

CITY OF SOUTH SIOUX CITY COUNCIL AGENDA

APRIL 13TH, 2026 @ 5:00 P.M.

City Hall Council Chambers
1615 1st Avenue, South Sioux City, Nebraska

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RECEPTION AT 4:30 P.M. FOR SOUTH SIOUX CITY WALL OF FAME AWARD RECIPIENT LANCE HEDQUIST

OPEN MEETINGS ACT:

A current copy of the Open Meetings Act is posted 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 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.

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

a. MINUTES:

- o Council – March 23rd, 2026 - [Council Minutes - March 23rd, 2026.pdf](#)
- o Public Works – April 6th, 2026 - [Public Works Minutes - April 6th, 2026.pdf](#)
- o Finance – April 8th, 2026 - [Finance Minutes - April 8th, 2026.pdf](#)
- o Library Advisory Board – April 1st, 2026- [Library Minutes - April 1st, 2026.pdf](#)

b. PRESENTATION OF CLAIMS: [Council Claims - April 13th, 2026.pdf](#)

This is a detailed list of bills for the various suppliers to the City for goods and services.

c. **Approval of Letter of Amendment #1 with Olsson.** Project: Scenic Park NEMA Storm Safe Room (comes with favorable recommendation from Public Works)

[Olsson - Scenic Park - Letter Agreement Amendment #1.pdf](#)

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- d. **Approval on going out for bid for Scenic Park NEMA Storm Safe Room**
(comes with favorable recommendation from Public Works)
- Scenic Park NEMA Storm Shelter – Probable Construction Costs - \$1,155,084.70
 - Scenic Park NEMA Storm Safe Room – plans
[Olsson - Storm Shelter_100%_COMPLETE.pdf](#)
[Olsson - Scenic Park Storm Shelter Cost Estimate.pdf](#)
- e. **Approval of TIF policy update** (comes with favorable recommendation from Public Works)
[South Sioux City TIF Policy - Guidelines - updated March 2026.pdf](#)
- f. **Approval of 2026 Sign License renewals** (comes with favorable recommendation from Public Works)
[2026 SIGN COMPANIES.pdf](#)
- g. **Treasurer's Report ending March 31st, 2026** (comes with favorable recommendation from Finance)
[Treasurer's Report Ending March 31st 2026.pdf](#)
- h. **2024 / 2025 Audit and Financial Report** (comes with favorable recommendation from Finance)
[Treasurer's Report Ending March 31st 2026.pdf](#)
- i. **Outdoor Pool Water Heater repair / replace quotes** (comes with favorable recommendation from Finance to go with Wren's Plumbing)
- Wren Plumbing quoted 119-gallon water heater 3 phase \$10,900.00
[Outdoor Pool Water Heater.pdf](#)
- j. **Renewing (for 2 years) School and Library lease agreement** (comes with favorable recommendation from Finance) [School - Library Lease - ending May 31st, 2026.pdf](#)
- k. **INVOICES:**
- ✚ **JEO**
 - \$14,358.75 – 2024 Flood Repair and Mitigation Strategies. Invoice 172661
[JEO - Flood Repair.pdf](#)
 - \$2,200.00 – Drainage Improvements – TIF. Invoice 173064
[JEO - Drainage Improvements.pdf](#)
 - \$4,072.00 – East 25th Street Water Main – Invoice 173065
[JEO - East 25th Street Water Main.pdf](#)
 - ✚ **Olsson**
 - \$3,000.00 – Scenic Park NEMA Storm Safe Room
[Olsson - Scenic Park NEMA Storm Safe Room.pdf](#)
 - \$1,729.00 – Timberline Lift Station Replacement
[Olsson - Timberline Lift Station.pdf](#)
 - ✚ **Terracon** - \$7,765.75 – Wastewater Treatment Facility Expansion. Invoice: TQ49027
[Terracon.pdf](#)

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✚ SubSurfco - \$41,320.40 – Wastewater Treatment Facility Expansion Project. Application 5
[SubSurfco Pay App 5 - Partially Signed.pdf](#)

✚ YMCA - \$58,000.00 – Aquaplex SSC Pool Summer 2026 management - [YMCA Invoice.pdf](#)

✚ HDR

- \$143,411.35, Wastewater Treatment Facility Expansion.
[HDR - Wastewater.pdf](#)
- \$1,937.98, Operations Advisory Services
[HDR - WWTF - Operations.pdf](#)

- Change Order Request** – West Branch Construction - \$36,630.00 (*Modifications to chemical feed in building 20 to add carbon supplement*)
 - HDR – West Branch change order attachments
[West Branch - Change Order Request.pdf](#)
[West branch Change Order attachments.pdf](#)

