

CITY OF SOUTH SIOUX CITY
City Council Agenda
October 23, 2023 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).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Rod Koch, Jasper Kriens, Dan Bousquet, Jason Bowman, Ben Schultz, Rick Bousquet, Carol Schuldt, Jim Gunsolley and Monty Peters

EXCUSE ABSENCE:

1. CONSENT AGENDA

- 1.a. MINUTES: Council Minutes – October 9th, 2023
[Council Minutes - October 9th, 2023.pdf](#)
- 1.b. PRESENTATION OF CLAIMS October 23rd, 2023-
This is a detailed list of bills for the various suppliers to the City for goods and services.
[Claims - October 23, 2023.pdf](#)
- 1.c. Treasurer's Report ending 09.30.2023
[Treasurer's Report Ending 9-30-23 \(Unaudited\).pdf](#)
- 1.d. INVOICES:
 - JEO – \$7,500.00; Roundhouse Road Street Project. Invoice: 145100
[JEO - Roundhouse Road.pdf](#)
 - John T Jones - \$1,577,441.80; Wastewater Treatment Plant. Application 29. Balance to finish: \$999,461.00
[John T Jones.pdf](#)
 - Bligh Construction – 3 invoices and 1 change order:
 - Invoice 5052 - \$400.00
 - Invoice 5050 - \$4,100.00
 - Invoice 5051 - \$3,850.00
 - Change Order – Initial Contract Amount - \$24,999.00;
 - Total New Contract Amount: \$24,999.00[Bligh.pdf](#)

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- JEO - \$4,826.25. GIS Services. Invoice 145225
[JEO - GIS Services.pdf](#)
- Olsson - \$11,000.00. Hovey Development. Invoice 474331.
[Olsson - Hovey Development.pdf](#)
- Olsson - \$4,995.38. All American Subdivision. Invoice 474310.
[Olsson - All American Subdivision.pdf](#)
- JEO - \$5,025.00. Water Rate Study. Invoice 145299.
[JEO - Water Rate Study.pdf](#)

1.e. Change Order:

HDR – John T Jones –

Change Order: 3. Wastewater Treatment Facility Improvements.

Change and Allowance Status Report. [Hyperlink](#)

Owner's Allowance has decreased from \$868,193.78 down to \$660,740.78. The total Contract Price remains unchanged until we deduct the remaining Owner's Allowance at the end of the project in a subsequent Change Order.

Owner's Allowance Remaining

Original Amount (6-2-21) \$400,000.00

Change Order 1 (12-12-22) \$969,560.00

Change Order 2 (6-12-23) \$868,193.78

Change Order 3 (10-10-23) \$660,740.78

[ChangeOrder 3 HDR Recommended.pdf](#)

[Owner's Allowance 10-6-23.pdf](#)

2. PRESENTATION OF PETITIONS AND OTHER COMMUNICATION

2.a. Engineer Report

[JEO Weekly.pdf](#)

[Olsson Weekly.pdf](#)

2.b. Red Ribbon Week Proclamation

[Red Ribbon Proclamation.pdf](#)

2.c. PUBLIC HEARING:

"Redevelopment Plan for the Foundry & Arbor Drive Residential Redevelopment Project," for redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq., within portions of the blighted and substandard areas commonly referred to as the "Northeast Redevelopment Area" and the "Riverview Drive Redevelopment Area", in South Sioux City, Nebraska.

[Foundry Arbor Drive - SSC - VV TIF - Redevelopment Plan.pdf](#)

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2.d. RESOLUTION 2023-19

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, APPROVING A REDEVELOPMENT PLAN ENTITLED, "REDEVELOPMENT PLAN FOR THE FOUNDRY & ARBOR DRIVE RESIDENTIAL REDEVELOPMENT PROJECT".

[Resolution 2023-19 SSC - VV TIF - City Council Resolution on Plan.pdf](#)

3. THIRD READING ORDINANCE

3.a. ORDINANCE 2023 – 12

AN ORDINANCE OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA AMENDING SECTION 2-128 OF THE CODE OF ORDINANCES; AMENDING RESIDENCY REQUIREMENTS FOR EMPLOYEES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWTH; AND PRESCRIBING A TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT

4. MISCELLANEOUS AND OLD BUSINESS

4.a. Dealers License Relocation. New Address – 2405 Cornhusker Drive
[2405 Cornhusker Drive Zoning Confirmation update april 2023.pdf](#)

4.b. Gerkin Expansion and Hwy 77 Drainage – JEO proposal.
[JEO Proposal.pdf](#)

4.c. Emergency Water Line Repair

5. DEPARTMENT HEAD UPDATES

6. POTENTIAL/PENDING LITIGATION

7. ADJOURNMENT