

REGULAR MEETING
CITY COUNCIL

APRIL 8, 2015

The Mayor and City Council of the City of Syracuse, Nebraska met at 6:00 P.M. on April 8, 2015 for their regular meeting in the Syracuse Public Library meeting room at 480 5th Street. Present were Mayor Ortiz, Council members Gigstad, Dettmer, Britton and Henke. Notice of meeting was given by posting in three places. A copy of the posting notice and acknowledgement of notice to the Council is attached to these minutes. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the public.

Peggy Kuser, City Treasurer, was not able to attend the meeting. Council member Dettmer made the motion to approve the following claims, second by Henke. Roll Call: Yeas: Dettmer, Britton, Henke, Gigstad. Nays: None.

A-1 Locksmith	100.00
AFLAC	591.72
All Roads Barricade, Inc.	477.11
B & B Pump N Go, Inc.	714.66
B & B Pump N Go, Inc.	221.30
Bound Tree Medical, LLC	5,099.10
Brandt, Horan, Hallstrom & Stilmock	1,314.90
Brian Briley	50.00
Capital Business Systems, Inc.	54.69
Carol Linqvist	200.00
Christa Neemann	100.00
Chuck Leypoldt	10.00
Cardmember Service	5,508.24
City of Syracuse	831.05
Combined Revenue Bonds Pri. & Int.	25,000.00
Conney Safety Products	961.52
Danko Emergency Equipment Co.	575.55
Dearborn National Life Ins. Co.	158.24
Decker Sports LLC	330.00
Double Day	123.54
Dutton Lainson Co.	2,261.74
EMS Billing Services, Inc.	1,235.94
Environmental Analysis South, Inc.	30.00
Farmers' Cooperative	27.30
Ferrellgas, Inc.	24.00
Fireguard, Inc.	178.00
Gatehouse Media Nebraska Holdings, Inc.	229.52
Guy Brace II	325.00
Ingram Library Services	374.80
JEO Consulting Group, Inc.	3,650.00
Jody Bruns	125.00
John Palmtag	100.00
Joseph Reisdorff	125.00
Keim Farm Equipment	18.60
Konica Minolta Business Solutions	663.90
Kriz Davis Co.	798.75
Larry Neemann	25.00
Lynn Lyon	75.00
Marcia Scheinost	200.00
Meyer's Body Shop	125.61
Municipal Supply Inc. of NE	1,182.62
Nebraska City Utilities	1,554.67
NMPP	144.52

NE Public Health Env. Lab.	336.00
NE Department of Env. Quality	125.00
NE Department of Env. Quality	150.00
Omaha Public Power District	103,464.97
One Call Concepts, Inc.	34.34
Otoe County	15,000.00
Papillion Sanitation	647.82
Peggy Kuser PCA	850.00
Peggy Neemann	235.00
Percival Culligan Water	9.00
Petty Cash	104.21
Petty Cash Parks & Rec.	1,500.00
Petty Cash – Softball Tournament	318.05
Pioneer Underground Sprinklers	3,986.51
Register of Deeds	50.00
Reliable Pharmaceutical Returns	150.00
Ritterbush & Piotrowski, LLP	14,600.00
Roy Bretthorst	53.80
Ryan Oswald	100.00
Sam's Club	278.38
Sally Juilfs	525.00
Scott Miles	50.00
Security Equipment, Inc.	162.00
Smart Apple Media	126.80
JH Sporhase LLC	80.00
Stutheit Implement	1,104.18
Synchrony Bank/Amazon	318.05
Syracuse Do It Best	54.74
Syracuse Do It Best	144.07
Syracuse Do It Best	94.19
Syracuse Lumber	104.06
Syracuse Motor Supply	160.92
Syracuse Vet. Service	87.04
Syracuse Vol. Fire Dept.	307.94
Terry's Family Foods	240.45
The Oprah Magazine	8.00
Tim Antes	145.79
Tim Wilson	500.00
True West Magazine	29.95
United Healthcare	11,193.82
University of NE at Omaha	393.00
USA Blue Book	562.34
Verizon Wireless	333.03
Western Area Power Administration	3,842.91
Windstream	1,558.65
Windstream	46.58
US Postal Service	318.69
Connie Albers	118.20
Todd Aksamit	1,829.16
Susan Antes	1,268.15
Timothy Antes	115.44
Carolyn Bremer	183.87
Roy Bretthorst	229.00
Alan Britton	138.52
Garry Carman	2,481.74
Deborah Dettmer	184.70
Kelly Farmer	1,757.62
Caleb Frede	115.44
Alfred Gigstad	138.52

