

SPECIAL MEETING  
CITY COUNCIL

June 26, 2019

The Mayor and City Council of the City of Syracuse, Nebraska met at 6:00 P.M. on June 26, 2019 for a special meeting in the Syracuse City Hall Council Chambers at 495 5<sup>th</sup> Street. Notice of meeting was given by posting in three places. Mayor Ortiz requested roll call; present were Mayor Ortiz and Council members Orv Gigstad, Deb Dettmer, Laramie Werner, Jerry Werner. A copy of the posting notice and acknowledgement of notice to the Council is attached to these minutes. Minutes for the June 5<sup>th</sup>, 2019 meetings were approved as written. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the public.

Mayor Ortiz led the discussion on Treasurer's Report and approval of claims; Todd Blome not present. The May financials were distributed prior to the meeting; no discussion was had. Council Member Orv Gigstad moved to approve the May Treasurer's report and to pay the claims, Deb Dettmer seconded. Roll Call: Yeas: Laramie Werner, Jerry Werner, Deb Dettmer, Orv Gigstad. Nays: none.

Mayor Ortiz led the discussion on engagement letter from BMG for 2019-2020 City Budget preparation services, authorizing Mayor's signature. Council Member Jerry Werner moved to approve the letter provided by BMG, Laramie Werner seconded. Roll Call: Yeas: Deb Dettmer, Orv Gigstad, Jerry Werner, Laramie Werner. Nays: none.

Aqua Chem, Inc.	487.73
Aaron Gaston	70.00
Ameritas	98.44
B&B Pump N Go	2026.48
Ben Leseberg	300.00
BMG	2500.00
Bound Tree Medical Supplies	248.26
Capital Business System	367.60
Cardmember Service – Elan	4214.03
CLIA Laboratory Program	180.00
City of Syracuse	2887.55
Dan's Tire & Repair	61.83
Dentegra/Delta Dental	340.37
DHHS Backflow Workshops	45.00
Dutton-Lainson Co.	2953.03
Elsmore Swim Shop	355.21
EMS Billing	1246.62
ET's Lawn & Leisure	239.63
Farmhouse Style	21.98
Farmer Bocken Co.	547.70
Gatehouse Media	38.19
Great America	1572.82
Hank's Garage	152.41
Hawkins	178.73
Hemje Plumbing and Htg.	192.00
Ingram Library Services	636.89
Jaylin Gaston	70.00
JEO	10,795.00
Joe Reisdorff	45.25
LARM	6.54
Maddie Werner	210.00
Matheson	144.66
Melissa Nelson	60.00
Micro Marketing	0.90
Mid America Books	106.70
Midwest Farmers COOP	30.00
Midwest Labs	69.58
Mike's Window Service	182.91
Nebraska City Utilities	57.48

NE DOL/Office of Safety	55.00
NE Public Health Environmental Labs	48.00
OPPD	117,204.42
Otoe County Sheriff	15,000.00
Papillion Sanitation	477.42
Penny Trueblood	48.00
Pepsi of Lincoln	2078.30
Richard Nordhues	35.00
Sarah Damme	90.00
Simple Solutions	46.10
Sue Antes	27.95
Synchrony Amazon	584.49
SVFD	793.50
Stutheit Implement	993.14
Syracuse IronWorks	176.85
Syracuse Journal-Democrat	52.50
Syracuse Do It Best	923.89
SVFD	700.00
United Healthcare	10,444.71
Unum	82.65
Uline	2213.61
Verizon	231.23
Western Area Power Admin.	1593.78
Windstream	1354.49
Todd Aksamit	2183.92
Kelly Farmer	2388.05
Derek Harms	2406.26
Mark Moerer	2105.24
Julie Shafter	1801.33
Jeffrey Vogt	3275.95
Brian Vodicka	1645.15
Brent Teten	2514.15
Nicole Vonderschmidt	1769.74
Jill Crook	2385.03
Cody Pester	2052.80
Tyler Collin	1798.54
Tim Wilson	200.00
Marcia Scheinost	125.00
Jody Bruns	125.00
Carol Linquist	200.00
Susan Obermeyer	200.00
David Sabatka	150.00
Chris Lutjemeyer	150.00
Craig Boldt	150.00
Tami Andera	150.00
Kayla Arnold	975.92
August Levenhagen	1366.79
Samantha Pester	508.26
Jamy Prokopec	323.66
Kirsten Bischoff	597.61
Alma Buco	424.31
Emily Hillman (Wilkinson)	411.42
Lindsey Moss	590.46
Kamden Stanley	424.01
Naudia Flores	730.93
Lilly Windhorst	407.61
Brogan Behrends	634.29
Teja Farley	374.11
Shyanne Frederick	237.26
Hannah Hiller	268.74

