

CITY OF SOUTH SIOUX CITY
COUNCIL MINUTES
June 24th, 2024

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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 24th day of June 2024, at 5:00 P.M.

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

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.

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

Minutes - Council – June 10, 2024

CLAIMS – June 24, 2024

Dakota Avenue and Empirical Drive Intersection Improvements – lowest bid from Mark Albenesius, bid amount of \$400,688.96.

Water Line Lead Survey Drawing Giveaway for Utility

Church League Baseball Agreement

Campground WIFI

Campground Rates - \$2 added to rate once new WIFI is installed

Budgeted transfers

INVOICES:

- JEO - \$6,199.50; Foundry Road Improvements.
- Olsson - \$19,450.00; Energy Audits.
- HDR - \$267,425.83; Wastewater Treatment Facility Expansion.
- HDR - \$22,772.23; WWTF Operations Advisory Services.
- Olsson \$12,467.24 All American Subdivision.
- Barkley Asphalt; \$338,344.00
- Barkley Asphalt; \$42,225.00
- Olsson - \$10,600.00 – Empirical Traffic Study.
- Olsson - \$5,907.48. Lead Service Inventory
- Olsson – \$728.75 - FRA Quiet Zone Support Services
- Olsson - A&R Construction Co. \$380,552.23.
- Olsson – \$10,265.00; Hovey Development Phase III.
- Olsson – \$9,500.00; Interconnect Water Main

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

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.

Congratulations to Councilwoman Carol Schuldt, Pat Somsky and the City of South Sioux City for the SIMPCO Award Recognition.

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Public Works Director Gene Maffit showed the finished product of the shed that the kids from South Sioux City High School built. On hand from the school was teacher: Todd Arens and student: Tyrese Gill. Good job students

The Following items for the Blight Study – 29th and HWY 77 were postponed:

- PUBLIC HEARING: APPROVAL OF BLIGHT STUDY – 29th and Hwy 77 Extreme Blight Designation. *(There was no quorum for the Public Hearing at Planning and Zoning – hearing was opened and closed with no one there in opposition or support of project)*
- RESOLUTION 2024-15 -
RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, DESIGNATING AN AREA OF THE CITY AS EXTREMELY BLIGHTED AND IN NEED OF REDEVELOPMENT PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

At 5:27 p.m., Mayor Koch opened the PUBLIC HEARING regarding Hovey Third Subdivision preliminary and final plats, a proposed residential subdivision in South Sioux City. There was no one present requesting special services or to speak in favor of or in opposition to Hovey Third Subdivision. At 5:28 p.m., Mayor Koch declared the hearing closed.

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

RESOLUTION 2024 – 16

A RESOLUTION OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA
APPROVING THE FINAL PLAT OF THE SUBDIVISION KNOWN AS
HOVEY THIRD SUBDIVISION IN THE CITY OF SOUTH SIOUX CITY,
DAKOTA COUNTY, NEBRASKA

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

At 5:29 p.m., Mayor Koch opened the PUBLIC HEARING regarding Bracht Commercial Park – Phase 1, (proposed commercial 4-lot subdivision located in the South Sioux City extraterritorial zoning jurisdiction. The parcel labeled Outlot 1 is not a public roadway but a private road access and utility easement. Maintenance, snow removal and upkeep will be the responsibility of the owner until such time infrastructure improvements are installed to city specification and the dedication is made. I have asked the surveyor to relabel outlot 1 to private roadway access and utility easement. Lastly, I have asked them to place a 12' utility easement along the north boundary line.) There was no one present requesting special services or to speak in favor of or in opposition to Bracht subdivision. At 5:30 p.m., Mayor Koch declared the hearing closed.

Peters motioned, seconded by Schultz to approve Bracht Commercial Park – Phase 1 subdivision. Voting Aye: Gunsolley, Schuldt, Peters, R. Bousquet, Schultz, Bowman, Kriens and D. Bousquet. Voting No: none

Bowman motioned to approve Olsson agreement for NEMA Scenic Park Safe Room subject to satisfying conditions of NEMA. Motion seconded by Schultz. Voting Aye: Gunsolley, Schuldt, Peters, R. Bousquet, Schultz, Bowman, Kriens and D. Bousquet. Voting No: none

The following items for the Certified Local Government (CLG) application has been postponed until the next Council meeting.

- Approval of Certified Local Government (CLG) application (South Sioux City Library)
- ORDINANCE 2024-08
AN ORDINANCE OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA ESTABLISHING A HISTORIC PRESERVATION COMMISSION; PROCEDURES FOR DESIGNATION OF LANDMARKS AND LANDMARK DISTRICTS; PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS FOR ALTERATIONS TO DESIGNATED LANDMARK PROPERTIES; AND TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS.

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Resolution 2024-14 – postponed until further notice:

RESOLUTION 2024-14:

RESOLUTION APPOINTING INLAND PORT AUTHORITY BOARD COMMISSIONERS

Kriens motioned, seconded by Peter to approve the following Resolution:

RESOLUTION 2024-17

A DISASTER DECLARATION FOR THE CITY OF SOUTH
SIOUX CITY, NEBRASKA
RESULTING FROM SEVERE FLOODING

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

The City Attorney read the following Ordinance:

ORDINANCE 2024 - 09

ORDINANCE AMENDING CHAPTER 70 OF THE CITY OF SOUTH SIOUX CITY
CODE OF ORDINANCES; SETTING RULES AND REGULATIONS FOR THE USE OF
CITY PARKS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN
CONFLICT HERewith; AND PRESCRIBING A TIME WHEN THIS ORDINANCE
SHALL BE IN FULL FORCE AND EFFECT.

Kriens motioned that Ordinance 2024-09 be approved on its 1st Reading. Motion 2nd by Schuldt. Voting Aye: Gunsolley, Schuldt, Peters, R. Bousquet, Schultz, Bowman, Kriens and D. Bousquet. Voting No: none

Kriens motioned to accept JWC unit replacement proposal from Electric Pump in the amount of \$51,300.00. Motioned seconded by Peters. Voting Aye: Gunsolley, Schuldt, Peters, R. Bousquet, Schultz, Bowman, Kriens and D. Bousquet. Voting No: none

Informational item – DEE did approve 18 million dollars for a new well plant and to expand the one we have. Council awarded the project to Olsson about 3 years ago. Expecting a contract shortly.

Kriens motioned at 5:41 p.m. to adjourn the meeting. Motion seconded by R. Bousquet. Voting Aye: Gunsolley, Schuldt, Peters, R. Bousquet, Schultz, Bowman, Kriens and D. Bousquet. Voting No: none

These minutes are subject to city council approval.

A copy of the minutes in their entirety is available at City Hall, 1615 1st Ave., Mon.-Fri. 8:00 am-5:00 pm. and on the City's website at www.southsiouxcity.org

Nanci Walsh CITY Clerk