2. PRESENTATIONS OF PETITIONS AND OTHER COMMUNICATION

a. **Engineer Report** – [JEO Weekly.pdf](#)

b. **Arbor Day Proclamation** - [Arbor Day Proclamation.pdf](#)

c. **Proclamation Week of the Young Child / Child Abuse Prevention Month**
[Week of the Young Child.pdf](#)

d. **PUBLIC HEARING – Rezoning request – Midwest Transportation** (Public hearing was open and closed at Council on March 9th, 2026 due to protestors attending the meeting. Planning and Zoning had their 2nd public hearing on March 25th, with an unfavorable recommendation to Council – comes with an unfavorable recommendation from Public Works)
[Midwest Transportation.pdf](#)

e. **Resolution approving/denying Midwest Transportation Rezoning Request**

f. **Ordinance 2026.09** - Rezoning – Midwest Transportation
AN ORDINANCE REZONING AN AREA WITHIN THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA LOCATED ON NORTH SHORE DRIVE FROM R-2B RESIDENTIAL TO C-4 COMMERCIAL
[Ordinance 2026.09 - rezoning Midwest Transportation.pdf](#)

g. **PUBLIC HEARING: Semi-annual report of the Citizen's Advisory Review Committee** as provided by the local Option Municipal Economic Development Act R.R.S.1943 (Ordinance 2022-01)
[SEMI ANNUAL REPORT LB 840 as of 033126.pdf](#)

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3. GRANT APPROVAL:

- a. **Approval to submit South Sioux City Public Library Foundation** application to Sparklight Foundation for \$1,000 to support 10 book club kits for dual language learners for Spanish and English readers.

4. INTRODUCTION OF ORDINANCES

a. **ORDINANCE NO: 2026-07**

[Ordinance 2026.07- amending UTV - dealer plates and helmets.pdf](#)

AN ORDINANCE OF SOUTH SIOUX CITY, NEBRASKA, AMENDING CHAPTER 110 ARTICLE 6 OF THE CODE OF ORDINANCES RELATING TO ALL-TERRAIN VEHICLES; PROVIDING AN EFFECTIVE DATE; AND REPLACING ALL CONFLICTING ORDINANCES PREVIOUSLY IN EFFECT
(comes with favorable recommendation from Public Works)

- b. Suspend Rules for Ordinance 2026.07

c. **ORDINANCE 2026.08** Floodplain Management Ordinance

[Ordinance 2026.08 - Nebraska Floodplain Ordinance.pdf](#)

AN ORDINANCE INTRODUCED BY THE CITY OF SOUTH SIOUX CITY IDENTIFYING FLOODPLAIN, FLOODWAY, AND FLOOD FRINGE AREAS DEFINING THE SAME AND SETTING FORTH REGULATIONS THEREOF.

(comes with favorable recommendation from Public Works)

- d. **Suspend Rules** for Ordinance 2026.08

5. SECOND READING ORDINANCE

a. **Ordinance 2026.06**

AN ORDINANCE REZONING AN AREA WITHIN THE CITY OF SOUTH SIOUX CITY, NEBRASKA LOCATED WITHIN THE SOUTH PORTION OF 500 BLOCK OF OLD SAWMILL ROAD FROM AGRICULTURAL TRANSITIONAL DISTRICT (AGT) TO C-1 PERSONAL SERVICE AND THE NORTH PARCEL FROM AGT TO M-1 LIGHT INDUSTRIAL

[Ordinance 2026.06 - Attachments to Lux Bros.pdf](#)

[Ordinance 2026.06 - Rezoning Old Sawmill Road.pdf](#)

- b. **Suspend Rules** for Ordinance 2026.06

6. THIRD READING ORDINANCE

a. **Ordinance 2026.05**

[Ordinance 2026.05 - Amend Board of Adjustment - as Council.pdf](#)

AN ORDINANCE OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA AMENDING CHAPTER 78, ARTICLE III OF THE CODE OF ORDINANCES; DESIGNATING THE SOUTH SIOUX CITY COUNCIL TO SERVE AS THE BOARD OF ADJUSTMENT

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7. **MISCELLANEOUS AND OLD BUSINESS**

- a. **Approval of two new library advisory board members**
- b. **Accept resignation from Bart Gotch from the Community Development Board**
- c. **Approval of new CDA member**
- d. **Amend 25-26 budget** to move \$295,000 from Community Development operating to Culture and Recreation operating and \$105,000 from Community Development operating to Culture and Recreation other capital outlay. The revenues for this fund will come from CDA and donation. And establish fund 128 CDA/City Golf Course to allow for the City and Community Development Agency to operate the South Ridge Golf Course as a public course.
- e. **Northeast Public Power purchase of excess**
 - Originally, we had proposed 4.50 with an escalator
 - The revised agreement is for 4.70 without it
- c. **Special Designated License** request from Don's Sport's Bar and Grill:
 - Cinco De Mayo Festival – May 2nd, 2026; from 9 a.m. to 10:00 p.m.
(comes with favorable recommendation from Public Works)
[Cinco De Mayo Celebration Festival - Special Designated License.pdf](#)
- d. **Chicken Request at West 17th Street** *(Comes with a denial recommendation from Public Works)*
[Chicken Request.pdf](#)
- e. **Approval of request for 618 Dakota Avenue** exterior paint color change *(comes from the Design Commission and Public Works with recommendation – approving the fence exterior in black and not approving the building in black)*
[618 Dakota Avenue exterior paint.pdf](#)
- f. **Information** – March Library monthly visits report -
[March Library Report - Monthly Visits.pdf](#)

8. **POTENTIAL / PENDING LITIGATION**

ADJOURNMENT