

CITY OF SOUTH SIOUX CITY
City Council Agenda
April 14, 2025 at 5:00 PM
City Hall Council Chambers
1615 1st Avenue, South Sioux City, Nebraska

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 comment 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 comment 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: *Mayor Rod Koch, Jasper Kriens, Dan Bousquet, Ben Schultz, Jim Gunsolley, Monty Peters, Mahamud Osman, Randy Meyer and Yahaira Schultz*

EXCUSE ABSENCE:

1. CONSENT AGENDA

1.a. MINUTES:

Council - March 24th, 2025

[Council Minutes - March 24th, 2025.pdf](#)

Public Works – March 17th, 2025 and April 7th, 2025

[Public Works Minutes - April 7th, 2025.pdf](#)

[Public Works Minutes - March 17th, 2025.pdf](#)

Finance – April 9th, 2025

[Finance Minutes - April 9th, 2025.pdf](#)

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- 1.b. **PRESENTATION OF CLAIMS – April 14th, 2025 –**
This is a detailed list of bills for the various suppliers to the City for goods and services.
[Council Claims - April 14th, 2025.pdf](#)
- 1.c. **Council Affiliated Claim: Randy Meyer - \$100.00 (2025 Annual Chamber Banquet)**
[Council Affiliated.pdf](#)
- 1.d. **Treasurer’s Report ending – March 31st, 2025**
[Treasurer's Report Ending March 31st 2025.pdf](#)
- 1.e. **Authorization to go out for bids for concrete panel replacement**
[2025 panel replacement.pdf](#)
- 1.f. **Replacement bid for truck for the Fiber Department (Capital Purchase) – state bid**
(recommendation from Finance to purchase 2025 Chevrolet Colorado - \$37,727.00)
[Chevy State Bid.pdf](#)
- 1.g. **Mainly Marathons – Monday, May 12th, 2025** (Crystal Cove - starting at 0600 and finish roughly at 1600. We would love to arrive on May 11 to begin measuring the course for the following day and then stay in our self-contained vehicles)
(comes with recommendation from Finance)
- 1.h. **Church League baseball agreement**
(comes with recommendation from Finance)
[Church League Agreement - Master.pdf](#)
- 1.i. **Approval of Manager’s License for Joseph Langseth, Tabacco Hut @ 1903 Dakota Avenue.** *(comes with recommendation from Public Works)*
- 1.j. **Approval of managers Application – Jonathon Mileham, Kum and Go @ 3808 Dakota Avenue.**
(comes with recommendation from Public Works)
- 1.k. **City of South Sioux City, Dakota City and Dakota County Stormwater Management Plan 2025.**
(comes with recommendation from Public Works)
[Stormwater Management Plan 2025.pdf](#)
- 1.l. **Stormwater Plan - 2024 Annual Report**
(comes with recommendation from Public Works)
[Stormwater Plan - 2024 Annual Report.pdf](#)
- 1.m. **Library Cleaning –**
(comes with recommendation from Finance to hire a part-time cleaning person for the library)

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- 1.n. **Timberline Lift Station bid. Olsson and City Staff recommend going with lowest bidder – SubSurfco.** *(comes with recommendation from Public Works)*
•SubSurfco - \$423,500.00
[Timberline Lift Station - Bid Tab.pdf](#)
- 1.o. **Dakota / Thurston County Fair Parade** – July 31st, 2025 starting at 6:00 p.m.
(comes with recommendation from Public Works)
- 1.p. **Cinco de Mayo Celebration**
• May 3rd, 2025 - 3:00 p.m. to 10:00 p.m. on 1st Avenue (see map)
• Coordinators: Sandra Gutierrez with assistance from the South Sioux City Chamber
• Lupe Gonzalez – will get a special designated liquor license
(comes with recommendation from Public Works)
[Cinco de Mayo Celebration location map.pdf](#)
- 1.q. **Volunteer Fire Department would like to hold an Art Fair in Memorial Hall as a fundraiser** – July date to be determined
(comes with recommendation from Public Works)
- 1.r. **2025 Sign Company Licenses**
(comes with recommendation from Public Works)
[2025 SIGN COMPANIES.pdf](#)
- 1.s. **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.
- 1.t. INVOICES:
Olsson
• \$2,378.38 – Hovey Development Phase III
[Olsson - Hovey Development.pdf](#)
• \$6,841.50 – New Water Treatment Plant. Invoice: 531388
[Olsson - New Water Treatment Plant.pdf](#)
• \$2,500.00 – Interconnect Water Main – Invoice 532133
[Olsson - Interconnect Water Main.pdf](#)
JEO
• \$2,145.00 – 2024 Flood Repair and Mitigation Strategies
[JEO - Flood Repair.pdf](#)
HDR
• \$30,173.65 – WWTF Operations Advisory Services. Invoice 12007408610
[HDR - WWTF Operations.pdf](#)
• \$82,787.16 – Wastewater Treatment Facility Expansion. Invoice 1200708646
[HDR - Wastewater Treatment Expansion.pdf](#)

