

REGULAR MEETING
CITY COUNCIL

August 18, 2021

The Mayor and City Council of the City of Syracuse, Nebraska met at Syracuse City Hall Council Chambers located at 495 Midland Street Syracuse, Nebraska at 6:00 P.M. on August 18, 2021 for their regular meeting. Notice of meeting was given by posting in five places. Mayor Dettmer requested roll call; present were Mayor Dettmer and Council members Wesley Halvorsen, Jerry Werner, Laramie Werner; Orv Gjestad absent. A copy of the posting notice and acknowledgement of notice to the Council is attached to these minutes. Minutes for the July 20th & August 9th, 2021 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 Dettmer led the discussion on Tax Increment Financing; Andrew Willis of Cline Williams present. Jerry Stilmock explained Willis has a lot of experience in Tax Increment Financing and particularly the southeast quadrant of the City. Willis currently works with 30+ communities across Nebraska for all sorts of projects utilizing Tax Increment Financing. He explained the tax on a property can pay towards infrastructure as that property is developed and there are multiple ways to utilize TIF and get to the end result. There could be a long period of time before it is paid back but depending on the property it may not take as long; depending on risk level. Willis asked the City to think about what their goal would be and Willis can help with options to reach that goal. Stilmock mentioned possibly having a townhall meeting. There could be potentially 10 to 12 property owners that may participate for this quadrant of the City. Willis explained this area has been declared as blighted and substandard. If a City knows what the plan is, he would say 45 to 60 days is a typical time frame to come up with a plan.

Mayor Dettmer led the City Engineer Report; Justin Stark of Olsson Associates present. Mayor Dettmer led the discussion on Vacation of Plat of Record for 17th Street Lift Station project. Stark and Jeff Vogt previously met with the Syracuse Country Club Board. The Board's preference was to clean up the existing area vacating the plat it or redefining it. Once the surveyor is able to work through that process. Stark asked for the Council's thoughts.

Mayor Dettmer led the discussion and update on Project 14: Dry Detention Dam Upstream of 1st and Willow Streets; Justin Stark explained. One of the goals with these projects on the Streambank Stability Study is to prioritize the various projects. In the area of Project 14, the issue of slowing down the flow is a priority; but in relation to property currently owned by Jen and Zach Hansen, Stark doesn't see any issues with what the Hansen's would like to do with their property. This includes building two homes on the undeveloped properties. Mayor Dettmer encouraged the City to continue to work with the Hansen's in the development of the homes on their property as they have been willing to work with the City and included this be the case for future developments throughout the City.

Mayor Dettmer led the approval of claims and Treasurer's Reports, Todd Blome of BMG present. Blome sent the July 2021 Financials prior to the meeting. Blome reported all accounts have been reconciled and tied out. Looking at the July Income Statement, ARPA federal funds for Covid relief were received as well as grant money towards the Aqua Center Bathhouse project; Highway Allocations are up as well for the year. Capital expenses include those to Van Kirk Brothers for the Water Improvement Project and also final payment for the Aqua Center Bathhouse to Scheele-Kayton for their construction services. Blome reported the 21-22 Budget needs to be submitted to State Auditor's office by September 20th and a copy is also sent to the County by then. BMG will prepare the budget in the state format and draft and submit the publication to be placed in the Syracuse Journal-Democrat. The Budget Hearing needs to be a separate hearing starting this year therefore the public hearing for the budget is scheduled for Tuesday September 7th at 6:00 P.M.; Todd will be present for the public hearing. Council Member Wesley Halvorsen moved to approve the report and pay the claims, Laramie Werner seconded. Roll Call: Yeas: Jerry Werner, Wesley Halvorsen, Laramie Werner. Nays: none.

