

CITY OF SOUTH SIOUX CITY

CDA

April 8, 2025 at 11:00 AM

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).

PUBLIC COMMENT

Addressing the Council: Persons addressing the Council must use the microphone at the podium. Please raise your hand to be recognized, go to the podium and state your name and address.

Public comments will be taken at the beginning of each agenda item, after the subject has been announced by the presiding officer and explained by staff. Any person who wishes may speak one time for 3 minutes on each agenda item. Public comments will then be closed, and the topic will be given to the governing body for possible action. At this point, only members of the public body and staff may discuss the current agenda item unless the body moves to allow another person to speak and there is unanimous consent. Questions from the body may be directed to staff or a member of the public through the presiding officer. Public comment on items not on the agenda will not be allowed. The public may request that a matter be placed on the agenda by submitting a timely written request to the Clerk.

CDA MEMBERS:

Bruce Davis, Bart Gotch, Scott Manley, Chris Krueger and Doyle VanDyke

1. ROLL CALL

2. EXCUSE ABSENCE:

3. CONSENT AGENDA

3.a. Minutes - March 11th, 2025

[CDA Minutes - March 11th, 2025.pdf](#)

3.b. Claims

[Claims.pdf](#)

3.c. Rice Companies – project: Lighthouse Sioux City remaining TI

\$106,403.00

Application and Certificate for Payment number 5

[Application for Payment #5 - CFC24014 - Lighthouse Sioux City - 2025-03-31 v2.pdf](#)

3.d. Olsson - \$2,378.38. Hovey Development Phase III

[Olsson - Hovey Development.pdf](#)

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4. NEW BUSINESS:

- 4.a. Request for new utility easement for NPPD
- 4.b. Support Siouxland Entrepreneurs (last year's donation was \$1,000.00)
[Innovation Market Sponsorship Levels.pdf](#)
- 4.c. Southridge Golf Course
- 4.d. All American lot offer
- 4.e. Update Economic Department Website

5. OTHER BUSINESS:

- 5.a. DED announces Awards for talent recruitment through the good life is calling campaign
[DED Announces Awards.pdf](#)
- 5.b. All American Subdivision - future plans
- 5.c. Land Options - Closed Session

6. FOLLOW UP / ACTION ITEMS

- 6.a. All American Subdivision Covenants (*brought back from previous meeting with clarification needed*)
- 6.b. Mowing quote at All American lots (*brought back from previous meeting with quote for mowing this area*)

Land Option Renewals

Anderson 5/1/25; Garwood 06.31.2025

7. ECONOMIC DEVELOPMENT UPDATE:

*County
The Siouxland Initiative
Nebraska Public Power District
City*

8. PUBLIC COMMENTS

9. POTENTIAL CLOSED SESSION

10. MOTION TO ADJOURN