

REGULAR MEETING
CITY COUNCIL

October 12, 2022

The Mayor and City Council of the City of Syracuse, Nebraska met at Syracuse City Council Chambers located at 495 Midland Street Syracuse, Nebraska at 6:00 P.M. on October 12, 2022 for a 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, Orv Gigstad, Jerry Werner, Laramie Werner. A copy of the posting notice and acknowledgement of notice to the Council is attached to these minutes. Minutes for the September 14, 2022 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 approval of claims and Treasurers Report; Todd Blome present. The September Treasurers Report was distributed prior to the meeting. Blome included a list of significant expenses over \$3000.00 for September as a reminder of some of the bigger items the City is spending money on. This set of financials is for the full year and will be used for the City's audit. The auditor has sent lists of documents to both BMG and the City to send to her for her group to start working on the City's audit. All accounts have been reconciled. Blome pointed out the swimming pool budget was down considerably due to the bathroom expenses in the previous year. Both electric, water and sewer had large capital outlay expenses. Street expenses are up due to the new building being built at the utility shop. Council Member Jerry Werner moved to approve the Treasurers Reports and to pay the claims, Orv Gigstad seconded. Roll Call: Yeas: Laramie Werner, Wesley Halvorsen, Orv Gigstad, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and Resolution No. 22-32 to set the final tax request at a different amount than the prior year tax request. Council Member Jerry Werner moved to approve the resolution, Laramie Werner. Roll Call: Yeas: Wesley Halvorsen, Orv Gigstad, Jerry Werner, Laramie Werner. Nays: none. The resolution will need to be signed and delivered to the County Clerk's office by October 15th.

ADDISON SCHUBARTH - 120.00, ADVANCED EXTERIORS LLC - 100.00, AKRS - 65.42, ALL ROADS BARRICADE, INC - 1964.58, ANDY BRACE - 160.00, ASELEN FARLEY - 120.00, AUSTIN JENSEN - 100.00, DINAH INC. - 453.42, 2497.60, BELL BANK EQUIPMENT FINANCE - 39216.72, BMG CPA'S - 2750.00, CAPITAL BUSINESS SYSTEMS, INC. - 54.43, CAROL LINQUIST - 250.00, CARRIE SCHUBARTH - 300.00, CASEY PORTER - 150.00, CHERRY ROAD MEDIA - 106.58, CHRISTA REISDORFF - 150.00, CLEANING AUTHORITY - 174.66, 153.36, CONCRETE INDUSTRIES - 1760.63, CREATIVE SITES - 870.00, CUBBY'S INC. - 42.50, CUSTOM BLINDS AND DESIGN - 491.64, DAN'S TIRE & REPAIR - 305.68, DANKO EMERGENCY EQUIPMENT CO. - 336.00, DAYTON GRAVES - 120.00, DELORES POST - 83.34, DEMCO, INC. - 20.94, DUTEAU CHEVROLET - 48742.00, ECHO GROUP INC. - 1233.82, ERIN BETH DESIGNS - 1083.00, EVA BRAMMIER - 240.00, FIVE NINES TECHNOLOGY GROUP - 2838.05, 243.57, HILLARY WIEBUSCH - 60.00, HOA - 2681.50, IMAGE 360 - 466.27, INGRAM LIBRARY SERVICES - 527.49, JAYDEN MEYER - 120.00, JEN STAACK - 280.00, JEN WALLMAN - 60.00, JODY BRUNS - 200.00, JOE REISDORFF - 40.00, JOHNSON SERVICE COMPANY - 14575.00, KADEN SISCO - 360.00, KATELYN SMITH - 120.00, KODY CARDINAL - 210.00, KRISTA SISCO - 450.00, LIZ LEVENHAGEN - 112.00, MARCIA SCHEINOST - 40.00, MICRO MARKETING ASSOC. - 33.28, MIDWEST LABORATORIES, INC. - 68.49, MIDWEST SOUND & LIGHTING, INC. - 250.00, MUNICIPAL SUPPLY OF OMAHA - 570.86, NEBRASKA CITY UTILITIES - 800.87, NEBRASKA LIBRARY COMMISSION - 500.00, ONE CALL CONCEPTS, INC. - 43.38, OPPD - 139158.19, OTOE COUNTY - 16250.00, PAPER TIGER SHREDDING - 317.59, QUENTIN BAUMEISTER - 240.00, QUICK MED CLAIMS - 927.71, RANDY FILLION - 80.00, RON'S AUTO & TIRE REPAIR - 96.07, ROXANNE SMITH - 16.66, SIMPLE SOLUTIONS COMPUTER GROUP, INC. - 54.50, CITY OF SYRACUSE - 161.81, 595.51, SYRACUSE DO IT BEST - 155.83, SYRACUSE IRON WORKS - 19.62, SYRACUSE LUMBER CO. - 578.10, SYRACUSE MOTOR SUPPLY - 234.06, TAMI ANDERA - 150.00, TIM WILSON - 650.00, UNITE PRIVATE NETWORKS - 2317.06, VAN KIRK BROTHERS CONSTRUCTION - 5312.70, 82650.94, VERIZON WIRELESS - 284.63, WESLEY HALVORSEN - 150.00, WESTERN AREA POWER ADMINISTRATION - 1623.22, WESTOVER ROCK & SAND - 824.49, TODD AKSAMIT - 1214.06, ADAM BADBERG - 1365.14, JARED BICKFORD - 1290.09, TYLER COLLIN - 1376.54, KELLY FARMER - 2201.21, SONNI GRAVES - 2071.68, JESSICA MEYER - 2743.80, IAN MITCHELL - 1482.88, CODY PESTER - 199.51, SAM PESTER - 277.98, CURTIS STANBERRY - 1763.15, BRENT TETEN - 2066.44, JON VAN HOUSEN - 440.41, BRIAN VODICKA - 1429.92, JEFF VOGT - 1859.57, NICOLE VONDERSCHMIDT - 1304.28, GREGG WIEBUSCH - 213.33

