

CITY OF SOUTH SIOUX CITY
COUNCIL MINUTES
October 23rd, 2023

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 23rd day of October 2023, at 5:00 P.M.

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

Absent: Rick Bousquet

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.

Kriens motioned, seconded by peters to excuse Rick Bousquet from the Council meeting. Voting Aye: Gunsolley, Schuldt, Schultz, Peters, D. Bousquet, Kriens and Bowman. Voting No: none.

Schultz motioned, seconded by Schuldt to approve the following items on the Consent Agenda:

Council Minutes – October 9th, 2023

PRESENTATION OF CLAIMS October 23rd, 2023

Treasurer's Report ending 09.30.2023.

INVOICES:

- JEO – \$7,500.00; Roundhouse Road Street Project. Invoice: 145100
- John T Jones - \$1,577,441.80; Wastewater Treatment Plant. Application 29.
- 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
- JEO - \$4,826.25. GIS Services. Invoice 145225
- Olsson - \$11,000.00. Hovey Development. Invoice 474331.
- Olsson - \$4,995.38. All American Subdivision. Invoice 474310.
- JEO - \$5,025.00. Water Rate Study. Invoice 145299.

Change Order:

- HDR – John T Jones –

Change Order: 3. Wastewater Treatment Facility Improvements.
Change and Allowance Status Report

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

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

**CITY OF SOUTH SIOUX CITY
COUNCIL MINUTES
October 23rd, 2023**

2

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.

A representative from Siouxland Cares was present for the reading of the Red Ribbon Week Proclamation.

At 5:07 p.m. Mayor Koch opened the PUBLIC HEARING regarding the redevelopment plan for the Foundry and 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.

Michaels Sands TIF Attorney from Bairdholm was present to explain the redevelopment project.

There was no one present requesting special services or to speak in favor of or in opposition to redevelopment plan. At 5:16 p.m. p.m., Mayor Koch declared the hearing closed.

Kriens motioned, seconded by D. Bousquet to approve the following Resolution:

RESOLUTION 2023-19

A resolution of the Mayor and Council of the City of South Sioux City,
NE approving a redevelopment plan entitled "Redevelopment Plan
for the Foundry& Arbor Drive residential redevelopment project"

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

The City Attorney read the following Ordinance:

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

Peters motioned, seconded by Gunsolley to approve Ordinance 2023-12 on its 3rd and final reading. Voting Aye: Gunsolley, Schuldt, Schultz, Peters, D. Bousquet, Kriens. Voting No: Bowman.

Bowman motioned, seconded by Schuldt for the owners to surrender their license for two car lots one on Hwy 77 and Dakota Avenue and 701 A Street. Proceeding to give approval for a dealer's license at 2405 Cornhusker Drive. Voting Aye: Gunsolley, Schuldt, Schultz, Peters, D. Bousquet, Kriens and Bowman. Voting No: none.

D. Bousquet motioned, seconded by Peters to approve JEO's proposal for a drainage evaluation, feasibility of installing a new drainage culvert across Hwy 77 draining the lowland area roughly bounded by Rhino Rd on the west, Futures Dr. on the northeast and U.S. Hwy 77 on the southeast to Crystal Cove. Voting Aye: Gunsolley, Schuldt, Schultz, Peters, D. Bousquet, Kriens and Bowman. Voting No: none.

Kriens motioned to fund emergency water line repair and replacement, motion seconded by Schultz. Voting Aye: Gunsolley, Schuldt, Schultz, Peters, D. Bousquet, Kriens and Bowman. Voting No: none.

South Sioux City Library youth services shared the trick and treating event that the Library will be holding.

Bowman stated a thanks to Mike O'Brien on working on the Korean War Monuments down by Veterans Park.

**CITY OF SOUTH SIOUX CITY
COUNCIL MINUTES
October 23rd, 2023**

3

Being no further business at 5:39 p.m. Kriens motioned, seconded by Schultz to adjourn the meeting. Voting Aye: Gunsolley, Schuldt, Schultz, Peters, D. Bousquet, Kriens and Bowman. Voting No: none.

These minutes are subject to city council approval.