AFLAC - 464.28, AKRS - 406.07, ALTEC INDUSTRIES, INC. - 4734.81, AQUA-CHEM, INC. - 311.60, 943.15, ASCAP - 367.00, B & B PUMP-N-GO, INC. - 2674.00, BARAGARY CONSTRUCTION, INC. - 130.69, 12585.00, BEACON ATHLETICS - 458.00, BENEFIT PLANS INC. - 310.00, BMG CPA'S - 2500.00, BORDER STATES INDUSTRIES, INC. - 237.11, 684.45, BOUND TREE MEDICAL, LLC - 223.20, 1278.77, BRANDT, HORAN, HALLSTROM & STILMOCK - 1182.25, CANON FINANCIAL - 171.12, 107.22, CAPITAL BUSINESS SYSTEMS, INC. - 60.53, 81.09, 43.92, CB PLUMBING SERVICES - 410.20, CITY OF NEBRASKA CITY - 470.78, CLEANING AUTHORITY - 276.92, 239.64, CLINE WILLIAMS - 60.00, CORE-MARK MIDCONTINENT, INC. - 565.22, CREATIVE SITES - 10.42, CULLIGAN WATER - 58.75, CURTIS STANBERRY - 100.00, 50.40, DTS TECHNOLOGY - 11.14, DUTTON LAINSON CO. - 1013.88, EAKES OFFICE PLUS - 59.26, ECHO GROUP INC. - 1967.53, 3978.08, 1817.97, ELIZA BENNETT - 61.84, ET'S LAWN & LEISURE - 34.08, 96.13, FIVE NINES TECHNOLOGY GROUP - 2570.25, 70.00, FRONTIER COOPERATIVE - 216.00, GATEHOUSE MEDIA NEBRASKA HOLDINGS, INC. - 50.02, 30.46, GLOBAL INDUSTRIAL - 2244.99, GLORIA RICHMAN - 350.00, HAWKINS, INC. - 197.53, INGRAM LIBRARY SERVICES - 379.04, IRONHIDE CONSTRUCTION, INC. - 200.00, JACOB BLUNT - 150.00, JARROD MCALEVY - 200.00, JEO CONSULTING GROUP, INC. - 27156.25, 628.75, 1840.00, 200.00, JESSICA MEYER - 50.40, JOHNSON SERVICE COMPANY - 20742.70, KANEQUIP, INC. - 135.31, KECKLER OIL CO, INC. - 244.94, KEN PARDE - 35.00, KLARYSA THROCKMORTON - 61.85, KLUTE TRUCK EQUIP. & TRAILER SALES - 5600.00, LDR - 207.68, LEAGUE OF NEBR. MUN. - 4744.00, 1227.00, LOSEKE IRRIGATION - 1001.97, MACQUEEN EQUIPMENT - 550.81, MARTIN MARIETTA AGGREGATES - 1206.02, MATHESON TRI-GAS, INC. - 174.37, MEDICA - 9682.32, MICRO MARKETING ASSOC. - 62.06, MID-AMERICAN BENEFITS, INC. - 93.00, MIDWEST LABORATORIES, INC. - 136.03, MIDWEST WALLS &

LANDSCAPES, INC. - 645.00, MUNICIPAL SUPPLY OF OMAHA - 1969.47, 934.17, MUNICODE - 950.00, NATIONAL BUSINESS FURNITURE - 1278.64, NEBRASKA CITY UTILITIES - 1118.44, NEBRASKA MUNICIPAL CLERKS' ASSOC. - 35.00, NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB - 98.00, NEBRASKA STATE FIRE MARSHALL - 61.00, OLSSON ASSOCIATES - 1827.25, 1103.13, ONE CALL CONCEPTS, INC. - 17.67, OTOE COUNTY SHERIFF - 16250.00, PACIFIC MAGAZINE - 24.98, PAXUSA LLC - 1800.00, PRINCIPAL LIFE INSURANCE CO. - 485.20, QUICK MED CLAIMS - 950.48, REC SUPPLY - 626.82, RECREONICS - 1286.90, ROBERT SHANKS - 195.00, SANDRY FIRE SUPPLY, INC. - 524.45, SDA CHEERLEADERS - 144.75, SIMPLE SOLUTIONS COMPUTER GROUP, INC. - 92.20, SKARSHAUG TEST LAB, INC. - 2323.21, SPIRAL COMMUNICATIONS - 17.32, 19.99, SYNCHRONY BANK/AMAZON - 445.68, CITY OF SYRACUSE - 3289.50, SYRACUSE DO IT BEST - 1967.13, SYRACUSE LUMBER CO. - 71.17, SYRACUSE MOTOR SUPPLY - 344.50, SYRACUSE RESCUE SQUAD - 29.99, SYRACUSE UTILITIES - 1020.57, TERRY'S FAMILY FOODS - 453.94, THE ADDED TOUCH - 50.00, THE NEBRASKA MED CENTER - 1250.00, TRAFFIC SAFETY STORE - 1498.50, UNITE PRIVATE NETWORKS - 2319.94, VAN KIRK BROTHERS CONSTRUCTION - 227395.32, VERIZON WIRELESS - 649.38, 47.12, 385.68, WESTERN AREA POWER ADMINISTRATION - 2769.14

HEARING OF THOSE PRESENT – Wendy Werner, Executive Director of Chamber of Commerce, present to speak on behalf of the 2021 Germanfest. She spoke on three primary things she asked for the public to assist with is 1) volunteer, these would be at least 2-hour shifts 2) help spread the word and 3) attend!

