

REGULAR MEETING
CITY COUNCIL

September 8, 2021

The Mayor and City Council of the City of Syracuse, Nebraska met at Syracuse Public Library located at 480 5th Street Syracuse, Nebraska at 6:00 P.M. on September 8, 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 Jerry Werner, Wesley Halvorsen, Orv Gigstad, Laramie Werner. A copy of the posting notice and acknowledgement of notice to the Council is attached to these minutes. Minutes for the August 18th, 2021 meeting 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 approval of claims and Treasurer's Reports, Todd Blome of BMG not present; the approval of the Treasurer's Report will be tabled. Council Member Wesley Halvorsen moved to approve to pay the claims, Orv Gigstad seconded. Roll Call: Yeas: Laramie Werner, Jerry Werner, Wesley Halvorsen, Orv Gigstad. Nays: none.

AQUA-CHEM, INC. - 167.00, B & B PUMP-N-GO, INC. - 1904.65, B & D DIAMOND PRO, INC. - 1027.00, BEACON ATHLETICS - 632.32, BMG CPA'S - 5100.00, BOHL PLUMBING & HEATING - 132.75, BORDER STATES INDUSTRIES, INC. - 5610.21, BRANDT, HORAN, HALLSTROM & STILMOCK - 4525.30, CAPITAL BUSINESS SYSTEMS, INC. - 67.92, 28.00, CLEANING AUTHORITY - 202.36, 314.19, COLLABORATIVE SUMMER READING PRGM - 63.41, CORE-MARK MIDCONTINENT, INC. - 995.27, COUNTRY EXTRA - 17.00, COUNTRYSIDE AGENCY L.L.C - 3600.20, CULLIGAN WATER - 42.80, DANKO EMERGENCY EQUIPMENT CO. - 157.37, DEVIN LIMBACH - 35.00, DITCH WITCH OF OMAHA - 7.58, DTS TECHNOLOGY - 10.94, EAKES OFFICE PLUS - 305.53, ECHO GROUP INC. - 246.87, ELDON MANNSCHRECK - 100.00, ERIN BETH DESIGNS - 767.00, FIVE NINES TECHNOLOGY GROUP - 358.57, 2570.25, 839.00, FRONTIER COOPERATIVE - 162.22, GATEHOUSE MEDIA NEBRASKA HOLDINGS, INC. - 56.39, HANK'S GARAGE - 303.02, HAWKINS, INC. - 210.49, INGRAM LIBRARY SERVICES - 355.99, JEO CONSULTING GROUP, INC. - 1945.00, 26465.24, LEAGUE ASSOCIATION OF RISK MANAGEMENT - 60421.00, MARTIN MARIETTA AGGREGATES - 528.84, MID-AMERICAN BENEFITS, INC. - 93.00, MIDWEST DOOR & HARDWARE - 4865.00, MIDWEST LABORATORIES, INC. - 79.53, MUNICIPAL SUPPLY OF OMAHA - 458.15, 371.35, NEBRASKA CITY UTILITIES - 1159.94, NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB - 30.00, OLSSON ASSOCIATES - 4982.56, ONE CALL CONCEPTS, INC. - 34.21, OTOE COUNTY - 16000.00, PEPSI COLA OF LINCOLN - 839.30, READER'S DIGEST - 23.43, REC SUPPLY - 3035.92, 1050.21, 935.50, RECREONICS - 5096.02, REMINISCE - 22.00, SANDRY FIRE SUPPLY, INC. - 2391.00, SIMPLE SOLUTIONS COMPUTER GROUP, INC. - 46.10, JH SPORHASE LLC - 120.10, CITY OF SYRACUSE - 3869.28, SYRACUSE DO IT BEST - 515.26, SYRACUSE IRON WORKS - 462.09, SYRACUSE LUMBER CO. - 49.86, SYRACUSE MOTOR SUPPLY - 47.36, SYRACUSE VOL. FIRE DEPT. - 918.00, TERRY'S FAMILY FOODS - 165.54, TETEN ELECTRIC, INC - 1529.72, THIELE GEOTECH, INC. - 1098.50, TRAFFIC SAFETY STORE - 1495.10, ULINE - 1539.56, UNITE PRIVATE NETWORKS - 2319.94, VAN KIRK BROTHERS CONSTRUCTION - 535534.03, VERIZON WIRELESS - 633.22, WRITE TIME COMMUNICATIONS - 4492.98

HEARING OF THOSE PRESENT – No one present.

