

CITY OF SOUTH SIOUX CITY
Public Works Committee
April 7, 2025 at 5:00 PM
City Hall Council Chambers
1615 1st Avenue, South Sioux City, Nebraska

Members: Randy Meyer, Monty Peters, Mahamud Osman and Yahaira Schultz

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).

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.

ROLL CALL:

EXCUSE ABSENCES:

1. PUBLIC WORKS:

1.a. Engineer's Report

[JEO Weekly.pdf](#)

[Olsson Weekly.pdf](#)

1.b. City of South Sioux City, Dakota City and Dakota County Stormwater Management Plan 2025.

[Stormwater Management Plan 2025.pdf](#)

1.c. Stormwater Plan - 2024 Annual Report

[Stormwater Plan - 2024 Annual Report.pdf](#)

1.d. Timberline Lift Station bid. Olsson and City Staff recommend going with lowest bidder – SubSurfco.

- SubSurfco - \$423,500.00

- Steve Harris Construction - \$580,942.62

- MAI (Mark Albenesius) - \$590,154.15

[Timberline Lift Station - Bid Tab.pdf](#)

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2. PUBLIC SAFETY:

- 2.a. **Approval of Manager’s License for Joseph Langseth, Tabacco Hut @ 1903 Dakota Avenue.**
- 2.b. **Approval of managers Application – Jonathon Mileham, Kum and Go @ 3808 Dakota Avenue.**
- 2.c. **Public Hearing schedule for Council on April 14th on new liquor license.** La Perla Del Mar Bar and Grill @ 618 Dakota Avenue, South Sioux City. License Type: Class C Beer, Wine, Spirits On and Off Sale
- 2.d. **Information only: Empirical Traffic Light Intersection update:**
The traffic control box has been installed this past week. The power was also hooked up and inspected to ensure everything is in perfect working order. Finally, General Traffic is scheduled to establish the signal timing on Wednesday, which will allow the intersection to begin operating.
- 2.e. **Approval of Dakota Avenue Crosswalk Study, 2025-2025 – SIMPCO – and authorization to submit application.**
[South Sioux City Crosswalk Report.pdf](#)
- 2.f. **Notice of Nebraska Highway Improvement Project**
[Highway Improvement Project.pdf](#)

3. HOUSING AND COMMUNITY DEVELOPMENT:

- 3.a. **Information only** – Public Hearing Notice - scheduled for Council on April 14th, 2025. Conditional Use permit, residential use in a commercial (C3) zoning district, 615 West 15th Street. *There was no quorum at the planning and zoning meeting and no formal action was taken, however the consensus was favorable with those members present on the three public hearings*
- 3.b. **Information only** – Public Hearing Notice - scheduled for Council on April 14th, 2025. Conditional use Permit – Residential Use in a Commercial Zoning District – 204 West 22nd Street. (residential use in a commercial (C3) zoning district. The subject property is located at 204 West 22nd Street legally described as Lots 4 and East ½ Lot 5 Block 20 Moans Addition.) *There was no quorum at the planning and zoning meeting and no formal action was taken, however the consensus was favorable with those members present on the three public hearings*
- 3.c. **Information Only** – Rezoning request, R2b Residential to Mixed Use, 1100 Arbor Drive. Rezoning 20 acres, located at 1100 Arbor Drive, from R2b residential to MU Mixed Use. *There was no quorum at the planning and zoning meeting and no formal action was taken, however the consensus was favorable with those members present on the three public hearings*
[Rezoning - 1100 Arbor Drive.pdf](#)

