

**CITY OF SOUTH SIOUX CITY**  
**City Council Agenda**  
**August 12, 2024 at 5:00 PM**  
City Hall Council Chambers  
1615 1st Avenue, South Sioux City, Nebraska

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**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).*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

*Mayor Rod Koch, Jasper Kriens, Dan Bousquet, Jason Bowman, Ben Schultz, Rick Bousquet, Carol Schuldt, Jim Gunsolley and Monty Peters*

**EXCUSE ABSENCE:**

**1. CONSENT AGENDA**

**1.a. MINUTES:**

**Council** – July 22nd, 2024

[Council Minutes - July 22nd, 2024.pdf](#)

**Public Works** – August 5th, 2024

[Public Works Minutes - August 5th, 2024.pdf](#)

**Finance** – August 7th, 2024

[Finance Minutes - August 7th, 2024.pdf](#)

**1.b. PRESENTATION OF CLAIMS – August 12th, 2024-**

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

[Council Claims - August 12th, 2024.pdf](#)

**1.c. Senior Citizen Center drainage**

*(Comes from Public Works with recommendation to go out for quotes)*

**1.d. River Lift Station flow meter replacement**

*(Comes favorably from Public Works to use gpm with a quote of \$5,481.64)*

[Lift Station Quote.pdf](#)

**1.e. Memorandum of Understanding between Siouxland Mental Health Center and South Sioux City Police Department**

*(Comes favorably from Public Works))*

[MOU - Siouxland Community Health & Police Department.pdf](#)

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**1.f. Nebraska planning dollar transportation ideas**

*(Comes favorably from Public Works to have SIMPCO do a study)*

**1.g. Replacement quotes on panic buttons across the City.**

*(Comes from Finance with recommendation)*

[240701 City of South Sioux Wireless Panic Buttons for City Hall Bldg KK 094305 AM.pdf](#)

[240701 City of South Sioux Wireless Panic Buttons for Public Library Bldg KK 094527 AM.pdf](#)

[240701 City of South Sioux Wireless Panic Buttons for Public Works Bldg KK 094123 AM.pdf](#)

[City of South Sioux Wireless Panic Buttons for Scenic Park Campground KK 095426 AM.pdf](#)

**1.h. Server quotes**

*(Comes favorably from Finance to use lowest quote)*

[Est\\_30019\\_from\\_NetSys24\\_53588.pdf](#)

[HP Proliant Server.pdf](#)

[NZSN534.pdf](#)

**1.i. Renewal of CivicPlus (archive) - \$7,547.40**

*(Comes favorably from Finance)*

[CivicPlus Invoice.pdf](#)

**1.j. Trailer quote for Public Works – Street Smart - \$13,150.00**

*(Comes favorably from Finance)*

**1.k. Library Cleaning Contract – extension of another 90 days**

*(Comes favorably from Finance)*

**1.l. Interlocal Agreement Enhanced (E911)**

*(Comes favorably from Finance)*

[E911 Interlocal Agreement.pdf](#)

**1.m. Library Foundation Board – 5 people signed up for this board**

*(Comes favorably from Finance)*

**1.n. Proposed sites for the ImOn Cabinets. These will not require an Excavation or ROW permit currently as these locations are to enable us to get to Low Level or final design. These cabinets will be placed in the ROW and in the easement when available.**

*(Comes favorably from Public Works)*

[Hub 4203 Proposed Cabinet Location Maps.pdf](#)

[South Sioux City FTTH Cabinets \(Preliminary\) \(002\).pdf](#)

**1.o. Adoption of the 2023 NEC (National Electric Code)**

*(Comes favorably from Public Works)*

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- 1.p. **Request to replace old equestrian and storage buildings with 2 accessory storage buildings. Council approval is required because the accessory buildings will exceed the size of the residential dwelling in a residential R2b zoning district.** This property is owned by Lorenzo and Maria De Leon and is located on the south side of the fairgrounds at 1557 Stable Drive. Adjacent neighbors support this project.

*(Comes favorably from Public Works)*

[Lorenzo Stable Drive.pdf](#)

1.q. **INVOICES:**

- **Olsson - \$7,843.48; Lead Services Inventory Assistance.** Invoice 505153  
[Olsson - Lead Service Inventory.pdf](#)
- **Olsson - \$2,005.25; FRA Quiet Zone Support Services.** Invoice 505161  
[Olsson - Quiet Zone.pdf](#)
- **Olsson - \$7,036.50; Empirical Traffic Study.** Invoice 505148  
[Olsson - Empirical Traffic Study.pdf](#)
- **JEO – \$2,505.00; Well No. 10 Relining.** Invoice: 152991  
[JEO - Well No. 10 Relining.pdf](#)
- **HDR - \$171,110.28; Wastewater Treatment Facility Expansion.** Invoice: 1200641816  
[HDR - Wastewater Treatment.pdf](#)
- **HDR - \$23,416.39; WWTF Operations Advisory Services.** Invoice 1200641864  
[HDR - Wastewater Operations Advisory.pdf](#)
- **I and A Construction - \$25,887.96; Panel replacement.**  
[I and A Construction.pdf](#)

**2. PRESENTATION OF PETITIONS AND OTHER COMMUNICATION**

2.a. **Engineer Report**

[JEO Weekly.pdf](#)

