

REGULAR MEETING
CITY COUNCIL

January 12, 2022

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 January 12, 2022 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, Laramie Werner, Jerry Werner, Orv Gigstad. A copy of the posting notice and acknowledgement of notice to the Council is attached to these minutes. Minutes for the December 20, 2021 regular 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 discussion and action on ordinance to utilize Public Safety Bond to finance purchase of new fire truck and or construct a new fire/rescue building; Jay Spearman of Piper Sandler present. Spearman discussed three options to be able to build a new fire/rescue house. The first being with a Public Safety Bond, option two would be to go through a Municipal Facility Corp which is subject to the City's lid, and the third option would be using a municipal building bond capped at two million dollars. The third option requires leasing at least 50% of the building to another entity; the third option is exempt from the lid. Todd Blome of BMG was present and discussed the amortization schedule options. It was mentioned how the Rescue Squad utilized fundraiser funds when they purchased a new rig. The City recently purchased the land for the fire/rescue building for \$200,000.00; discussion was had on reimbursing the Main Operating Account and General Department. The fire department's budget includes \$50,000.00 for a land purchase. The Rescue fund can contribute the \$200,000.00 if necessary to reimburse the main operating account for the land purchase; the Rescue Fund would be reimbursed at a later date. Spearman discussed amortization schedule for options towards a new fire truck. Blome suggested the shorter the schedule the better. Blome mentioned borrowing a less amount and use cash reserves for portion. The fire truck has not been bid out yet; Spearman does not want the City to issue more bonds than necessary. Approval to move forward for bids for a new fire truck will be discussed possibly at the next Council meeting. The Council suggested tabling the ordinance until bids come in for the fire truck; Spearman explained the award of the truck bid and the approval of the ordinance could be done at the same meeting. Jay Spearman will wait to hear from the City after bids have been received.

Mayor Dettmer led the discussion and Resolution No. 22-01 to declare intent to incur indebtedness to acquire land for and construct a fire and rescue station and related public safety improvements and acquire related public safety equipment, authorizing Mayor's signature. Council Member Jerry Werner moved to approve adopting Resolution No. 22-01 up to \$500,000.00, Laramie Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Orv Gigstad, Jerry Werner, Laramie Werner. Nays: none.

Mayor Dettmer led the discussion and approval of funding option for land purchase to reimburse City General Operating account. Council Member Orv Gigstad moved approve reimbursement of the General Operating account by using \$50,000.00 from Fire Savings, which was budgeted, \$50,000.00 from Cemetery General, which was budgeted for cemetery land purchase, and \$100,000.00 from Rescue Savings, which is reimbursable; Wesley Halvorsen seconded. Roll Call: Yeas: Laramie Werner, Jerry Werner, Wesley Halvorsen, Orv Gigstad. Nays: none.

Mayor Dettmer led the approval of claims and Treasurer's Reports, Todd Blome of BMG present. Blome clarified the reimbursements for Resolution No. 22-01 and what is funds versus cash. Blome reported a grant from Game and Parks for \$283,000.00 was received for the Aqua Center Bathhouse construction; ambulance income is up. Regarding expenditures, many capital outlay payments to JEO and Van Kirk Bros. related to the well field project. Clerk Farmer explained to Blome Van Kirk will also be providing services for the gravity sewer project. Year to date revenues are down a bit for utilities but Blome explained it may be a timing issue; Clerk Farmer will check on the cash rent payment due for the well field ground. Blome explained the City has a lot of projects going on and a lot of cash being paid out and to pay attention to the City's cash reserves. Council Member Wesley Halvorsen moved to approve the Treasurer's Report to pay the claims, Jerry Werner seconded. Roll Call: Yeas: Orv Gigstad, Laramie Werner, Jerry Werner, Wesley Halvorsen. Nays: none.