SHERIFF REPORT – Sheriff Caudill present. Caudill spotlighted details from the August report distributed prior to the meeting. Hours were typical; total incidents were 69 out of 72 calls for service. Caudill spoke about some frauds happening. The Sheriff's Office refers to this type of fraud as the "grandparent scam" and with the help of a local bank approximately \$25,000.00 was saved. Traffic stops for the month totaled 34; this is up from previous months.

LIBRARY REPORT – Librarian Sue Antes not present but her report was distributed prior to the meeting. No further discussion was had.

BUILDING & ZONING REPORT – Inspector Bruce Neemann present. Mayor Dettmer led the discussion and action on Ordinance No. 1108 to amend Syracuse Municipal Zoning Code Sections 2.02 Definitions to add Dwelling, Special Type and Shouse. Jerry Stilmock explained this one along with three ordinances regarding Shouses and explained these four ordinances were recently recommended for approval by the Planning Commission. Publication for the public hearings was had. Mayor Dettmer opened the public hearings for the four proposed ordinances. Stilmock proceeded to explain each ordinance as they discuss the definition, where Shouses are to be allowed, where they will be allowed by conditional use and lastly, to include Shouse and single-family dwelling as more than one type of principal building of a single permitted use. Council Member Jerry Werner suggests the required minimum size should be 900 square feet instead of 400 square feet as the proposed ordinance reads. Neemann explained the Planning Commission has also been discussing tiny homes and a tiny home is considered at 400 square feet or less; Neemann also discussed what the International Residential Building Code states. Vertical siding being allowed was also brought up by Jerry Werner. Mayor Dettmer closed the public hearings. Council Member Laramie Werner introduced Ordinance No. 1108 and moved the statutory rule requiring reading on three different days be suspended, Wesley Halvorsen seconded. Roll Call: Yeas: Orv Gigstad, Wesley Halvorsen, Jerry Werner, Laramie Werner, . Nays: none. Stilmock read Ordinance 1108 by title. Wesley Halvorsen moved for final passage of Ordinance 1108, Orv Gigstad seconded. Roll Call: Yeas: Laramie Werner, Wesley Halvorsen, Orv Gigstad. Nays: Jerry Werner.

Mayor Dettmer led the discussion for Ordinance No. 1109 to amend Section 5.05 TA-1 Transitional Ag District to include Shouse as permitted use. Council Member Orv Gigstad

introduced Ordinance No. 1109 and moved the statutory rule requiring reading on three different days be suspended, Wesley Halvorsen seconded. Roll Call: Yeas: Laramie Werner, Jerry Werner, Orv Gigstad, Wesley Halvorsen. Nays: none. Stilmock read Ordinance 1109 by title. Laramie Werner moved for final passage of Ordinance 1109, Wesley Halvorsen seconded. Roll Call: Yeas: Orv Gigstad, Jerry Werner, Laramie Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion for Ordinance No. 1110 to amend Section 5.06 R-1 Low Density Residential District to include Shouse as permitted conditional use. Council Member Wesley Halvorsen introduced Ordinance No. 1110 and moved the statutory rule requiring reading on three different days be suspended, Orv Gigstad seconded. Roll Call: Yeas: Laramie Werner, Jerry Werner, Orv Gigstad, Wesley Halvorsen. Nays: none. Stilmock read Ordinance 1110 by title. Laramie Werner moved for final passage of Ordinance 1110, Wesley Halvorsen seconded. Roll Call: Yeas: Jerry Werner, Orv Gigstad, Laramie Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion for Ordinance No. 1111 to amend Section 4.06 Lot to include Shouse and Single-Family Dwelling as more than one principal building of a single permitted use. Council Member Wesley Halvorsen introduced Ordinance No. 1111 and moved the statutory rule requiring reading on three different days be suspended, Laramie Werner seconded. Roll Call: Yeas: Orv Gigstad, Laramie Werner, Wesley Halvorsen, Jerry Werner. Nays: none. Stilmock read Ordinance 1111 by title. Laramie Werner moved for final passage of Ordinance 1111, Wesley Halvorsen seconded. Roll Call: Yeas: Jerry Werner, Orv Gigstad, Wesley Halvorsen, Laramie Werner. Nays: none.

