

CITY OF SOUTH SIOUX CITY
COUNCIL MINUTES
December 12th, 2022

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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 1st Avenue in said City on the 12th day of December 2022, at 5:00 P.M.

Present were: Mayor Rod Koch and Council Members Jason Bowman, Jasper Kriens, James Gunsolley, Dan Bousquet, Carol Schuldt, John Sanders, Rick Bousquet and Ben Schultz.

Absent: None.

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.

Swearing in of Mayor of South Sioux City and Council members performed by City Attorney Mike Schmidt. Congratulations to:

Mayor Rod Koch
Councilman Jasper Kriens,
Councilman John Sanders
Councilman James Gunsolley
Councilman Dan Bousquet

Swearing in of the following Firefighters performed by City Attorney Mike Schmidt:

Fire Chief – Terry Johnson
Firefighter/EMT-P - Bryan Reyes
Firefighter/EMT - Eric Kloster
Firefighter/EMT - Dan Gassaway

Schultz motioned, seconded by R. Bousquet to approve the following items on the Consent Agenda:

- Minutes from Council – November 28th, 2022 and Public Works – December 5th, 2022
- Claims ending December 12th, 2022
- City of South Sioux City Election Certified Election Results
- Rooming House Licenses
- Treasurer's Report – ending November 30th, 2022
- State Farm Funding for Smoke Alarms
- John T. Jones Construction – Change Order No. 1
- Olsson – Change Order: 002 – Contractor Caldwell Tanks. 2.5 Million Gallon Elevated Water Storage. Decrease - \$9,261.87.
- Midwest ROW - \$5,236.00. South Sioux City – Property Acquisi. Invoice: 6147
- HDR - \$88,465.42. Wastewater Treatment Plant Improvements. Invoice 1200480200.
- 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
- CDS Inspections and Beyond; \$1,000.00 Housing Rehab program. Invoice: 37.
- Olsson; \$2,5258.64 Hovey Development. Invoice 435564
- Olsson; \$2,306.90, Hovey Development. Invoice 441904
- Olsson; \$15,075.00, All American Subdivision EDA. Invoice No.: 441906
- Olsson – \$9,500.00, Siouxland Freedom Park Facility Improvements. Invoice: 441918

Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

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Lance Swanson and Ruth Liston from South Sioux City Schools introduced the Mock Trial students and talked about the program. Good job students!

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.

City Administrator Lance Hedquist stated that the City of South Sioux City received the Better Cities for Pets Certification award.

Michael Sands from Baird Holm was present to give information on the HCI Real Estate – 39th and “G” Redevelopment Project” and to answer any questions Council and/or anyone may have.

At 6:03 pm Mayor Rod Koch opened the PUBLIC HEARING regarding the HCI Real Estate – 39th and “G” Redevelopment Project” There was no one present requesting special services or to speak in favor of or in opposition to the proposed Redevelopment Project. At 6:03 p.m., Mayor Koch declared the hearing closed.

The City Attorney read the following Resolution:

RESOLUTION 2022-122

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SOUTHSIOUX CITY, NEBRASKA, APPROVING A REDEVELOPMENT PLAN ENTITLED “REDEVELOPMENT PLAN FOR HCI REAL ESTATE – 39TH & “G” REDEVELOPMENT PROJECT”

Kriens motioned, seconded by R. Bousquet to postpone the HCI Redevelopment plan and Resolution 2022-122 until further notice. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

At 6:15 p.m. Mayor Koch opened the PUBLIC HEARING regarding Ogden rezoning request for East 17th Street and G Street from C1 to R2b, commercial to residential. There was no one present requesting special services or to speak in favor of or in opposition to the proposed rezoning. At 6:16 p.m., Mayor Koch declared the hearing closed

The City Attorney read the following Ordinance:

ORDINANCE 2022 – 24

AN ORDINANCE REZONING AN AREA WITHIN THE CITY OF SOUTH SIOUX CITY, NEBRASKA LOCATED AT EAST 17TH STREET AND G STREET FROM C1 TO R2b

Schultz introduced Ordinance 2022-24 on its first reading and moved that statutory rule regarding reading on three different days be suspended. Motion seconded by Kriens. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

Kriens motioned, for final passage on Ordinance 2022-24, R. Bousquet seconded the motion. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

At 5:17 p.m. Mayor Koch opened the PUBLIC HEARING regarding LUX BROS request to rezone a tract of land in the 500 block of Old Sawmill Road from AGT (agriculture) to M2 (manufacturing).