AFLAC - 183.60, ANDY BRACE - 280.00, ASCAP - 390.00, B & B PUMP-N-GO, INC. - 1365.48, BC MEYER CONSTRUCTION - 200.00, BIBLIONIX LLC - 1500.00, BMG CPA'S - 2750.00, BORDER STATES INDUSTRIES, INC. - 459.44, BRANDT, HORAN, HALLSTROM & STILMOCK - 879.00, CALABRIA ITALIAN RESTAURANT - 700.00, CANON FINANCIAL - 127.68, CAPITAL BUSINESS SYSTEMS, INC. - 10.64, 69.28, 40.48, CAROL LINQUIST - 200.00, CHRISTA REISDORFF - 150.00, CLEANING AUTHORITY - 319.52, 298.22, CULLIGAN WATER - 28.90, DAKTRONICS - 725.00, DTS TECHNOLOGY - 10.94, EAKES OFFICE PLUS - 63.23, EMERGENCY REPAIR SERVICE - 190.00, FIVE NINES TECHNOLOGY GROUP - 2570.25, GATEHOUSE MEDIA NEBRASKA HOLDINGS, INC. - 46.19, GOTTULA PROPANE SERVICE, INC. - 765.20, 895.72, HAWKINS, INC. - 214.22, INGRAM LIBRARY SERVICES - 178.16, JANET ERISMAN - 100.00, JEN STAACK - 200.00, JEN WALLMAN - 120.00, JEO CONSULTING GROUP, INC. - 921.25, JODY BRUNS - 200.00, JOE REISDORFF - 40.00, KENNETH HALVORSEN - 40.00, KODY CARDINAL - 90.00, LANGFELDT OVERHEAD DOOR INC. - 650.00, LARRY GRUNDMAN - 200.00, MACQUEEN EQUIPMENT - 904.82, MANLEY SOLUTIONS, INC. - 960.00, MARCIA SCHEINOST - 40.00, MEDICA - 10145.38, MICRO MARKETING ASSOC. - 50.37, MID AMERICA BOOKS - 87.75, MIDWEST LABORATORIES, INC. - 60.00, MUNICIPAL SUPPLY INC. OF NE - 581.69, MURPHY TRACTOR & EQUIPMENT CO. - 571.13, NEBRASKA CITY UTILITIES - 1281.12,

155.32, NMC EXCHANGE LLC - 181.25, OLSSON ASSOCIATES - 1334.40, ONE CALL CONCEPTS, INC. - 90.03, OPPD - 122868.92, OTOE COUNTY SHERIFF - 16250.00, PRINCIPAL LIFE INSURANCE CO. - 965.59, QUENTIN BAUMEISTER - 120.00, QUICK MED CLAIMS - 3059.78, RANDY FILLION - 180.00, SIMPLE SOLUTIONS COMPUTER GROUP, INC. - 46.10, SPIRAL COMMUNICATIONS - 35.86, STATE FIRE MARSHAL TRAIN. DIVISION - 100.00, CITY OF SYRACUSE - 918.60, 315.70, SYRACUSE DO IT BEST - 608.55, 44.05, SYRACUSE MOTOR SUPPLY - 767.96, TAMI ANDERA - 90.00, TCA OUTDOOR POWER - 8315.20, TERRY'S FAMILY FOODS - 2.19, TIM WILSON - 600.00, TRAFFIC SAFETY STORE - 1526.42, TY'S OUTDOOR POWER & SERVICE - 1107.84, UNITE PRIVATE NETWORKS - 2319.94, VAN KIRK BROTHERS CONSTRUCTION - 159653.28, VERIZON WIRELESS - 275.23, WESLEY HALVORSEN - 210.00, WESTERN AREA POWER ADMINISTRATION - 3284.48, WESTERN SAND & GRAVEL CO. - 262.07, TODD AKSAMIT - 1127.42, ADAM BADGERG - 1415.06, TYLER COLLIN - 1252.62, JILL CROOK - 1362.56, KELLY FARMER - 1611.58, JESSICA MEYER - 2615.19, IAN MITCHELL - 1254.50, JULIE SLAFTER - 1063.59, CURTIS STANBERRY - 1864.29, BRIAN VODICKA - 1309.34, JEFF VOGT - 1750.46, NICOLE VONDERSCHMIDT - 1239.18

HEARING OF THOSE PRESENT – No one present.

SHERIFF REPORT – Sheriff Caudill present. Caudill reported details from the December Incident Report distributed prior to the meeting. There were 62 calls for service, 45 were reportable incidents. Caudill discussed a crash by Love's Truck Stop. Caudill is suggesting reflective paint be used in this area to illustrate the turn lanes better. Nebraska Department of Transportation explained a study needs to be done in order for something like this to happen.

FIRE REPORT – Fire Interim Chief Keith McWilliams present. Mayor Dettmer led the discussion and approval of one member to the SVFD. McWilliams explained Liza Godsey of Otoe has been a dispatcher therefore she is familiar with emergency situations from the dispatch side. Council Member Laramie Werner approved the new member, Wesley Halvorsen seconded. Roll Call: Yeas: Orv Gigstad, Jerry Werner, Wesley Halvorsen, Laramie Werner. Nays: none.

