

PUBLIC WORKS, PUBLIC SAFETY
HOUSING and COMMUNITY DEVELOPMENT MINUTES
City of South Sioux City



Meeting Date: April 7th, 2025

Members Present: Month Peters, Mahamud Osman, Randy Meyer and Yahaira Schultz

Absent: none

Media in attendance: None.

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. We ask your assistance by signing in as this is a Federal Grant requirement. 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 WORKS:

Engineer's Report.

Engineers has nothing to add – no discussion.

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

Meyer motioned to move forward with recommendation to Council - City of South Sioux City, Dakota City and Dakota County Stormwater Management Plan 2025, seconded by Y. Schultz. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Stormwater Plan - 2024 Annual Report

Y. Schultz motioned to move forward with recommendation to Council – Stormwater Plan – 2024 Annual Report, seconded by Peters. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

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**

Meyer motioned to move forward with recommendation to Council the lowest bidder SubSurfco - \$423,500.00 for Timberline Lift Station, seconded by Y. Schultz. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

PUBLIC SAFETY:

Approval of Manager's License for Joseph Langseth, Tabacco Hut @ 1903 Dakota Avenue.

Meyer motioned to move forward with recommendation to Council – managers license for Joseph Langseth at Tabacco Hut, seconded by Y. Schultz. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Approval of managers Application – Jonathon Mileham, Kum and Go @ 3808 Dakota Avenue.

Y. Schultz motioned to move forward with recommendation to Council – manager application for Jonathon Mileham for Kum and Go, seconded by Meyer. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

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

Information only – no action taken

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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.*

Taylor Kube from Olsson stated that this is completed.

Dakota Avenue Crosswalk Study, 2024-2025 – SIMPCO – and authorization to submit application.

Peters motioned to approve and move forward to Council the Dakota Avenue Crosswalk study, 2024-2025 with SIMPCO and authorization to submit a grant application, seconded by Y Schultz. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Notice of State of Nebraska Highway Improvement Project.

Information only on upcoming highway improvement.

HOUSING AND COMMUNITY DEVELOPMENT:

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*

Meyer motion approval of conditional use permit for 615 West 15th Street, seconded by Y. Schultz. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

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*

No Action taken

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*

No Action taken

Meyer motioned to approve the following grants and move forward to Council with recommendation, seconded by Peters.

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.

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.

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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.

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.

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.

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.

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.

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.

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.

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.

Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Memorandum of Understanding and Agreement between the South Sioux City School District and the City of South Sioux City.

Meyer motioned to approve and move forward to Council Memorandum of understating and agreement between the South Sioux City School District and the City of South Sioux. Motion seconded by Osman. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

MISCELLANEOUS / UNFINISHED BUSINESS:

City Hall clock update

The guts of the clock have been sent away to repair, they think that they can get it repaired.

Dakota / Thurston County Fair Parade – July 31st, 2025 starting at 6:00 p.m.

Peters motioned to move forward with recommendation Dakota / Thurston County Fair Parade on July 31st, 2025, motion seconded by Y. Schultz.

IMON – street issues

Imon representatives were present and stated that they are working Eddie Hernandez on getting the repairs made to the street. Information Only

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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

Y. Schultz motioned approval of the Cinco de Mayo Celebration on May 3rd, 2025, move forward to Council with recommendation. Motion seconded by Meyer. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Volunteer Fire Department would like to hold an Art Fair in Memorial Hall as a fundraiser – July date to be determined

Meyer motioned to approve and move forward with recommendation Art Fair in Memorial Hall as a fundraiser in July. Motion seconded by Osman. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

2025 Sign Company Licenses

Meyer motioned to approve and move forward with a recommendation to Council 2025 Sign Company Licenses, seconded by Y. Schultz. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Angie Master - Kangaroos

Osman motioned with recommendation to Council of 10 Kangaroos only at one time, motion seconded by Y Schultz. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

No further business at 6:06 p.m. Peters motioned to adjourn, seconded by Y. Schultz. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none