

CITY OF SOUTH SIOUX CITY
City Council Agenda
December 12, 2022 at 5:00 PM
City Hall Council Chambers
1615 1st Avenue, South Sioux City, Nebraska

OPEN MEETINGS ACT

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 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).

Open Meetings Act
[Open Meetings Act.pdf](#)

OATH OF OFFICES:
Mayor Rod Koch, Jasper Kriens, John Sanders,
James Gunsolley and Daniel Bousquet

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

EXCUSE ABSENCE:

1. CONSENT AGENDA

1.a. MINUTES of

Council Meeting – November 28th, 2022

[Council Minutes - November 28th, 2022.pdf](#)

Public Works Minutes - December 5th, 2022

[Public Works Minutes 12.05.2022.pdf](#)

1.b. PRESENTATION OF CLAIMS: December 12th, 2022-

This is a detailed list of bills for the various suppliers to the City for goods and services.

[CLAIMS DEC 12 TH 2022.pdf](#)

1.c. City of South Sioux City Election Certified Election Results

[Certify Election Results So Sioux City.pdf](#)

1.d. Rooming House Licenses (approval of renewals).

Comes with recommendation from Public Works

[2022 Rooming Houses Lic.pdf](#)

1.e. Treasurer's Report – ending November 30th, 20

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- 1.f. State Farm funding for the Smoke Alarms Save Lives approved for \$2,000.00.** This is for the State Farm Grant for Smoke Alarms.
- 1.g. John T. Jones Construction Co. – Change Order No. 1. Wastewater Treatment Facility Improvements.**
- Wastewater Treatment Facility Improvements Change Order No. 1 – John T. Jones Construction - \$0.00
 - Change Order Increases Owner's allowance from \$400,000 to \$969,560 which will be used to account for future cost changes and additions to the project"
 - Original Contract Amount: \$39,215,000.00
 - CPRs (Final excluding Assigned to Allowance) \$569,560.00
 - Revised Contract Amount: \$39,045,440
- [John T Jones Change Order No. 1.pdf](#)
- 1.h. Olsson - Change Order No.: 002 – Contractor Caldwell Tanks. Project 2.5 Million Gallon Elevated Water Storage**
- Original Contract Price - \$5,472,000.00
 - Increase from previously approved change order: \$33,281.00
 - Contract price Prior to this Change order: \$5,505,281.00
 - Decrease this Change Order: \$9,261.87
 - Contract Price incorporating this Change Order: \$5,496,019.13
- [Caldwell Tanks - ChangeOrder 002 - Signed by CTI.pdf](#)
- 1.i. Invoices:**
- Midwest ROW - \$5,236.00 - South Sioux City - Property Acquisition.**
Invoice number: 6147
[Midwest Row.pdf](#)
- HDR - \$88,465.42, Wastewater Treatment Plant Improvements.**
Invoice No.: 1200480200
[HDR - Wastewater Invoice.pdf](#)
- Caldwell Tanks, Inc.; \$567,627.05. 2.5 Million Gallon Elevated Water Storage Tank.**
Olsson - Certificate of Payment No.: 11
Contractor's application for payment number 21: \$18,025.14
Contractor's application for payment number 22: \$549,601.91
[Caldwell Tanks, INC..pdf](#)
- CDS Inspections and Beyond; \$1,000.00 Housing Rehab program.** Invoice # 37.
[CDS Inspection.pdf](#)
- Olsson; \$2,5258.64 Hovey Development.** Invoice 435564.
[Olsson - Hovey Development.pdf](#)
- Olsson; \$2,306.90, Hovey Development.** Invoice 441904.
[Olsson - Hovey Development \\$2,306.90.pdf](#)
- Olsson; \$15,075.00, All American Subdivision EDA.** Invoice No.: 441906
[Olsson - All American Subdivision.pdf](#)
- Olsson – \$9,500.00, Siouxland Freedom Park Facility Improvements.** Invoice No.: 441918
[Olsson - Siouxland Freedom Park.pdf](#)

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2. PRESENTATION OF PETITIONS AND OTHER COMMUNICATION

2.a. School Report – Mock Trial Team

2.b. Engineer Report

[JEO Weekly Updates.pdf](#)

[Olsson Weekly Update.pdf](#)

2.c. BETTER CITIES FOR PETS Certification Award

[MARS - Better Cities for Pets.pdf](#)

2.d. Swearing in of the new Firefighters:

Fire Chief – Terry Johnson

Firefighter/EMT- P Bryan Reyes

Firefighter/EMT Eric Kloster

Firefighter/EMT Dan Gassaway

2.e. PUBLIC HEARING: HCI Real Estate – 39th and “G” Redevelopment Project”, setting forth a plan of redevelopment pursuant to the Community Development Law, Nebraska Revised Statute, section 18-21010, et seq., within a portion of the city previously designated as a blighted and substandard community redevelopment area, approximately located to the southeast and southwest of the intersection of 39th Street and “G” Street.