LIBRARY REPORT – Librarian Sue Antes not present; 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 Ordinance No. 1117 on Vacant Property Registration Act; City Administrator Jessica Meyer and City Attorney Jerry Stilmock explained. The ordinance does cover residential and commercial properties. Stilmock explained vacancy requirements, a registration fee of \$250.00 annually for residential or \$1000.00 for commercial, and evidence of vacancy is defined in the ordinance. The ordinance also reads exemptions to show if a property is vacant. Refundable registration fees shall be considered. Council Member Orv Gigstad moved to introduce Ordinance No. 1117 and move the statutory rule requiring reading on three different days be suspended, Jerry Werner seconded. Roll Call: Yeas: Laramie Werner, Wesley Halvorsen, Orv Gigstad, Jerry Werner. Nays: none. Jerry Stilmock read Ordinance No. 1117 by title. Council Member Jerry Werner moved for final passage of Ordinance No. 1117, Orv Gigstad seconded. Roll Call: Yeas: Laramie Werner, Wesley Halvorsen, Orv Gigstad, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and action on Ordinance No. 1118 on Syracuse Municipal Code Section 20-5: Dead or Diseased Trees; Neemann explained. Neemann had recently sent letters to various properties for removal of dead or diseased trees. Stilmock explained because of Nebraska statute, the City has the ability to give notice to property owners regarding dead or diseased trees in the right-of-way. Council Member Wesley Halvorsen introduced Ordinance No. 1118 and moved the statutory rule requiring reading on three different days be suspended naming City Administrator as Hearing Administrator explained in Letter D of the ordinance, Laramie Werner seconded. Roll Call: Yeas: Orv Gigstad, Jerry Werner, Laramie Werner, Wesley Halvorsen. Nays: none. Jerry Stilmock read Ordinance No. 1118 by title. Council Member Orv Gigstad moved for final passage of Ordinance No. 1118, Jerry Werner seconded. Roll Call: Yeas: Laramie Werner, Wesley Halvorsen, Jerry Werner, Orv Gigstad. Nays: none.

PARKS AND REC REPORT – Parks and Rec Director Jill Crook present. Mayor Dettmer led the discussion and approval to purchase water fountain for dog park explained. Three bids were presented; this item is in the Parks budget. Crook explained currently there is not a water line going out to the dog park; the utilities department would help run a line when the time comes. Crook is suggesting the freestanding fountain with the bottle filler, two hydrants and low one for the pet. The question of winterization was asked. Crook is not aware if this would need to be winterized; Superintendent Jeff Vogt not sure. She will reach out to the vendors to inquire; the item was tabled to allow for further research.

PUBLIC WORKS – Superintendent Jeff Vogt present. Mayor Dettmer led the discussion and Resolution No. 22-02 on 2022 Maintenance Agreement No. 45 Renewal and Certificate of Compliance between Nebraska Department of Transportation and City, authorizing Mayor's signature; Jerry Stilmock explain. This is an annual renewal. Council Member Orv Gigstad moved to adopt Resolution No. 22-02, Laramie Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Jerry Werner, Laramie Werner, Orv Gigstad. Nays: none.

NEW BUSINESS – Mayor Dettmer opened the public hearing, discussion and action on Ordinance No. 1119 to approve Application for Conditional Use Permit for consideration to have

an RV Camping Park at the property located at 17-8-11 Lot 3 less Lintner Subdivision and Lot 4 E ½ SW ¼ and W ½ SE ¼ S ~ W of river and north of public road access to McKees Replat less tract ~ 14.04 Acres; Ryan Rutar and Devlin Limbach present. Publication, notice and sign posted at the site noted for the minutes. Jerry Stilmock explained the Planning Commission recommended approval based on five items noted in the Ordinance. The Core of Engineers has given approval for a limestone ramp to river; JEO is helping the property owners with the engineering. Mayor Dettmer closed the public hearing. Council Member Laramie Werner introduced Ordinance No. 1119 and moved the statutory rule requiring reading on three different days be suspended, Wesley Halvorsen seconded. Roll Call: Jerry Werner, Orv Gigstad, Wesley Halvorsen, Laramie Werner. Nays: none. Jerry Stilmock read Ordinance No. 1119 by title. Council Member Orv Gigstad moved for final passage of Ordinance No. 1119, Jerry Werner seconded. Roll Call: Yeas: Laramie Werner, Wesley Halvorsen, Orv Gigstad, Jerry Werner. Nays: none.