SHERIFF REPORT – Sheriff Caudill present. Caudill spotlighted details from the July report distributed prior to the meeting. Hours were typical; total incidents were 61 out of 78 calls for service. A traffic stop led to a meth arrest including additional arrests a few days later from the incident. The department was able to identify individuals involved in graffiti vandalism around the City. Caudill asked for an itemized bill from the City for the costs of damages and clean-up from the vandalism to City property; the department is working with the property owners of other areas affected. Council Member Wesley Halvorsen asked about single-vehicle accidents happening in the ditch between the Love's and COOP driveways; he is wondering if the turn lane not being marked enough is accounting for the multiple drivers going off of the road there. Caudill informed Halvorsen the City would need to reach out to the state since that is monitored and maintained by the NDOT. No further discussion was had.

LIBRARY REPORT – Librarian Sue Antes present. The Library monthly report had been distributed to the Mayor and Council. Antes reported summer reading is up to 131 children; they really like the way the program went this year and will move forward with the same set up next time. Circulation is up, all four book clubs are meeting and will be attending a catered meal in August. A rock cracked a window at the Library while the lawn was being mowed; the City will reach out to have the window replaced. The Library will be closed from 5-8 P.M. on Wednesday August 25th for a dinner.

FIRE REPORT – SVFD Safety Officer Bruce Neemann present for Chief Eric Fass. Mayor Dettmer led the discussion and approval of 21-22 SVFD Officers. The officers stayed the same as previous year; Chief – Eric Fass, Asst. Chiefs – Craig Hemje, Craig Boldt, and Keith McWilliams, Captains – Darin Lintner and Adam Holz, President – Tim Seelhoff, Secretary/Certification Administrator – Thomas Neemann, Treasurer – Christ Lutjemeyer and Safety Officer – Bruce Neemann. Council Member Wesley Halvorsen moved to accept the 21-22 SVFD Officers, Jerry Werner seconded. Roll call: Yeas: Laramie Werner, Jerry Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion and approval of replacement of fire hose. Neemann gave details on the hose testing and explained the current hose is out of date. Council Member Laramie Werner moved to approve up to \$1850.00 + shipping for hose replacement, Wesley Halvorsen seconded. Roll Call: Yeas: Jerry Werner, Wesley Halvorsen, Laramie Werner. Nays: none.

Mayor Dettmer led the discussion and approval to move forward with appraisal for potential land purchase. City Attorney Jerry Stilmock explained the City is required by state statute to give publication to move forward with bidding on property in a public hearing. Council Member moved to approve to move forward with an appraisal of the property, Jerry Werner seconded. Roll Call: Yeas: Laramie Werner, Jerry Werner, Wesley Halvorsen. Nays: none. Publication will be submitted for the Syracuse Journal-Democrat for the public hearing to be held on Wednesday September 8, 2021 at 6:00 P.M. at the City's regular City Council meeting to be held at the Public Library. Stilmock explained notice should be given to commercial businesses to the north of the property in question and possibly residents and businesses surrounding the property; this could be done via letter and/or City website.

BUILDING & ZONING REPORT – Inspector Bruce Neemann present. Mayor Dettmer opened the discussion and update to Master Fee Schedule for sign permit/conditional use application fee. Currently when a sign requires conditional use permit the applicant has been required to pay the fee for the conditional use permit application as well as for the sign permit. In the past, the Council has waived the sign permit fee allowing the applicant to pay only the conditional use permit application fee. A conditional use permit application as well as a sign permit has been pulled by Syracuse Area Health. The Council directed to charge only the conditional use permit fee be charged and to waive the sign permit. The agenda item was tabled as the Master Fee Schedule is requiring additional updates on various fees/charges therefore there will be an overall

update of the schedule on a future City Council agenda.

Mayor Dettmer led the discussion on Vacant Property Registration Act. The item was tabled until a future City Council meeting.

PARKS AND REC REPORT – Parks and Rec Coordinator Jill Crook not present. Mayor Dettmer led the discussion and approval to purchase ladder, diving boards and a vacuum for the swimming pool. Council Member Wesley Halvorsen moved to approve the bids of \$4137.88 for the boards, \$3035.92 for the ladder and \$5229.28 or lesser of the vacuum, Laramie Werner seconded. Roll Call: Yeas: Jerry Werner, Laramie Werner, Wesley Halvorsen. Nays: none.