Aprille Johnson	1054.37
Cassie Katen	1719.68
Nicole Kimpel	274.75
Tyler Knake	896.95
Grace Kuenning	937.63
Liz Levenhagen	354.62
Mia Ortiz	503.56
Hunter Rumery	835.58
Suzanna Shanks	236.49
Kennedy Stanley	773.72
Natalie Thies	369.64
Camryn Tompkins	268.30
Greg Wiebusch	1181.03

CEMETERY BOARD REPORT – no one present from Cemetery Board; the agenda items were tabled.

PARKS & REC REPORT – Parks and Rec Manager Jill Crook not present. Mayor Ortiz led the discussion on purchase of mower for use at Park Hill Cemetery; bids were distributed prior to the meeting. Ortiz explained the current mower used at the cemetery is not for commercial use such as a cemetery. The Parks department's mowers are too wide and will not fit through the stones. The Council members and Mayor Ortiz recommend Crook reach out to vendors to demo various 36" or 42" mowers then return next month to discuss the mowers again.

PUBLIC WORKS REPORT – Superintendent Jeff Vogt present. Mayor Ortiz led discussion on Drinking Water State Revolving Fund financial assistance in regards to Syracuse Water Improvement Project; Steve McNulty of Drinking Water State Revolving Fund present to explain. The SRF funding would be another option for the Municipal Water Project (Well Field Project); the Mayor and Council adopted a resolution in April 2019 accepting a funding opportunity with USDA. The City has not signed a Letter of Conditions with USDA therefore the City can seek other eligible funding assistance programs such as the SRF. Both USDA and SRF programs are government programs but do have some differences. A 30-day public notice will be necessary for the SRF. The City's project would require two separate loans; the first one would disburse the amount of the land cost back to the City to use towards interim costs for development, easement purchases or engineering costs to name a few. The second loan would receive an interest rate reduction and would be used for closing of the project. McNulty noted Davis-Bacon wage provisions are required when using SRF. McNulty used a 4 ½% increase when estimating the City's project; this is not locked in at this time. With the original offer by USDA the savings was 1.35 Million Dollars using a 40-year loan; with SRF this could be possible using a 32-year loan plus saving money by not incurring the additional interest charges. Dane Simonsen of JEO also present; he confirmed with McNulty the blended interest percent with McNulty may be 2.057 upon the Governor's signature of a regulation repeal. Ultimately the City is looking at a savings of \$1.3 million if they should decide to go with SRF. This offer is available to the City until June of 2020. Simonsen has researched wage rate determinations; as far as he can tell the 4 ½% increase McNulty estimated is accurate. A project was recently done in Albion; the wage rate determinations are very similar here as they are in Albion. Albion incurred the 4 ½% increase for the Davis-Bacon wage provision. No one from USDA present. The Letter of Conditions for USDA states they reserve the right to discontinue the offer to the City. The City has reached out to USDA to explain any additional funding opportunities need to be reviewed in order for the City to decide which is the best option for the City and community. The Mayor and Council would like to think about the information given and prepare to make a decision at the July City Council meeting. The City would need to prepare a bond ordinance if the City decides to go with SRF. Stilmock and Simonsen will reach out to USDA and wait for their reply.

NEW BUSINESS – Mayor Ortiz led the public hearing, discussion and Ordinance No. 1046 for Application for Zoning Text Amendment to the Zoning Ordinance of the City of Syracuse, Nebraska to consider amending Sections 4.12 to increase width of accessory building; property owner Leroy Obermeyer present. Mayor Ortiz opened the public hearing; Stilmock explained there are two ordinances to consider. The first discusses increasing the width allowed of the building and second expanding the square footage allowed to 2000 square feet. Obermeyer plans to place the garage on three combined lots with the lot where his house is making it four total lots the house and accessory building will sit on. Obermeyer will use brick and siding to match the house. The City's Planning Commission

recommended approval at their June meeting. Jerry Werner is concerned about the square footage and believes the garage will exceed most houses in that neighborhood. The code says all structures cannot go beyond 50% of the total property; the house and proposed garage do not exceed this. Mayor Ortiz closed the public hearing. Council Member Laramie Werner introduced Ordinance No. 1046 and move that the statutory rule requiring reading on three different days be suspended, Orv Gigstad seconded. Roll Call: Deb Dettmer, Orv Gigstad, Laramie Werner. Nays: Jerry Werner. Attorney Stilmock read Ordinance No. 1046 by title. Deb Dettmer moved for final passage of Ordinance No. 1046, Orv Gigstad seconded. Roll Call: Laramie Werner, Deb Dettmer Orv Gigstad. Nays: Jerry Werner.