Carol Graham	92.35
Eldon Halm	115.44
Eldon Halm	2,117.04
Derek Harms	1,902.24
Kristina Henke	184.70
Peggy Hobscheidt	1,814.24
Karen Kimpel	118.20
Jason LaFollette	1,950.34
Carol Linquist	115.44
Shayna Murrell	1,971.58
Cassandra Oestmann	169.92
Tomas Ortiz	461.75
Julie Slafter	1,408.32
Richard Sitzman	115.44
Mitchell Stubbendick	2,119.89
Jeffery Vogt	2,355.44
Timothy Wilson	115.44
Dale Young	73.88

SHERIFF REPORT – Report presented by Chief Deputy Mike Holland. There were 57 calls in March, 27 being Rescue calls. Chief Deputy Holland reported that the hours are down for March due to the department being three deputies short. Chief Deputy reported that three deputies have been hired and hours will be up for April.

LIBRARY REPORT – Report presented by Librarian Sue Antes. Librarian Antes reported that the Nebraska City Traveling Museum is currently at the Library and is featuring Lewis & Clark.

Librarian Antes questioned the Mayor and Council on how they would like her to handle attending the monthly City Council meeting as the Library is open on Wednesday nights. Mayor Ortiz stated that her attendance at meetings will be taken under consideration after renovations in the Council Chambers are completed.

PARK REPORT - Park Manager Aksamit stated that he had received a bid from Practice Sports for repairing of poles and netting over playground equipment. Park Manager Aksamit stated that the proposal is for 6 - 8 5/8” galvanized steel poles in place of 6” poles that were used previously. Poles will be buried six feet in-ground concrete footers. The \$20,277 proposal includes remove of existing poles, install new upgraded poles and install new brackets to accommodate larger poles and shipping. Also, includes all machinery to unload poles, machinery to remove existing footers, concrete for new footers, machinery to set poles, carpentry to build frame to support new poles during pouring process and transportation to dispose of old poles and concrete. The shipping fee is \$570 bringing total cost to \$20,970.00.

Due to Park Manager Aksamit not getting the proposal on the agenda, the item will be placed on the April 10, 2015 Special Meeting agenda.

Mayor and Council questioned if Manager Aksamit has received any information on if the City will be able to recoup any funds from liability insurance. Manager Aksamit stated that had been put on hold until the decision had been made if the City was going to use donated poles or go with steel poles. With the Mayor and Council agreeing on using 5/8” galvanized steel for the poles, Manager Aksamit will contact Easter & Associates and request that they proceed with the filing of insurance claim on damage.

SWIMMING POOL & PROGRAMS - Recreation Coordinator Shayna Murrell reported that T-Ball will be held the month of June. All lifeguards are hired and there will be four pool managers this season and three have already received certification.

Coordinator Murrell stated that she would like to have an adult sand volleyball league this summer. Murrell stated that she has contacted the Village of Unadilla and games can be playing in the park in

Unadilla. Murrell stated that she would like the Mayor and Council to consider building a sand volleyball court at the Sports Complex for next summer.

PUBLIC WORKS REPORT – Report presented by Superintendent of Public Works Garry Carman. Superintendent Carman reviewed with Mayor and Council the bid received for upgrading the hand held meter reading system. The new system would allow one employee to read the entire City in one day. Superintendent Carman stated that 80% of the City has been converted over to the radio read system. The current system is outdated and problems are starting to arise causing extra work for utility workers and billing clerk.

The upgrade would include 1 – MRX920 Mobile Data Collector - \$6,111.11 and training - \$3,000; for a total cost of \$9, 111.11. This fee does not include the laptop computer that is needed to run the program; that would need to be purchased separately.

Council member Britton made the motion to purchase the MRX920 Mobile Data Collector and training for a total amount of \$9,111.11, second by Henke. Roll Call: Yeas: Britton, Henke, Gigstad, Dettmer. Nays: None.