Mayor Dettmer opened the public hearing, discussion and action on Ordinance No. 1120 to approve Application for Conditional Use Permit for consideration of an additional wall sign located on the outside of the building at the following property: Lot 2 A & M Subdivision in SW ¼ East of Park Hill Cemetery 7.14 Acres Annex to Syracuse; Stephanie Vellek of Kan Equip present. Publication, notice and sign posted at site noted for the minutes. Planning Commission recommended approval by the City Council. Mayor Dettmer closed the public hearing. Council Member Orv Gigstad introduced Ordinance No. 1120 and moved the statutory rule requiring reading on three different days be suspended, Laramie Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Laramie Werner, Jerry Werner, Orv Gigstad. Nays: none. Jerry Stilmock read Ordinance No. 1120 by title. Council Member Jerry Werner moved for final passage of the ordinance, Wesley Halvorsen seconded. Roll Call: Yeas: Laramie Werner, Orv Gigstad, Wesley Halvorsen, Jerry Werner. Nays: none.

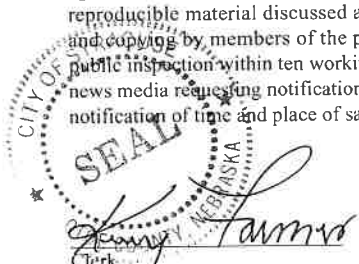
Mayor Dettmer opened the public hearing, discussion and action on Ordinance No. 1121 to amend Zoning Code Section 7.07 Sign Schedules for General Commercial (C-1) Zoning District; Stephanie Vellek of Kan Equip explain. Publication, notice and sign posted at site noted for the minutes. Planning Commission recommended approval by the City Council. Jerry Stilmock explained this would allow additional wall signs to be placed on the building with a conditional use. Mayor Dettmer closed the public hearing. Council Member Laramie Werner introduced Ordinance No. 1121 and move the statutory rule requiring reading on three different days be suspended, Orv Gigstad seconded. Roll Call: Yeas: Jerry Werner, Wesley Halvorsen, Laramie Werner, Orv Gigstad. Nays: none. Jerry Stilmock read the ordinance by title. Council Member Orv Gigstad moved for final passage of Ordinance No. 1121, Laramie Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Jerry Werner, Orv Gigstad, Laramie Werner. Nays: none.

Mayor Dettmer opened the public hearing, discussion and action on ordinance to approve Application for Conditional Use Permit pursuant to Syracuse Municipal Zoning Code Section 4.16 to reduce set back requirement on the following-described real estate: Lots 10 & 11 Blk 1 Prairie View CO Addition to Syracuse, Otoe County, Nebraska; property owner Chris Cramer not present. Publication, notice and sign posted at site noted for the minutes. Planning Commission recommended approval but there was issue of where the existing electrical line is placed. Neemann explained the setback is 10' from back yard and 8' from the side yard; Cramer is asking for setback of 8' from the back yard. The concern of moving the rear yard setback to 8' is such his accessory building he wants to construct could be over the power line; therefore, Vogt would prefer the 10' setback be used. The public hearing was continued to February 9th, 2022 at 6:00 P.M. to allow for Cramer to attend and present his case. Council Member Wesley Halvorsen moved to continue the public hearing, Laramie Werner seconded. Roll Call: Yeas: Orv Gigstad, Jerry Werner, Laramie Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer asked for two City Council members to sit on a committee to review bid specs for the new fire truck. Laramie Werner and Jerry Werner volunteered to be on this committee.

Council Member Wesley Halvorsen moved to adjourn at 7:57 P.M., Laramie Werner seconded. Roll call: Yeas: Laramie Werner, Orv Gigstad, Wesley Halvorsen, Jerry 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.

The seal of the City of Syracuse, Nebraska, is circular with the text "CITY OF SYRACUSE NEBRASKA" around the perimeter and "SEAL" in the center. Below the seal, the name "Laramie" is written in cursive, with "Clerk" printed underneath.

Laramie
Clerk

The signature of Deb Dettmer is written in cursive above a horizontal line, with the name "Deb Dettmer" printed above the line and "Mayor" printed below the line.

Deb Dettmer
Mayor