

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



Meeting Date: April 6th, 2026

Members Present: Monty 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.

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.

The Engineers from JEO and Olsson had nothing to add

Approval on going out for bid for Scenic Park NEMA Storm Safe Room

- Scenic Park NEMA Storm Shelter - Probable Construction Costs - \$1,155,084.70
- Scenic Park NEMA Storm Safe Room - plans

Peters motioned to move forward to Council with recommendation going out for bid for Scenic Park Storm Safe Room, seconded by Meyer. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Approval of Letter of Amendment #1 with Olsson. Project: Scenic Park NEMA Storm Safe Room
Peters motioned to move forward to Council with recommendation approval of letter of amendments 1 with Olsson, seconded Osman. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Status of bike path from 39th Street to Cardinal Drive

Members of the group wondering what the status of the bike Path is. City Administrator Lance Hedquist stated that project is not proceeding, the landowner did not agree. Members asked why it did not come back to them for an update and request that items be brought back in future for any kind of updates.

PUBLIC SAFETY:

Speed check on Old Highway 20 - results of speed check

Officer Clint Nelson stated gave a report - No Action Taken

- Number of vehicles counted for the week, noting an average speed of thirty-seven during that period the box was set up.

Approval of adopting public street parking design guidelines

No discussion

Amending UTV Ordinance -

Adding for a dealer plate (1 plat per dealer is how its worded) and fixed helmet requirement for UTV (removed it).
And spoke about "plates" and not just having a sticker anymore to update to what we do now. I would recommend we charge the same fee of \$25.00 for the dealer plate like we charge for all other plates for administrative ease.

Meyer motioned to move forward with recommendation to Council having two plates for UTV's, seconded by Y. Schultz. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Special Designated License request from Don's Sport's Bar and Grill:

1. Cinco De Mayo Festival - May 2nd, 2026; from 9 a.m. to 10:00 p.m.
2. Truck and Car Show - September 12th, 2026; from 9 a.m. to 10:00 p.m.

Meyer motioned, to move forward with recommendation to Council a special designated license from Don's Sports Bar and Grill for the Cinco de Mayo Festival May 2nd, with bringing back to Public Works the Truck and Car Show Special Designated License for more discussion and information, seconded by Osman. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

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Housing and Community Development:

Rezoning request - Midwest Transportation *(comes with unfavorable recommendation from Planning and Zoning)*

Meyer motioned to move forward with unfavorable recommendation of rezoning request for Midwest Transportation, seconded by Y. Schultz. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Approval of TIF policy update -

Meyer motioned to move forward to Council with recommendation on TIF Policy Update, seconded by Osman. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Approval of request for 618 Dakota Avenue exterior paint color change *(comes from the Design Commission with recommendation - approving the half exterior wall in black and not approving the building in black)*

Meyer motioned to move forward to Council with recommendation painting the fence (half wall) exterior panels in black and the building not in black, seconded by Y. Schultz. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Discussion - Landbanks / Vacant Properties

Information and discussion only. Members would like this item to be brought back to the agenda for further discussion, and they are sent information provided by the City Attorney.

Floodplain Management Ordinance - review, discussion, possible action

Y. Schultz motioned to move forward to Council with recommendation floodplain management ordinance, seconded by Osman. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Information - Housing and building permits in the Siouxland Area

City Administrator Lance Hedquist talked through slides that were shown on the screen. Information only, no action taken.

Future Roads and Future Land Use - presentation - recommendations by Economic Development

Meyer motioned, seconded by Y. Schultz, to bring future roads and future land use back to Public Works on April 20th, 2026. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Miscellaneous / Unfinished Business:

Chicken request at West 17th Street.

Jackie Beacom (*owner of chickens*) and her sister Katie LaFlur were present to discuss the chickens.

Meyer motioned to send chicken request made by Jackie Beacom at West 17th Street to Council with an unfavorable recommendation - a denial motion for chickens, seconded by Peters. Voting Aye: Peters, Meyer and Y. Schultz. Voting No: Osman

Discussion / possible action on Siouxland Shredding located at 615 Hwy 20 unit 22,

(Trevor Cole states I plan on enclosing my shredded tire pile with a 300 foot 8-foot-tall perimeter fence and use a mess webbing so cannot be visible to the public. The product that is enclosed in this area will be shredded tire which is a product called TDF which is a resaleable product I have and it is a recyclable material.)

Discussion / information only, no action taken. Trevor Cole and Beau Barclay were present to ask reasoning to not have tires sitting out and what can they do to solve the issue. Board members asked why the owner of the property Chance Bracht was not present as he was the one that agreed to the terms of having the shredding plant there. They were given directions to get with Kent Zimmerman and do an amended permit and follow the process steps.

South Ridge Golf Course operation agreements - possible action

Economic Director Oscar Gomez gave information on what is happening with the golf course and the direction that will hopefully be taken with the CDA and Council working together.

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Approval of 2026 Sign Licenses -

Peters motioned to move forward to Council with recommendation 2026 sign license renewal, seconded by Meyer. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none

Information - discussion: Library Advisory board met on April 1st (*as they had no quorum*) it was a discussion on possibly wanting to do the following:

- Change the bylaws to say a majority of members present at meeting and not 4 members present.
- New board member approval on Council - April 13th - adding 2 new members making the Advisory board have 7 members in all.
- Advertise the meeting each month as done now but meet quarterly while having the Interim/Library Director send out monthly updates and Library Directors report to the board and Council. While still being able to have a meeting if needed before the quarterly one.

Information / discussion on the board wanting 7 members and that they will be looking at changing the bylaws to help with getting a quorum. No action taken

Adjournment

Meyer motioned to adjourn the meeting at 6:47 p.m., seconded by Peters. Voting Aye: Peters, Osman, Meyer and Y. Schultz. Voting No: none