[Olsson Weekly.pdf](#)

2.b. **Congratulations to Ric Carney for 41 years of service with the City**

2.c. **Congratulations to the Cardinal Little League – Nebraska Majors State Champions**

[Cardinal State Champions.pdf](#)

2.d. **PUBLIC HEARING: Gill Hauling Area Blight Designation, referred to as Gill Hauling 20 Redevelopment Area.** *(continued from the July 22nd meeting)*

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**2.e. RESOLUTION 2024-19**

**Resolution of the Mayor and City Council of the City of the South Sioux City, Nebraska, designation an area within the exterritorial jurisdiction of the City as Blighted and Substandard and in need of redevelopment pursuant to the Nebraska Community Development Law**  
*(continued from the July 22nd meeting)*

**2.f. PUBLIC HEARING:**

**Rezoning two parcels of land consisting of approximately 30 acres located northwest of the intersection of Old Highway 20 and Lake Avenue from commercial C4 to residential R2b.**

Parcels: 220071918 & 220273831

[CDA HANS Rezoning petition.pdf](#)

[Date Park - LEGAL DESCRIPTIONS \(002\).pdf](#)

**2.g. Ordinance 2024- 11 CDA Data Park Rezoning**

**2.h. Ordinance 2024-11 Suspend Rules to Data Park Rezoning**

**2.i. The following Public hearings are being rescheduled:**

**PUBLIC HEARING: Redevelopment Plan for the Marina Inn Area Redevelopment Project.**

*(was on Planning and Zoning on 07.24.2024)*

[SSC - Marina Inn Area TIF - Redevelopment Plan\(6430701.2\) \(002\).pdf](#)

**PUBLIC HEARING: Redevelopment Plan for the Gerkin Drainage Redevelopment Project.**

*(was on Planning and Zoning on 07.24.2024)*

[SSC - Gerkin Drainage TIF - Redevelopment Plan\(6431320.1\).pdf](#)

**PUBLIC HEARING: Redevelopment Plan for the Hans Residential Redevelopment Project.**

*(was on Planning and Zoning on 07.24.2024)*

[SSC - Hans Residential TIF - Redevelopment Plan\(6434882.1\).pdf](#)

**2. GRANT APPROVAL**

**3.a. South Sioux City to requesting for approval to apply for a designation for a Creative Arts District from 16th street to 29th street, along Dakota Ave. If designated, by the Nebraska Arts Council, this will provide \$10,000 in planning funds and allow for future grant funds to be applied for to improve this area. There are no matching funds required.**

*(Comes favorably from Public Works)*

**3.b. Library Kiosk – approval to apply for a grant to install an information kiosk at City hall**

*(Comes favorably from Public Works to use T-Mobile)*

[Scan2024-02-22\\_120634.pdf](#)

[South Sioux City Library.pdf](#)

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**4. INTRODUCTION OF RESOLUTIONS**

**4.a. RESOLUTION 2024-23. REAFFIRMING THE FOLLOWING PROCEDURES AND POLICIES:**

- REAFFIRMING RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN.
- REAFFIRMING POLICY TO IMPLEMENT SECTION 504 OF THE REHABILITATION ACT OF 1973 AND THE AMERICANS WITH DISABILITIES ACT OF 1990
- REAFFIRMING THE PROCEDURES MANUAL FOR TITLE II OF THE AMERICANS WITH DISABILITIES ACT.
- REAFFIRMING POLICY TO PROHIBIT THE USE OF EXCESSIVE FORCE BY THE SOUTH SIOUX CITY POLICE DEPARTMENT AGAINST ANY INDIVIDUALS ENGAGED IN NON-VIOLENT CIVIL RIGHTS DEMONSTRATIONS
- REAFFIRMING PROCUREMENT PROCEDURES AND CODE OF CONDUCT.
- RE-ADOPTING CITIZEN PARTICIPATION PLAN.
- ADOPTING STATEMENTS OF ASSURANCES AND CERTIFICATIONS.

[Resolution 2024-23 - Reaffirming procedure and policies.pdf](#)

**5. INTRODUCTION OF ORDINANCES**

**5.a. Ordinance 2024-12 Sales Tax**

**5.b. Ordinance 2024-12 Suspend Rules on Sales Tax**

**5.c. Ordinance 2024-13 Issuance of a Combines Electric, Water and Sewer Revenue Bond**

[Ordinance 2024-13 - Bond Ordinance - SRF Loan.pdf](#)

**5.d. Ordinance 2024-13 Suspend Rules on Bond**

**6. MISCELLANEOUS AND OLD BUSINESS**

**6.a. Cottonwood Wind REC's Bid Results.**

[SSC REC's BH2023 Bid Result 07262024.pdf](#)

**6.b. Grate Westside Drainage**

[Grate Westside Drainage.pdf](#)

**6.c. Damage Claim – snowplow**

*(comes from Public Works requesting pictures)*

**6.d. Olsson – Construction and maintenance agreements for the 39th street quiet zone.**

[BNSF.pdf](#)

[Union Pacific.pdf](#)

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**7. PUBLIC COMMENTS**

**8. DEPARTMENT HEAD UPDATES**

**9. POTENTIAL/PENDING LITIGATION**