

# CITY OF SOUTH SIOUX CITY

## CDA

May 14, 2024 at 11:00 AM

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### OPEN MEETING 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).

### CDA MEMBERS:

Bruce Davis, Bart Gotch, Mike Robinette, Scott Manley, and Chris Krueger

### 1. ROLL CALL

### 2. EXCUSE ABSENCE:

### 3. CONSENT AGENDA

#### 3.a. Minutes of Regular Meeting – April 9th, 2024

[CDA Minutes - April 9th, 2024.pdf](#)

#### 3.b. CDA Claims

[CDA Claims - May 14th, 2024.pdf](#)

#### 3.c. Invoices

- **Olsson, \$3,217.85; All American Subdivision.** Invoice 492752
  - **Olsson, \$3,500.00; Hovey Development Phase III.** Invoice 492767
- [Olsson - All American.pdf](#)  
[Olsson - Hovey.pdf](#)

### Land Option Renewals

DeRoos 7/1/24; Anderson 5/1/25; Garwood 06.31.2025; Robertson;

#### DeRoos land option

### 4. OTHER BUSINESS:

#### 4.a. NAI Listing Agreements and Amendment.

- Listing Amendment – TBD West 29th Street
  - Listing Agreements – All American Division (12 Parcels)
  - Listing Agreements – 3309 – 3311 Daniels Lane
  - Marketing 10 acres by KC Hall
- [Change Form thru 10.31.24 Data Park lots 1-6 SSC 4.1.24.pdf](#)  
[Listing Agency Agreements All American Division \(12 parcels\) SSC 2.26.24.pdf](#)  
[Listing and Agency Agreements 3309-3311 Daniels Lane SSC 2.27.24.pdf](#)

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### 4.b. Highway 20 – Change Order Old Bid Proposal – Barkley Asphalt

- Edge Mill ends, clean track and overlay approx., 57,000 S.F. with 2" average depth hot mix asphalt.
  - AGG Shoulder
  - Fill in at Driveways
  - Traffic Control = \$107,550.00
  - Pilot car and Extra Day Labor/Paving and Striping = \$6,000.00
- Total amount of bid proposal: \$113,550.00

[Barkley Asphalt.pdf](#)

### 4.c. Information only: 2024 TIF Percentage Map (Designated Blight Area Percentage Map – Redevelopment Area Boundary)

[2024 TIF Percentage Map.pdf](#)

### 4.d. Extremely Blighted Determination Study for South Sioux City NE. (for 29th Street and HWY 77)

[SSC -29th St HWY 77 EBA Designation - Approval Schedule\(6358922.1\).pdf](#)

### 4.e. Proposed plans for 39th Street and G Street Railroad Quiet Zones.

Olsson will be going out for bids the week of May 13th, 2024

[2.8.24 SSC QUIET ZONES.pdf](#)

## 5. FOLLOW UP / ACTION ITEMS

### 5.a. NPPD – Concrete work requested - (bids are all for 6" PCC depth)

- Gill Construction (24Q-04-A) – \$12,312.00
  - Gill Construction (24Q-04-B) - \$37,320.50
- [Gill - \\$12,312.00.pdf](#)  
[Gill Construction - \\$37,320.50.pdf](#)
- Bevelhymeyer Construction - \$25,110.00
- [Bevelhymer Construction - \\$25,110.00.pdf](#)
- TR Harris Construction - \$24,612.00
- [TR Harris Construction - \\$24,612.00.pdf](#)

### 5.b. Land buy back language discussion

### 5.c. Tech Spec building lease and sales offer

[Draft Lease Lighthouse Autism South Sioux City NE 4-22-24 Redlined by Chris Bogenrief 5-1-24.pdf](#)  
[LOI Lighthouse Autism 3311 Daniels SSC NE Executed by Tenant 4-22-24.pdf](#)

### 5.d. Authorization to go out for bids on Roundhouse Road

### 5.e. Dale Hans update

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**5.f. Commerce Way update**

**5.g. Roy Perry update**

**5.h. Gerkin / Data Park TIF update**

**5.i. South Ridge Golf course**

**6. POTENTIAL CLOSED SESSION**

**7. MOTION TO ADJOURN**

**8. ECONOMIC DEVELOPMENT UPDATE:**

*County*

*The Siouland Initiative*

*Nebraska Public Power District*

*City*