Mayor Ortiz led the public hearing, discussion and Ordinance No. 1047 for Application for Zoning Text Amendment to the Zoning Ordinance of the City of Syracuse, Nebraska to consider amending Sections 5.07.05.01 to square footage of accessory building; property owner Leroy Obermeyer present. Mayor Ortiz opened the public hearing. No further discussion was had. Mayor Ortiz closed the public hearing. Council Member Orv Gigstad introduced Ordinance No. 1047 and move that the statutory rule requiring reading on three different days be suspended, Laramie Werner seconded. Roll Call: Deb Dettmer, Orv Gigstad, Laramie Werner. Nays: Jerry Werner. Attorney Stilmock read Ordinance No. 1047 by title. Deb Dettmer moved for final passage of Ordinance No. 1047, Laramie Werner seconded. Roll Call: Orv Gigstad, Laramie Werner, Deb Dettmer. Nays: Jerry Werner.

Mayor Ortiz led the public hearing, discussion and Ordinance No. 1048 for Application for Small Tract Subdivision of the following-described real estate: Bauer 2<sup>nd</sup> Subdivision, A subdivision of Tracts A & B, Bauer Subdivision and Lots 3 & 4, Block 17, Syracuse Proper, Otoe County, Nebraska; Jean Farley present for Lois Block along with Jared McAlevy and Dave Juilfs. Mayor Ortiz opened the public hearing. Attorney Stilmock explained how the property will be divided into three and this ordinance would approve the subdivision. Mayor Ortiz closed the public hearing. Council Member Jerry Werner introduced Ordinance No. 1048 and move that the statutory rule requiring reading on three different days be suspended, Laramie Werner seconded. Roll Call: Orv Gigstad, Deb Dettmer, Jerry Werner, Laramie Werner. Attorney Stilmock read Ordinance No. 1048 by title. Deb Dettmer moved for final passage of Ordinance No. 1048, Orv Gigstad seconded. Roll Call: Jerry Werner, Laramie Werner, Orv Gigstad, Deb Dettmer. Nays: none.

Mayor Ortiz led the public hearing, discussion and Ordinances to take action as described below on the following-described real estate: proposed Tract BB, Bauer 2<sup>nd</sup> Subdivision, Syracuse Proper, Otoe County Nebraska.

1. To amend the Future Land Use and Transportation Maps from Downtown Commercial to Medium Density Residential; and
2. Application for a change of zoning designation from Downtown Commercial to Medium Density Residential.

Mayor Ortiz opened the public hearing for Item 1. Planning Commission recommended approval at the their June meeting. No discussion was had. Mayor Ortiz closed the public hearing. Council Member Orv Gigstad introduced Ordinance No. 1049 and move that the statutory rule requiring reading on three different days be suspended, Jerry Werner seconded. Roll Call: Deb Dettmer, Laramie Werner, Jerry Werner, Orv Gigstad. Nays: none. Attorney Stilmock read Ordinance No. 1049 by title. Deb Dettmer moved for final passage of Ordinance No. 1049, Laramie Werner seconded. Roll Call: Orv Gigstad, Deb Dettmer, Jerry Werner, Laramie Werner. Nays: none.

Mayor Ortiz opened the public hearing for Item 2. Planning Commission recommended approval at the their June meeting. No discussion was had. Mayor Ortiz closed the public hearing. Council Member Laramie Werner introduced Ordinance No. 1050 and move that the statutory rule requiring reading on three different days be suspended, Orv Gigstad seconded. Roll Call: Jerry Werner, Deb Dettmer, Laramie Werner, Orv Gigstad. Nays: none. Attorney Stilmock read Ordinance No. 1050 by title. Jerry Werner moved for final passage of Ordinance No. 1050, Deb Dettmer seconded. Roll Call: Laramie Werner, Jerry Werner, Deb Dettmer, Orv Gigstad. Nays: none.

