens</li> </ul> | <p>Board of Health – 2-year term</p> <ul style="list-style-type: none"> <li>• Rod Koch</li> <li>• Police Chief Steve Heide</li> <li>• Randy Meyer</li> <li>• Jasper Kriens</li> <li>• Rick Colwell</li> </ul> |
|--|--|---|

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6

- j. Authorization of the following for 2026  
[Authorize the following for 2026.pdf](#)

Street Superintendent – Steve Parr – JEO

Fire Chief - Doug Koopman

Police Chief - Steve Heide

Physician Director - Rick Colewell

Authorization for Mayor to Sign City's Document and Community Development Block Grant Documents for 2026.

Authorization for Council President to Sign City's Documents and Community Development Block Grant Documents in the Mayor's Absence for 2026

Appointing Financial Institutions for 2026

F & M Bank,  
Siouxland Bank,  
BankFirst,  
Great Southern Bank,  
Union Bank and Trust  
Nebraska Public Agency Investment Trust  
Public Trust Advisors – Investment Management Services  
Nebraska Class  
Nebraska Federal Investment Trust

Approve 2026 City Signers at Financial Institutions:

Rod Koch, Mayor  
Lance Hedquist, City Administrator  
Nanci Walsh, City Clerk/Treasurer  
Josiah Boneschans, Deputy Treasurer  
Mary Clark, Human Resources

Declare Official Newspaper for 2026: Dakota County Star

Authorize the following places as 2024 Official Posting Sites:

SSC Chamber of Commerce  
SSC Public Library  
City Hall

Grant submission and online portal contract / grant activity requiring an Authorized Organization Representative (AOR): Nanci Walsh, Itzel Martinez and Audrey Renteria

**5. POTENTIAL / PENDING LITIGATION**

**DEPARTMENT HEADS UPDATES**

**ADJOURNMENT**