PUBLIC WORKS – Superintendent Jeff Vogt present. Mayor Dettmer led the discussion and approval to proceed with level of intent for participation in the Advanced Metering Infrastructure system; Richard Eymann of AMI and Brendall Meyer of Dutton-Lainson present to explain. The system would allow control of utilities by computer software; this will reduce time spent by utility workers from having to manually re-read meters, make disconnections as well as monitor high and low variances in meter readings ultimately catching issues sooner. The agreement for the system also includes long-term warranty coverage for the system and meters. The system could also be the communications hub for things such as our water tower. The system is in a pool with other communities and is compatible with the Power Manager software currently used by the City for its billing, accounts payable and receivable programs. AMI is presenting this to the City asking for a signature on a letter of intent for participation; it is not a contract. The City can change it's mind within 60-90 days if it so chooses; the letter will be placed on a future City Council agenda. The cost of the system is roughly \$500,000.00. The City will look into possible cost savings of having the system.

Mayor Dettmer led the discussion on change order request and documentation regarding material prices for Water Improvement Project; Van Kirk Brothers present among others and Dane Simonsen and Tim Adams of JEO present. Discussion was had on a change order request submitted by Van Kirk due to increase cost of pipe materials needed for the Water Improvement Project estimating around \$1,000,000.00; this change order does not change the project, only the price. A Force Majeure letter had been sent to the City previously by Van Kirk regarding possible increase of pricing. The piping included in the change order includes various sizes of PVC and HDPE pipe needed for the project. A resin shortage occurred after the winter storm event which impacted Texas earlier this year. Simonsen discussed possible alternatives & options. Pipe prices are very fluid at the moment and current pricing do not extend past a couple weeks typically therefore decisions on any change orders need to be made quickly if basing the decision on specific pricing. The Mayor and Council would like to visit all of the options before making a decision on the submitted change order request.

OLD BUSINESS – Mayor Dettmer led the discussion and ordinance on Syracuse Municipal Code Sections 4-1(b) (2), 4-32 (a)(2)(b), 4-72 (a)(2)(b). The item was tabled until a future City Council meeting.

NEW BUSINESS – Mayor Dettmer led the discussion and Resolution No. 21-29 regarding renewal options for LARM 21-22 Pool Year, authorizing Mayor's signature. Council Member Jerry Werner moved to adopt Resolution No. 21-29 approving a 3-year renewal at a 5% discount, Wesley Halvorsen seconded. Roll call: Yeas: Laramie Werner, Jerry Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion and Resolution No. 21-30 to approve Windstream ROW request, authorizing Mayor's signature. Council Member Laramie Werner moved to approve the Windstream ROW request, Wesley Halvorsen seconded. Roll Call: Yeas: Jerry Werner, Wesley Halvorsen, Laramie Werner. Nays: none.

Mayor Dettmer led the discussion and approval of Manager Application for Casey's General Store; Nebraska Liquor Commission not present. Council Member Laramie Werner moved to approve the Manager Application, Jerry Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Laramie Werner, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and request for 10th Block of Oak Street closure on September 25th from 8:00 A.M. to Midnight for annual block party; Justin Stark present. Council Member Jerry Werner moved to approve the street closing request, Wesley Halvorsen seconded. Roll Call: Yeas: Laramie Werner, Wesley Halvorsen, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and approval of bid for updating City Hall restrooms; Clerk Farmer explained. Bids from Lightning Boldt Construction and JD Construction were distributed. The renovations include new flooring, paint, some drywall and fixtures in both bathrooms located at City Hall. Council Member Jerry Werner moved to approve the Lightning Boldt Construction bid of \$4,491.00, Laramie Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Laramie Werner, Jerry Werner. Nays: none.

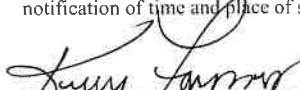
Mayor Dettmer led the discussion and resolution to rescind vote taken on May 12, 2021 in regards to Zito Media Franchise Renewal Agreement, authorizing Mayor's signature. The item was tabled until a future City Council meeting.

Mayor Dettmer led the discussion and Resolution No. 21-31 to approve Memo of Understanding for Downtown Revitalization Plan between UNL and City of Syracuse, authorizing Mayor's signature; City Administrator, Jessica Meyer explained. Council Member Laramie Werner moved to adopt Resolution No. 21-31 to approve the agreement with UNL, Wesley Halvorsen seconded. Roll Call: Yeas: Jerry Werner, Laramie Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion and update on Spiral Communications installation progress. This item tabled until a future City Council meeting.

Council Member Laramie Werner moved to adjourn at 8:43 P.M., Wesley Halvorsen seconded. Roll call: Yeas: Jerry Werner, Wesley Halvorsen, Laramie Werner. 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.


Clerk


Mayor

