

**CITY OF SOUTH SIOUX CITY
COUNCIL MINUTES**

April 14th, 2025

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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 14th day of April 2025, at 5:00 P.M.

Present: Mayor Rod Koch and Council Members: James Gunsolley, Dan Bousquet, Ben Schultz, Monty Peters, Randy Meyer, Mahamud Osman and Yahaira Schultz.

Absent: Jasper Kriens

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.

Peters motioned, seconded by Bousquet to excuse Jasper Kriens from the Council meeting. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

Meyers motioned to approve the following items on the agenda (certain items from the consent agenda were removed to be discussed and voted on separately). Motion was seconded by Peters.

- MINUTES: Council –
March 24th, 2025; Public Works – March 17th, 2025 and April 7th, 2025; Finance – April 9th, 2025
- CLAIMS – April 14th, 2025
- Treasurer’s Report ending – March 31st, 2025
- Authorization to go out for bids for concrete panel replacement
- Purchase of a 2025 Chevrolet Colorado - \$37,727.00 for the Fiber Department (Capital purchase – state bid)
- Mainly Marathons – Monday, May 12th, 2025 (*Crystal Cove - starting at 0600 and finish roughly at 1600. Arriving on May 11 to begin set up*)
- Church League baseball agreement
- Approval of Manager’s License for Joseph Langseth, Tabacco Hut @ 1903 Dakota Avenue.
- Approval of managers Application – Jonathon Mileham, Kum and Go @ 3808 Dakota Avenue.
- City of South Sioux City, Dakota City and Dakota County Stormwater Management Plan 2025.
- Stormwater Plan - 2024 Annual Report
- Dakota / Thurston County Fair Parade – July 31st, 2025 starting at 6:00 p.m.
- Volunteer Fire Department would like to hold an Art Fair in Memorial Hall as a fundraiser – July date to be determined
- 2025 Sign Company Licenses
- Information only: Empirical Traffic Light Intersection update: *The traffic control box has been installed*
- Olsson
 - \$2,378.38 – Hovey Development Phase III
 - \$6,841.50 – New Water Treatment Plant.
 - \$2,500.00 – Interconnect Water Main
- JEO:
 - \$2,145.00 – 2024 Flood Repair and Mitigation Strategies
- HDR
 - \$30,173.65 – WWTF Operations Advisory Services.
 - \$82,787.16 – Wastewater Treatment Facility Expansion.

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

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B. Schultz motioned to approve council affiliated claim for the 2025 Annual Chamber Banquet – \$100.00, Randy Meyer. Motion was seconded by Gunsolley. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Osman and Y. Schultz. Voting No: none. Abstain: Meyer

Bousquet motioned to approve part time cleaning person 6 days a week for the South Sioux City Library. Motion was seconded by Meyer. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

Meyer motioned to approve SubSurfco's bid at \$423,500.00 for the construction of the Timberline Lift Station. Motion was seconded by Peters. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

Meyer motioned to approve the Cinco de Mayo Celebration on May 3rd, 2025 on 1st Avenue. Motion was seconded by Y. Schultz. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. 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.

D. Bousquet motioned to approve the Arbor Day Proclamation, seconded by Gunsolley. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

Proclamation Week of the Young Child / Child Abuse Prevention was presented.

At 5:32 p.m. Mayor Koch opened the PUBLIC HEARING regarding new liquor license. 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. There was no one present requesting special services or to speak in favor of or in opposition to the new liquor license. At 5:33 p.m., Mayor Koch declared the hearing closed.

Bousquet motioned approval of new liquor license for 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. Seconded by Meyer. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

The following items were postponed from the agenda due to no quorum at Planning and Zoning no motion of recommendation:

- PUBLIC HEARING: Conditional Use permit, residential use in a commercial (C3) zoning district, 615 West 15th Street.
- 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.*)
- 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.
- ORDINANCE 2025-01 Rezoning 1100 Arbor Drive

Peters motioned to approve body cams for police department – Axon Enterprise in the amount of \$72,181.72. Seconded by Meyer. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

Meyer motioned 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. Seconded by Y. Schultz. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

Meyer motioned to Dakota Avenue Crosswalk Study, 2024-2025 – SIMPCO – and authorization to submit grant application, seconded by Peters. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

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B. Schultz motioned to approve the following grant items, seconded by Peters:

- “Approval to purchase LCPTTracker, 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.”
- 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.
- 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.
- 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: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

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Bousquet motioned approval on \$10,000 from city for marketing materials in Inland Port Authority (GSLI proposal) Seconded by Gunsolley. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

Mike O'Brien asked questions on the mail in ballots for the new school bond. Lori Warner from the South Sioux City Chamber stated that the Chamber is in support of the school bond.

Bousquet motioned to approve Memorandum of Understanding and Agreement between the South Sioux City School District and the City of South Sioux City. Seconded by Y. Schultz. Voting Aye: Gunsolley, Bousquet, Peters, Meyer, Osman and Y. Schultz. Voting No: none. Abstain: B. Schultz

Meyer motioned approval for a special designated license for Lupe Gonzalez for the Cinco de Mayo Celebration. Seconded by Y. Schultz. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

B. Schultz motioned to approve hiring a part-time marketing and community outreach person for Freedom Park. Seconded by Gunsolley. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

Peters motioned to approve DED award with authorization to have Mayor sign contract subject to City Attorney review and Council approval. Seconded by Meyer. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

B. Schultz motioned, seconded by Y. Schultz to approve no more than 10 Kangaroos owned and located at Angie Master's property. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. Voting No: none

No discussion on Wells Fargo.

Information only on Dakota County Urban Storm Management Association minutes and State of Nebraska Highway improvement project.

Being no further business at 6:10 p.m., Peters motioned to adjourn the meeting, seconded by Gunsolley. Voting Aye: Gunsolley, Bousquet, B. Schultz, Peters, Meyer, Osman and Y. Schultz. 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 Avenue., Monday-Friday, 8:00 a.m. – 5:00 p.m. and the City's website at www.southsiouxcity.org

Nanci Walsh – City Clerk