Present to talk in favor of the rezoning: Andy Lux. Mr. Lux presented pictures of what the steel building may look like, discussing what the possibilities may be for this area. Stating that they would not do anything to bring down the area but to enhance the area, jobs and taxes.

Present to talk in opposition of the rezoning:

Matt Leuther – Rottunda Way residence
Brian Leiting - Rottunda Way residence
Sydney Muff - Rottunda Way residence
Burnell Drieling - Rottunda Way residence
Carrie Furley - Rottunda Way residence
Larry Albenesius – Rottunda Way housing developer

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A letter was read by City Clerk Nanci Walsh for Chris Krueger – Rottunda Way residence in opposition.

Councilman Jason Bowman stated on why the Public Works committee made no recommendation on the rezoning.

The City Attorney read the following Ordinance:

ORDINANCE 2022 – 25

AN ORDINANCE REZONING AN AREA WITHIN THE CITY OF SOUTH SIOUX CITY, NEBRASKA LOCATED AT 500 BLOCK OF OLD SAWMILL ROAD FROM C1 TO R2b

Schultz motioned, seconded by Sanders to deny Ordinance 2022-25 rezoning request. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

Bowman motioned, seconded by Schultz to approve the following Resolution:

RESOLUTION 2022-129

Resolution Authorizing Chief Elected Official to Sign An Application for CDBG Funds

Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

Councilman Sanders left the meeting during the next two agenda items.

Schultz motioned, seconded by Gunsolley to approve the following Resolution:

RESOLUTION 2022-127

RESOLUTION OF REMOVAL OF NO PARKING SIGN ON THE SOUTH SIDE OF 3100 BLOCK ON "A STREET"

Voting Aye: Kriens, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

Schultz motioned, seconded by Schuldt to approve the following Resolution

RESOLUTION 2022 – 128

RESOLUTION AUTHORIZING REMOVAL OF ALL BUT ONE HANDICAP PARKING SIGN AT 3117 – 3123 A STREET

Voting Aye: Kriens, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

Bowman motioned, seconded by Gunsolley to approve the Resolution Fun Run sponsored by the YMCA at Crystal Cove. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

R. Bousquet motioned, seconded by Schuldt to approve the Sewer Treatment Agreement between Sioux City, IA and South Sioux City, NE. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

Bowman motioned, seconded Schultz to approve the Olsson completion letter by Caldwell Tanks for 2.5 Million Gallon Elevated Water Storage. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

Bowman motioned, seconded by R. Bousquet to approve the 2023 City Maintenance agreement renewal. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

Kriens motioned, seconded by Sanders to approve the Crystal Cove Lake 2023 Milfoil treatment agreement. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

City Administrator Lance Hedquist gave information on Grid Resilient grants / smart grid grants / grid innovation grants.

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City Administrator Lance Hedquist gave information on ARPA Plan and where the money is being allocated.

Schultz motioned, seconded by Gunsolley for approval to apply for a Community Block grant towards the cost of a replacement fire truck. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

Bowman motioned, seconded Schuldt to approve FCC/USAC E-RATE for library internet with Long Lines at \$134.95/month for 60 months. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

Schuldt motioned, seconded by Bousquet to approve FCC/USAC E-RATE for Library firewall. Smartwave \$14,232.30 for 12 months. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

Bowman motioned, seconded by Schuldt to send letter applying for the Mainspring and 360 projects with NextEra. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

City Administrator Lance Hedquist gave information on MBG ASpire Adaptive Smart Pole.

Kriens motioned, seconded by Schuldt giving approval to apply to Nebraska State Volunteer Firefighter Association SAFER 4 Grant. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

Schultz motioned, seconded by Bowman to nominate Jasper Kriens as Council President. Voting Aye: Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none. Abstaining: Kriens

Thomas Kent and Pat Torsen from NPPD gave presentation to Council on Electrical and answer any question Council may have. No action taken

John Krajewski from JK Energy Consulting was on the phone for discussion and to answer any question on Electrical. No action taken.

There being no further business to discuss, at 7:30 p.m., R. Bousquet motioned, seconded by Gunsolley to adjourn. Voting Aye: Kriens, Sanders, D. Bousquet, Bowman, Schultz, R. Bousquet, Schuldt and Gunsolley. Voting No: none

These minutes are subject to city council approval.

MAYOR

ATTEST:

CITY CLERK

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I, the undersigned City Clerk, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council, that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continuously current and available for public inspection at the office of the Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting, that at least one copy of all reproducible materials discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

CITY CLERK