Council member Henke made the motion to continue the public hearing concerning the following-described real estate: Southwest Quarter (SW ¼) W & S of Railroad Right-of-Way and the Southeast Quarter (SE ¼) Northwest Quarter (NW ¼), Section Twenty-two (22), Range Eight (8), Township Eleven (11), Otoe County, Nebraska to change the Comprehensive Plan and Future Land Use Map from Transitional Agricultural to Light Industrial, public hearing on application for a change of zoning designation for the following-described real estate: Southwest Quarter (SW¼) W & S of Railroad Right-of-Way and Southeast Quarter (SE ¼) Northwest Quarter (NW ¼), Section Twenty-two (22), Range Eight (8), Township Eleven (11), Otoe County, Nebraska from TA-1 Transitional Agricultural to I-1 Light Industrial and to Change the official zoning map and public hearing on application for a conditional use permit pursuant to Syracuse Municipal Zoning Code Section 5.13.03.04 grain storage and elevators on the following-described real estate: Southwest Quarter (SW ¼) W & S of Railroad Right-of-way and Southeast Quarter (SE ¼) Northwest Quarter (NW ¼), Section Twenty-two (22), Range Eight (8), Township Eleven (11), Otoe County, Nebraska until the May 13, 2015 at 6:00 P.M., second by Dettmer. Roll Call: Yeas: Dettmer, Britton, Henke, Gigstad. Nays: None.

City Attorney Jerry Stilmock reviewed the letter received from Mount Moriah Lodge No. 57 concerning the renovations needed and questioning who is responsible for the cost of wiring and renovations in the Lodge meeting room. Mayor and Council requested that City Attorney Stilmock correspond with the Lodge and informed them that they will need to contact an electrician and get an electrical estimate on behalf of the Lodge.

Attorney Stilmock will also request will get the estimates and proceed with work as soon as possible due to Superintendent Carman retiring the end of May.

Andy Powell of Big Red Communications appeared before Mayor and Council to discuss the placing of communication equipment of the water tower. Mr. Powell stated that their company would provide high speed internet service to the community and surrounding area.

Mr. Powell stated that the service does not use satellites and will not be affected by any weather conditions. Customers would have a small satellite at their homes and the system also has battery backup therefore service will not be interrupted. The antennas will be placed in all four directions which will provide point-to-point wireless internet service.

The equipment to be placed on the tower is 3X3X1 foot and will be clamped to the tower not welded. Big Red Communications has over 100 connections on City and County towers.

City Attorney Stilmock requested that Mr. Powell forward him a copy of the proposed agreement, insurance certification, when and how they will need access to the tower, all customer services available and what compensation would be paid to the City.

Mayor Ortiz opened the public hearing on application for approval of a small tract subdivision of the following-described real estate: A subdivision of new Lot 1, replat of Arthur Kramer Subdivision located in the East One-half of the Northwest Quarter and part of the Northeast Quarter of Section Twenty (20), Township Eight (8) North, Range Eleven (11) East of the 6th P.M., Otoe County, Nebraska.

Dennis Werner is subdividing the property into two lots and plans on building a new residence on each lot.

The subdivision has been approved by the Syracuse Planning Commission.

Mayor Ortiz closed the public hearing.

Council member Henke introduced Ordinance No. 970 entitled: AN ORDINANCE OF THE CITY OF SYRACUSE, OTOE COUNTY, NEBRASKA ACCEPTING AND APPROVING THE SMALL TRACT SUBDIVISION PLAT DESIGNATED AS THE WERNER ACRES SUBDIVISION; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; AND TO PROVIDE FOR AN EFFECTIVE DATE and moved that the statutory rule requiring reading on three different days be suspended. Council member Britton seconded the motion to suspend the rules and upon roll call on the motion, the following Council members voted YEA: Britton, Henke, Gigstad, Dettmer. The following voted NAY: None. The motion to suspend the rules was adopted by three-fourths of the City Council, and the statutory rule was declared suspended for consideration of said ordinance.

Said ordinance was then read by title, and thereafter Council member Henke moved for final passage of the ordinance which motion was seconded by Council member Dettmer. The Mayor then stated the question, "Shall Ordinance No. 970 be passed and adopted?" Upon roll call vote the following Council members voted YEA: Henke, Gigstad, Dettmer, Britton. The following Council members voted NAY: None. The passage and adoption of said ordinance, having been concurred in by a majority of all members of the City Council, the Mayor declared the ordinance adopted, and the Mayor in the presence of the City Council, signed and approved the ordinance, and the Clerk attested the passage and approval of the same and affixed her signature thereto.

A true, correct and complete copy of said ordinance is attached hereto and made a part hereof by reference.

Mayor Ortiz opened the public hearing on application for a conditional use permit pursuant to Syracuse Municipal Zoning Code Section 5.05.05.01 for reduction of front yard setback on the following described real estate: Lot Five (5) Country Living Subdivision, East One-half of the Southwest Quarter Section 4, Range 8, Township 11, Syracuse, Otoe County, Nebraska.

Kevin Swanson is requesting reduction of front yard setback due to building of storage shed on a corner lot. The City code states a 100 foot setback and Mr. Swanson wants to place his building 94 feet from the property line.