Mayor Ortiz led the public hearing, discussion and Ordinances to take action as described below on the following-described real estate: proposed Tract AA, Bauer 2<sup>nd</sup> Subdivision, Syracuse Proper. Otoe County Nebraska.

1. To amend the Future Land Use and Transportation Maps from Downtown Commercial to Medium Density Residential; and
2. Application for a change of zoning designation from Downtown Commercial to Medium Density Residential.

Mayor Ortiz opened the public hearing for Item 1. Planning Commission recommended approval at the their June meeting. No discussion was had. Mayor Ortiz closed the public hearing. Council Member Orv Gigstad introduced Ordinance No. 1051 and move that the statutory rule requiring reading on three different days be suspended, Laramie Werner seconded. Roll Call: Deb Dettmer, Jerry Werner, Orv Gigstad, Laramie Werner. Nays: none. Attorney Stilmock read Ordinance No. 1051 by title. Jerry Werner moved for final passage of Ordinance No. 1051, Deb Dettmer seconded. Roll Call: Laramie Werner, Jerry Werner, Deb Dettmer, Orv Gigstad. Nays: none.

Mayor Ortiz opened the public hearing for Item 2. Planning Commission recommended approval at the their June meeting. No discussion was had. Mayor Ortiz closed the public hearing. Council Member Laramie Werner introduced Ordinance No. 1052 and move that the statutory rule requiring reading on three different days be suspended, Deb Dettmer seconded. Roll Call: Jerry Werner, Orv Gigstad, Deb Dettmer, Laramie Werner. Nays: none. Attorney Stilmock read Ordinance No. 1052 by title. Laramie Werner moved for final passage of Ordinance No. 1052, Deb Dettmer seconded. Roll Call: Laramie Werner, Jerry Werner, Deb Dettmer, Orv Gigstad. Nays: none.

Mayor Ortiz led the public hearing, discussion and Ordinance No. 1053 for Application for Conditional Use Permit pursuant to Syracuse Municipal Zoning Code Section 4.16 to reduce the rear yard requirement on the following-described real estate: Acreage of approximately 2.05 acres located in Section 15 Township 8 Range 11 City of Syracuse, Otoe County, Nebraska; Ron Zahn present to explain. Mayor Ortiz opened the public hearing. Attorney Stilmock explained Planning Commission recommended approval to reduce the rear yard setback from ten feet to five feet. No further discussion was had. Mayor Ortiz closed the public hearing. Council Member Jerry Werner introduced Ordinance No. 1053 and move that the statutory rule requiring reading on three different days be suspended, Deb Dettmer seconded. Roll Call: Laramie Werner, Orv Gigstad, Jerry Werner, Deb Dettmer. Nays: none. Attorney Stilmock read Ordinance No. 1053 by title. Orv Gigstad moved for final passage of Ordinance No. 1053, Deb Dettmer seconded. Roll Call: Jerry Werner, Laramie Werner, Deb Dettmer, Orv Gigstad. Nays: none.

Mayor Ortiz led the discussion on SDL request for the 2019 Otoe County Fair dates and times of Wednesday July 24<sup>th</sup> beginning at 11:00 A.M. and ending at 1:00 A.M. Monday July 29<sup>th</sup> to be held at the South Park concession area in the Outdoor Arena; Mike Rudolph of Otoe County Fair Board not present. Council Member Deb Dettmer moved to approve the SDL request, Laramie Werner seconded. Roll Call: Yeas: Orv Gigstad, Deb Dettmer, Jerry Werner, Laramie Werner. Nays: none.

Mayor Ortiz led the discussion on SDL request for Rich Harvest Winery for July 13<sup>th</sup>, 2019 to be held in the Chamber of Commerce Germanfest Beer Garden on 5<sup>th</sup> Street; Rich Halama of Rich Harvest not present. Council Member Jerry Werner moved to approve the SDL request, Laramie Werner seconded. Roll Call: Yeas: Deb Dettmer, Laramie Werner, Jerry Werner, Orv Gigstad. Nays: none.

Mayor Ortiz asked a Council Member to motion to adjourn. Council Member Deb Dettmer moved to adjourn the meeting at 7:36 P.M., Orv Gigstad seconded. Roll Call: Yeas: Laramie Werner, Jerry Werner, Orv Gigstad, Deb 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.

*Kathy Farmer*  
Clerk



*Don Clark*  
Mayor