[HCI 39th G TIF - Redevelopment Plan.pdf](#)

2.f. RESOLUTION 2022-122: A Resolution of the Mayor and Council of the City of South Sioux City, Nebraska approving a Redevelopment Plan Entitled “Redevelopment Plan for HCI Real Estate – 39th & “G” Redevelopment Project”.

[Resolution 2022-122 - HCI 39th G TIF - City Council Resolution on Plan.pdf](#)

2.g. PUBLIC HEARING – Ogden rezoning request East 17th Street and G Street from C1 to R2b, commercial to residential. Comes with recommendation from Public Works.

[Ogden - Petition for change of Zoning.pdf](#)

[Ogden 3rd Sub REZONING vicinity map.pdf](#)

[Ogden Third Subdivision legal description.pdf](#)

2.h. Ordinance 2022-24 - Ogden Rezoning

2.i. Suspend Rules on Ordinance 2022-24 - Ogden Rezoning

2.j. PUBLIC HEARING - LUX BROS request to rezone a tract of land in the 500 block of Old Sawmill Road from AGT (agriculture) to M2 (manufacturing). Reason for zoning change: community development, tax enhancement, job development, local contractor involvement, (business facilities – storage buildings). Comes with unfavorable recommendation from Planning and Zoning and Public Works.

[Lux - Petition for change of zoning.pdf](#)

[LUX BROS REZONING vicinity map.pdf](#)

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2.k. ORDINANCE 2022-25 LUX BROS Rezoning request

2.l. Suspend Rules for ORDINANCE 2022-25 LUX BROS Rezoning

3. INTRODUCTION OF RESOLUTIONS

3.a. RESOLUTION 2022-126 Resolution Authorizing Chief Elected Official to Sign Application for CDBG Funds.

3.b. RESOLUTION 2022-127 Removal of No Parking Sign at 3108 A Street. The residence at this house can't park in front of their house and have gotten a ticket, they have 4 vehicles and need that spot. Comes with recommendation from Public Works

3.c. RESOLUTION 2022-128 Removal of Handicap Parking signs at 3117 – 3123 A Street, owner South Sioux City Townhomes. Representative of Townhomes stated that they would like to have all but one removed.

4. MISCELLANEOUS AND OLD BUSINESS

4.a. Resolution Fun Run. YMCA would like to host an event at Crystal Cove on January 1st, 2023

[Resolution Fun Run.pdf](#)

4.b. Approval of Sewer Treatment Agreement Between Sioux City, IA and South Sioux City NE
[South Sioux City Treatment Agreement \(FINAL 11.30.22\).pdf](#)

4.c. Olsson Completion Letter – Caldwell Tanks has completed the 2.5 Million Gallon Elevated Water Storage.

[Olsson Completion Letter - Water Storage.pdf](#)

4.d. 2023 City Maintenance Agreement Renewal. Maintenance Agreement No. 24, Maintenance agreement between the Nebraska Department of Transportation of the Municipality of South Sioux City. Comes with recommendation from Council.

[2023 City Maintenance Agreement Renewal.pdf](#)

4.e. Crystal Cove Lake 2023 Milfoil Treatment Agreement approval.

[Crystal Cove Lake 2023 Lake Contract.pdf](#)

4.f. Grid Resilient grants / smart grid grants / grid innovation grants. Information only

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- 4.g. ARPA Plan update – draft**
[DRAFT - ARPA Funds Available.pdf](#)
- 4.h. Approval to apply for a Community Block grant – Coronavirus (CDBG-CV) grant or Public Works - Facilities (PW-F) for partial funding (\$400,000) toward the replacement of a refurbished aerial fire truck.** Cost share will be approximately \$285,000. This project would include selling the current truck to support shipping, licensing and other costs associated
- 4.i. FCC/USAC E-RATE for library – Internet:** Data transmission and internet access, 1 Gbps with installation, no data cap, 3-and 5-year cost. Staff recommendation – Long Lines \$134.95/month for 60 months. 80/20 cost share
[Library - - ERATE Internet Services.pdf](#)
- 4.j. FCC/USAC E-Rate for library – Firewall:** Service, components, Fortinet or equivalent, quantity = 2 plus maintenance, 1-year and 3-year cost. Staff recommendation – SmartWave \$14,232.30 for 12 months. 80/20 cost share
[Library - ERATE Firewalls.pdf](#)
- 4.k. Authorization to apply for the Mainspring and 360 projects with NextEra.**
[South Sioux City Mainspring Proposal 12.5.22.pdf](#)
- 4.l. MBG ASPIre Adaptive Smart Pole.** The ASPIre line of products work with other IoT technologies such as traffic monitoring systems, digital signs, security cameras, EV charging stations and more. Discussion – Information
[MBG ASPIre.pdf](#)
- 4.m. Approval to apply for Nebraska State Volunteer Firefighter Association SAFER 4 GRANT.** Comes with recommendation from Public Works
[NSVFA SAFER GRANT.pdf](#)
- 4.n. Appoint Council President**
- 4.o. NPPD Electric Comments**
- 4.p. J.K. Report**

DEPARTMENT HEAD UPDATES

POTENTIAL/PENDING LITIGATION

ADJOURNMENT