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- 3.d. **Memorandum of Understanding and Agreement** between the South Sioux City School District and the City of South Sioux City.
[DRAFT - MOU - School and City.pdf](#)
- 3.e. **Approval to submit application to the NE Department of Economic Development Housing Affordable Trust Fund for 15-Owner Occupied Housing Rehabilitation** program homes for families meeting 80% or lower LMI. The city is proposing to subcontract with SIMPCO for Housing Management up to \$50,000, contract for qualified Lead Base Testing (\$1,500 per unit) \$15,000, and contract for rehabilitation up to \$40,000 per unit or \$600,000. The grant request is \$685,000 with \$25,000 cash match for rehabilitation costs from the General Fund totaling \$690,000
- 3.f. **Approval to submit application to the NE Department of Economic Development Housing Affordable Trust Fund (NAHTF)** for a \$300,000 grant (up to \$30,000/unit) for 10-Down Payment Assistance new construction options for families meeting 120% or lower Low-to-Moderate Income throughout the city. The city is requesting \$300,000 from NAHTF with \$30,000 matching funds
- 3.g. **Approval to submit application to the Papio Missouri Natural Resource District (NRD) - Recreation Area Development Program** for a \$50,000 grant to install a pour-in-place foundation for Freedom Park play structure, an effort by the Park's Department to transition all playgrounds with pour-in-place foundations. Total project cost is estimated at \$110,150. City will submit application to NE Department of Environment and Energy for 25% cost reimbursement totaling \$27,538 with the remaining balance of \$22,462 city cost share from the General Fund.
- 3.h. **Approval to submit application to the Papio Missouri Natural Resource District (NRD) - Recreation Area Development Program** for a \$50,000 grant for a Baumer Park play structure with a pour-in-place foundation and ADA walkway. Total project cost is estimated at \$281,546. City will submit additional applications to lower city cost share, reducing the city cost share to \$77,398 or less.
- 3.i. **Approval to submit application to the Missouri River Historical Development (MRHD) – Target Grant** for \$25,000 toward the costs of a new play structure at Baumer Park with a pour-in-place foundation. Total project cost is estimated \$281,546. City will submit additional applications to lower city cost share to \$77,398 or less.
- 3.j. **Approval to submit application on behalf of the SSC Fire Department to the Siouxland Community Foundation - United Airlines Trust Fund** for \$2,100 for Medical CRP Adult and Child manikins with feedback and accessories to support city and community CPR trainings.
- 3.k. **Approval to submit application to Land and Water Conservation Fund – Recreation** for a \$140,773 funding request for a Baumer Park play structure with a pour-in-place foundation and ADA walkway. Total project cost is estimated at \$281,546. City will submit additional applications to lower city cost share, reducing the city cost share to \$77,398 or less.

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- 3.l. **Approval to submit application to the Land and Water Conservation Fund – Recreation Trails Program** for a \$212,742 grant for trail repair for approximately 272 panel replacements throughout the 21-mile trail system. Total project cost is estimated at \$265,929 (80%). City cost share is \$53,186 (20%) from the General Fund.
- 3.m. **Approval to submit application to the Papio Missouri Natural Resource District (NRD) – Urban Drainageway Program** for a \$213,883 grant for drainage improvements at Crystal Cove. Total project cost is estimated at \$285,177 with the remaining balance of \$55,863 city cost share.
- 3.n. **Approval to submit application to the Papio Missouri Natural Resource District (NRD) - Trails Assistance Program** for a \$30,000 grant for a trail around the Norm Waitt Sr. YMCA on City-owned property. Total project cost is estimated at \$60,000 with the city cost share at \$30,000. The YMCA will submit additional applications to lower the City cost share.

4. MISCELLANEOUS / UNFINISHED BUSINESS:

- 4.a. **City Hall clock update**
- 4.b. **Cinco de Mayo Celebration**
- May 3rd, 2025
 - 3:00 p.m. to 10:00 p.m.
 - 1st Avenue (see map)
 - Coordinators: Sandra Gutierrez with assistance from the South Sioux City Chamber
 - Lupe Gonzalez – will get a special designated liquor license
- 4.c. **Dakota / Thurston County Fair Parade** – July 31st, 2025 starting at 6:00 p.m.
- 4.d. **IMON** - Street Issues
- 4.e. **Volunteer Fire Department would like to hold an Air Fair in Memorial Hall as a fundraiser** –
July date to be determined
- 4.f. **2025 Sign Company Licenses**
[2025 SIGN COMPANIES.pdf](#)
- 4.g. **Lori Master** - Kangaroos

5. PUBLIC COMMENTS

6. DEPARTMENT HEAD UPDATES:

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7. POTENTIAL LITIGATION

8. MOTION TO ADJOURN