The conditional use has been approved by the Syracuse Planning Commission.

Mayor Ortiz closed the public hearing.

Council member Britton introduced Ordinance No. 971 entitled: AN ORDINANCE OF THE CITY OF SYRACUSE, OTOE COUNTY, NEBRASKA GRANTING A CONDITIONAL USE PERMIT AUTHORIZING A REDUCTION IN THE FRONT YARD SETBACK REQUIREMENTS ON THE FOLLOWING-DESCRIBED REAL ESTATE: LOT FIVE (5), COUNTRY LIVING SUBDIVISION, A SUBDIVISION OF THE E ½ OF THE SW ¼ OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 11, OF THE 6TH P.M., OTOE COUNTY, NEBRASKA; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; AND TO PROVIDE FOR AN EFFECTIVE DATE and moved that the statutory rule requiring reading on three different days be suspended. Council member Henke seconded the motion to suspend the rules and upon roll call on the motion, the following Council members voted YEA: Britton, Henke, Gigstad, Dettmer. The following voted NAY: None.

The motion to suspend the rules was adopted by three-fourths of the City Council, and the statutory rule was declared suspended for consideration of said ordinance.

Said ordinance was then read by title, and thereafter Council member Dettmer moved for final passage of the ordinance which motion was seconded by Council member Gigstad. The Mayor then stated the question, “Shall Ordinance No. 971 be passed and adopted?” Upon roll call vote the following Council members voted YEA: Henke, Gigstad, Dettmer, Britton. The following Council members voted NAY: None. The passage and adoption of said ordinance, having been concurred in by a majority of all members of the City Council, the Mayor declared the ordinance adopted, and the Mayor in the presence of the City Council, signed and approved the ordinance, and the Clerk attested the passage and approval of the same and affixed her signature thereto.

A true, correct and complete copy of said ordinance is attached hereto and made a part hereof by reference.

Mayor Ortiz opened the public hearing on application for Nebraska Affordable Housing Program Funds.

Lisa Beethe, Southeast Nebraska Development District, informed Mayor and Council that this owner occupied housing rehabilitation grant will include Syracuse and other municipalities in Otoe County. Syracuse is requesting \$465,000 for 15 units with allocation of \$24,995 per unit with requirement that the owners stay in their home for five years or owners must pay back a percentage of grant.

Mrs. Beethe explained that there will be a housing committee from each community and they will review all applications and bids received. The City of Syracuse will be the lead applicant, and will be responsible for disbursing of funds.

The purpose of the program is the rehabilitation of substandard single family homes through the award of Conditional Grants through the NAHP Trust Fund Program. This program would benefit low and moderate income people with the City of Syracuse and surrounding Otoe County communities.

Mayor Ortiz closed the public hearing.

Council member Gigstad made the motion to adopt RESOLUTION 15-05: RESOLUTION AUTHORIZING CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR NEBRASKA AFFORDABLE HOUSING PROGRAM FUNDS, second by Dettmer. Roll Call: Yeas: Britton, Dettmer, Gigstad, Henke. Nays: None.

A true, correct and complete copy of said resolution is attached hereto and made a part hereof by reference.

Lisa Beethe reviewed the Interlocal Cooperation Act Agreement with the Mayor and Council. Mrs. Beethe stated that the agreement is between Village of Burr, Douglas, Dunbar, Lorton, Otoe, Palmyra, Talmage, Unadilla and the City of Nebraska City and Syracuse for the 2015 Nebraska Affordable Housing Program Otoe County Owner-Occupied Housing Rehabilitation Program.

The purpose of this agreement is to provide for cooperative undertaking by Syracuse and above referenced communities without any separate entity being created; and, the duties and responsibilities of each municipality is outlined in the agreement.

Council member Britton made the motion enter into the Interlocal Cooperation Act Agreement between Syracuse and above referenced communities for the 2015 Nebraska Affordable Housing Program Otoe County Owner-Occupied Housing Rehabilitation Program, second by Henke. Roll Call: Yeas: Henke, Gigstad, Dettmer, Britton. Nays: None.

Mayor and Council reviewed the 2015 Housing Program Guidelines & ReUse Plan. The guidelines outline the purpose of the program, eligibility criteria, application process and program income reuse plan.

Council member Britton made the motion to approve the 2015 Housing Program Guidelines & ReUse Plan, second by Henke. Roll Call: Yeas: Gigstad, Dettmer, Britton, Henke. Nays: None.

Mayor and Council reviewed the Leadership Community Application to Nebraska Department of Economic Development Contract Amendment from Southeast Nebraska Development District. The original contract had a completion date of December 2014. The amendment extends the contract to December 2015. This will allow Syracuse time to finish the Leadership Certification application process with Nebraska Department of Economic Development.