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2. PRESENTATION OF PETITIONS AND OTHER COMMUNICATION

- 2.a. **Engineer Report**
[JEO Weekly.pdf](#)
[Olsson Weekly.pdf](#)
- 2.b. **Proclamation – Arbor Day**
[Arbor Day Proclamation.pdf](#)
- 2.c. **Proclamation Week of the Young Child / Child Abuse Prevention month**
[Proclamation - Week of Young Child - Child Abuse Prevention Month.pdf](#)
- 2.d. **Public Hearing:** La Perla Del Mar Bar and Grill at 618 Dakota Avenue, South Sioux City.
License Type: Class C Beer, Wine, Spirits On and Off Sale
- 2.e. **PUBLIC HEARING:** Conditional Use permit, residential use in a commercial (C3) zoning district, 615 West 15th Street. (no quorum at Planning and Zoning)
- 2.f. **Public Hearing - 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.)
- 2.g. **PUBLIC HEARING** - 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
[Rezoning - 1100 Arbor Drive.pdf](#)
- 2.h. **ORDINANCE 2025-01** Rezoning 1100 Arbor Drive
- 2.i. **Suspend Rules** for Ordinance 2025-01

3. GRANT APPROVAL

- 3.a. **Axon Enterprise, Inc** - \$72,181,72. Invoice #INUS331806 - Body Cam's for Police Department.
[Axon - Body Cams.pdf](#)
- 3.b. **Approval to submit DR4778 HMGP** (Hazard Mitigation Grant Program) with a 75/25 funding split based on a total cost of \$250,000, FEMA/NEMA share \$187,500 and City share \$62,500.
- 3.c. **Dakota Avenue Crosswalk Study, 2024-2025** – SIMPCO – and authorization to submit grant application. (*comes with recommendation from Public Works*)
[South Sioux City Crosswalk Report.pdf](#)

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- 3.d. “Approval to purchase LCPTracker, a Department of Labor DOL Davis-Bacon compliance auditing and tracking platform. The software will perform the required monitoring of contractor and subcontractor certified payrolls for the water interconnect project. The purchase includes a one-time setup fee of \$6,500 and an annual recurring fee of \$1,399, for a total initial cost of \$7,899.” *(comes with recommendation from Finance)*
- 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 \$75,000, general administration costs up to \$5,000, contract for qualified Lead Base Testing (\$1,500 per unit) \$22,500, and contract for rehabilitation up to \$40,000 per unit or \$600,000. The grant request is \$702,500 with \$25,000 cash match for rehabilitation costs from the General Fund totaling \$727,500.
- 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. Additionally, the city is proposing general administration costs up to \$5,000 and Housing Management up to \$25,000. The grant request is \$330,000 with \$30,000 cash match for rehabilitation costs from the General Fund totaling \$360,000.
- 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

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- 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.

- 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 AND OLD BUSINESS

- 4.a. **Approval on \$10,000 from City for marketing materials on Inland Port Authority (GSLI proposal)**
(comes with a recommendation from Finance to approve \$10,000 for marketing materials)
[GSLI Proposal - Inland- South Sioux City Economic Development.pdf](#)
[Inland Port .pdf](#)

- 4.b. **Memorandum of Understanding and Agreement between the South Sioux City School District and the City of South Sioux City.**
(comes with recommendation from Public Works)
[DRAFT - MOU - School and City.pdf](#)

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- 4.c. **Approval for Special Designated License for Lupe Gonzalez** – aka Don’s Sport Bar Grill
– for Cinco de Mayo Celebration on May 3rd

- 4.d. **Freedom Park Board** – asking the City to hire a part-time Marketing & Community Outreach Specialist to manage the Interpretive Center and volunteer docents at Freedom Park. They had previously been approved for two part-time Interpretive center staffers; they would like to change that request to one part-time person with more responsibility to manage the volunteer staffing and events.
(comes with recommendation from Finance to hire 2 part time staff for interpretive center)

- 4.e. **DED announces Awards** for talent recruitment through the good life is calling campaign
(comes with recommendation from Finance for authorization to have the Mayor sign contract subject to City authority and Council approval)
[DED Announces Awards.pdf](#)

- 4.f. **Angie Masters** – Kangaroos
(comes with recommendation from Public Works and Finance to have no more than 10 Kangaroos)

- 4.g. **Wells Fargo Agreement**

- 4.h. **Information Only:** Dakota County Urban Storm Management Association Minutes.
[Storm Management Minutes.pdf](#)
Information Only: Notice of State of Nebraska Highway Improvement Project.
[Highway Improvement Project.pdf](#)

5. DEPARTMENT HEAD UPDATES

6. POTENTIAL / PENDING LITIGATION

7. ADJOURNMENT

UPCOMING EVENTS:

- . Dedication of the DAR Memorial Bench in honor of our Revolutionary Patriots - June 7th, 2025 at 4:00 p.m. in the DAR Never Forget Garden – Siouxland Freedom Park, 1801 Veterans Drive, South Sioux City
[250 Bench Invite.pdf](#)