Mayor Dettmer led the discussion on Vacant Property Registration Act; City Administrator Jessica Meyer explained. Ordinances from other communities were distributed as examples of how they require property owners to maintain vacant properties. These discussed properties for both residential and commercial properties. Stilmock further discussed how payment of the taxes comes into play on these properties. The Mayor and Council gave Jerry Stilmock direction to prepare an ordinance for the next regular meeting.

PARKS AND REC REPORT – nothing for Parks and Rec on the agenda. No further discussion had.

PUBLIC WORKS – Superintendent Jeff Vogt present. Mayor Dettmer led the discussion on replacement of lead service lines along Park Street; Gregg Brekel and Jessica Johnson from State of Nebraska present to explain. Johnson gave an overview of what is coming in the next few years to allow the City to be proactive in replacing lead service lines. Johnson explained the new rule known as LCLR will be implemented in December of 2024. At this time, the City will be required to provide an LSLR inventory. She spoke what would be allowable compared to what is allowable currently. Trigger levels will require corrective action; the new rule will be more stringent. The City's code on what is the City's responsibility is different than other communities. Syracuse is different as the residents own all their service lines. Sample taking will change as copper will be based on the first of five bottle samples taken and the lead will be taken from the fifth draw. Johnson and Brekel also discussed replacement and treatment policies. In regards to the necessary inventory for 2024, the state is working on getting forms in place to help with this. This process will need response from the community. The Public Works department will need to show a proposed action plan and implementation of the plan including but not limited to education, collection of samples and removal. The State will keep the City briefed with any additional information. In the meantime, the City can start working on the inventory process.

Mayor Dettmer led the discussion and approval for authorization to advertise and open bids for 17th Street Lift Station Removal and Gravity Sewer Extension Project; Justin Stark of Olsson present. Stark spoke on the project and explained bid opening is scheduled for October 5th, 2021 at 1:30 P.M. to be held at City Hall. The bids will be submitted electronically. Discussion was had on funding of the project and the options of a loan, bond or using ARPA funds. Council Member Laramie Werner moved for authorization to advertise and open bids, Jerry Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Jerry Werner, Laramie Werner, Orv Gigstad. Nays: none. Jerry Werner moved to approve the Engineer's Opinion of Cost at \$408,633.75, Wesley Halvorsen seconded. Roll Call: Yeas: Orv Gigstad, Wesley Halvorsen, Jerry Werner, Laramie Werner. Nays: none.

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.

Mayor Dettmer opened the Public Hearing to discuss and authorize the acquisition of real property by purchase within the City of Syracuse, Otoe County, Nebraska. The public hearing was continued to be held at a Special City Council meeting on Wednesday September 29th, 2021 at 6:00 P.M. Mayor Dettmer will not be able to attend therefore Council President Orv Gigstad will lead the meeting.

Mayor Dettmer led the update on Zito Media including discussion and Resolution No. 21-33 to rescind vote taken on May 12, 2021 in regards to Zito Media Franchise Renewal Agreement, authorizing Mayor's signature; Stilmock explained. Audience members present to speak about Zito were invited to speak with Stilmock privately as a group in the lobby of the Library. Council Member Laramie Werner moved to adopt Resolution 21-33, Wesley Halvorsen seconded. Roll

Call: Yeas: Orv Gigstad, Jerry Werner, Laramie Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion and resolution or ordinance extending Franchise Agreement between Zito and City of Syracuse, authorizing Mayor's signature. The item was tabled.

Mayor Dettmer led the discussion and resolution or ordinance extending Pole Attachment Agreement between Zito and City, authorizing Mayor's signature. The item was tabled.