Council member Britton made the motion to adopt RESOLUTION 15-06: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SYRACUSE, OTOE COUNTY, NEBRASKA TO APPROVE, RATIFY AND ACCEPT THE SPECIAL SERVICES CONTRACT FOR LEADERSHIP COMMUNITY APPLICATION PREPARATION SUPPORT AGREEMENT BETWEEN SOUTHEAST NEBRASKA DEVELOPMENT DISTRICT (SENDD) AND THE CITY OF SYRACUSE, OTOE COUNTY, NEBRASKA, FOR SENDD TO PROVIDE THE TECHNICAL ASSISTANCE TO THE CITY OF SYRACUSE TO DEVELOP INFORMATION FOR COMPONENTS OF THE LEADERSHIP COMMUNITY APPLICATION; AND TO APPROVE THE EXECUTION THEREOF, second by Henke. Roll Call: Yeas: Henke, Gigstad, Dettmer, Britton. Nays: None.

A true, correct and complete copy of said resolution is attached hereto and made a part hereof by reference.

Council member Dettmer made the motion to send 7 fire fighters to State Fire School in Grand Island May 15 – 17, 2015, second by Gigstad. Roll Call: Yeas: Gigstad, Dettmer, Britton, Henke. Nays: None.

Mayor Ortiz informed the Council that a panel of Council members Dettmer and Henke, Superintendent Garry Carman, City Clerk Peggy Hobscheidt and Mayor Ortiz has concluded interviews for City Clerk, Superintendent of Public Works and City Treasurer/Payroll Clerk positions.

Mayor Ortiz stated that Jeff Vogt will be the Superintendent of Public Works and Kelly Farmer will take the position of City Clerk. There were three promising applicants for the position of City Treasurer/Payroll Clerk but Mayor Ortiz stated that he feels the City should continue their search for someone with a background or work experience in accounting and payroll.

After promotions of current employees and advertising of vacant positions and conclusion of interviews, Mayor Ortiz reported that the panel selected Mark Moerer for the position in the Public Works Department and he will begin working on April 13, 2015. Chiona Morris will be the Utility Billing Clerk and will be starting on April 20, 2015.

Mayor and Council reviewed of the Step Program and after discussion on experience and qualifications, Mayor and Council concluded that the starting wages for promoted and new employees are as follows: Kelly Farmer - \$17.42 per hour, Jeff Vogt - \$23.23 per hour, Mark Moerer - \$16.15 per hour and Chiona Morris - \$14.13 per hour.

Council member Britton made the motion to approve \$23.23 per hour for Jeff Vogt and \$17.74 per hour for Kelly Farmer, retroactive back to April 6, 2015, starting salary for Mark Moerer at \$16.15 per hour and Chiona Morris at \$14.13 per hour, with six month probation for all four employees and no automatic salary increase at the end of probation period, second by Gigstad. Roll Call: Yeas: Britton, Henke, Gigstad, Dettmer. Nays: None.

Council member Dettmer made the motion to approve the renewal of the following electrician licenses: Davidson Electric, Sentry Electric, Inc., Kurt Kastens Electric, Teten Electric, Inc. and Kastens Electric, LLC and the following plumbers licenses: GM Heating & Air Conditioning, Unadilla Hardware & Repair, Bohl Plumbing & Heating, Inc., Kuhl Trenching & Exc. Inc, Pete's Plumbing, JH Sporhase Plumbing & Heating, LLC and Southeast Plumbing & Heating, second by Gigstad. Roll Call: Yeas: Dettmer, Henke, Gigstad, Dettmer. Nays: None.

City Attorney Jerry Stilmock stated that due to the death of one of the owner of the property at 325 6th Street, he has not obtained a release for removal of asbestos. Attorney Stilmock will be contacting Mrs. Sandy Martin and obtain a release.

Council member Henke made the motion to adjourn at 8:19 P.M, second by Dettmer. Roll Call: Yeas: Briton, Henke, Gigstad, Dettmer. Nays: None.

I the undersigned Clerk hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting; kept continually and available for inspection at the office of the City Clerk; that such subjects were contained in the said agenda for at least twenty-four hours prior to the said meeting; that at least one copy of the reproducible material discussed at the meeting was available at the meeting for the examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days or prior to the next convened meeting of the body; that all news media requesting notification concerning time and place of said body were provided advance notification of time and place of said meeting and subjects to be discussed at said meeting.

City Clerk

Mayor