Mayor Dettmer opened the Public Hearing, discussion and action on Ordinance for Application for Small Tract Subdivision of the following-described real estate: Lots 14, 15, 16 & 17 located in the West ½ of the S.W. ¼ of Section 15, Tract .8 North, Range 11 East of the 6th P.M., Otoe County, Nebraska. The public hearing was continued to be held at a City Council meeting on Wednesday October 13th, 2021 at 6:00 P.M.

Mayor Dettmer opened the Public Hearing, discussion and action on Ordinance No. 1112 on Application for a Zoning text Amendment to amend Syracuse Municipal Zoning Code Section 7.11.04.02 to allow for farm fencing constructed for agricultural purposes on parcels of land 10 acres or more in Transitional Ag Zoning District; property owners Devlin Limbach and Ryan Rutar present. Bruce Neemann explained the item; Planning Commission recommended approval. Council member Wesley Halvorsen introduced Ordinance No. 1112 to amend Zoning Code Section 7.11.04.02, Laramie Werner seconded. Roll Call: Yeas: Jerry Werner, Orv Gigstad, Wesley Halvorsen, Laramie Werner. Nays: none. Clerk Farmer read Ordinance No. 1112 by title. Council Member Jerry Werner moved for final passage of Ordinance No. 1112, Wesley Halvorsen seconded. Roll Call: Yeas: Orv Gigstad, Laramie Werner, Wesley Halvorsen, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and Resolution No. 21-34 to approve Pinpoint Communications assignment of Spiral Communications Franchise Agreement with City of Syracuse, authorizing Mayor's signature; Tom Shoemaker of Pinpoint present. Pinpoint will continue to utilize the office in Nebraska City and the Spiral staff will be staying on. Tom will be meeting with Spiral in the next week to receive an update on completion progress for Syracuse. Council Member Jerry Werner moved to adopt Resolution 21-34, Laramie Werner seconded. Roll Call: Yeas: Orv Gigstad, Wesley Halvorsen, Jerry Werner, Laramie Werner. Nays: none.

Mayor Dettmer led the discussion and Resolution No. 21-35 to approve Pinpoint Communications assignment of Spiral Communications Pole Attachment Agreement with City of Syracuse, authorizing Mayor's signature; Tom Shoemaker of Pinpoint present. Council Member Orv Gigstad moved to adopt Resolution 21-35, Jerry Werner seconded. Roll Call: Yeas: Laramie Werner, Wesley Halvorsen, Orv Gigstad, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and request to close Mohawk Street from 11th to 12th Streets for Luther Memorial Church on Sunday September 19th, 2021 from 9:00 A.M. to 1:00 P.M.; Jessica Meyer explain. Council Member Laramie Werner moved to approve the street closing, Orv Gigstad seconded. Roll Call: Yeas: Laramie Werner, Orv Gigstad, Wesley Halvorsen. Abstain: Jerry Werner. Nays: none.

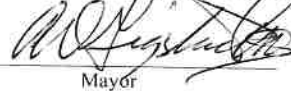
Wesley Halvorsen moved to go into Closed Session for the purpose of discussion Van Kirk Change Order and Attorney's opinion inviting Jerry Stilmock, Kelly Farmer, Jessica Meyer and Jeff Vogt to stay, Orv Gigstad seconded. Mayor Dettmer announced a motion has been made and seconded to go into Closed Session for the purpose of discussion Van Kirk Change Order. No further discussion was had. Roll Call: Yeas: Laramie Werner, Jerry Werner, Wesley Halvorsen, Orv Gigstad. Nays: none. Clerk Farmer stated at 8:10 P.M. the entire motion, the vote of each member on the question of holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes.

Wesley Halvorsen moved to come out of Closed Session at 8:34 P.M., Laramie Werner seconded. Roll Call: Yeas: Jerry Werner, Orv Gigstad, Wesley Halvorsen, Laramie Werner. Nays: none.

Council Member Laramie Werner moved to adjourn at 8:35 P.M., Wesley Halvorsen seconded. Roll call: Yeas: Orv Gigstad, 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 to 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