HEARING OF THOSE PRESENT - No one present.

SHERIFF REPORT - Otoe County Sheriff Caudill present; the report has been distributed. Caudill reported September was a considerably slow month for call with 53 reported calls for service; nineteen of those being traffic stops. Caudill explained the one K-9 deployment call on the report. The department is still two down and explained many agencies are down.

LIBRARY REPORT - Librarian Sue Antes not present; the report has been distributed. No

discussion had.

PARKS AND REC REPORT – Parks and Rec Manager Sonni Graves present. Mayor Dettmer led the discussion and request of Keno funds for Eagle Scout Project; Nathaniel Cordray present to explain. Cordray presented information on baskets and concrete services by Kreifels Concrete. Approximately three baskets would be roughly \$1600.00 with concrete bid at \$1200.00. Council Member Laramie Werner moved to approve Keno funds in the amount of \$2800.00 to Nathaniel Cordray for his eagle scout project, Orv Gigstad seconded. Roll Call: Yeas: Jerry Werner, Wesley Halvorsen, Orv Gigstad, Laramie Werner. Nays: none.

PUBLIC WORKS REPORT – Superintendent Jeff Vogt present. Mayor Dettmer led the discussion on wastewater Scada system. Vogt explained the questions had previously have been answered and there are no concerns. Council Member Jerry Werner moved to accept the bid of \$10,726.00 for the system, Wesley Halvorsen seconded. Roll Call: Yeas: Orv Gigstad, Laramie Werner, Jerry Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion on acquiring and utilizing the old detention pond at 14th Street dead end for potential greenspace; Ron Zahn not present, Jessica Meyer explained. Meyer explained Ron Zahn is looking for direction on use of the old detention pond, possibly using it as a greenspace or a park. The idea would be for an automatic trigger for the City to take ownership of the greenspace or park area. Zahn will be bringing the final plat for the 2nd phase of Zahn Meadows in front of the Council in December. A new detention pond will be to the east of this existing one; this will be known as Outlot A. Jerry Stilmock suggested because the final plat is not before them it would not be advisable to have a vote on this. He asked the Council to consider the greenspace would be trees and park and the property owners around the space will now have people around their properties when they haven't been used to that. Other factors he brought up are parking, restrooms available including any infrastructure that may need to be placed in the area for such facilities. Mayor Dettmer and the Council is interested in just keeping the area greenspace with native grasses but not developing into the extent of a park. The Council will have the opportunity to ask questions of Ron Zahn at the December meeting when he presents the final plat.

Mayor Dettmer led the discussion and Resolution No. 22-33 to approve Master Agreement Work Orders for General Engineering 2023 and Street Superintendent 2023 with Justin Stark of Olsson, authorizing Mayor's signature. Council Member Orv Gigstad moved to adopt Resolution 22-33, Laramie Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Orv Gigstad, Jerry Werner, Laramie Werner. Nays: none.

NEW BUSINESS – Mayor Dettmer led the discussion and action on Ordinance No. 1129 to amend Syracuse Municipal Code Article 4, Building Sewers and Connections, Section 32-222 Single Premises. City Administrator Jessica Meyer explained this was an issue that was brought to her by both Bruce Neemann and Jeff Vogt in regards to construction of an accessory building behind a house. Vogt explained the owners want the accessory building to have a separate sewer. Vogt is proposing to allow them to hook to the house. It is a private sewer so really doesn't affect the City. The ordinance will clean up the language to allow for Public Works to make an exception if needed. Council Member Orv Gigstad moved to introduce Ordinance 1129 and waive the three readings, Laramie Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Jerry Werner, Laramie Werner, Orv Gigstad. Nays: none. Jerry Stilmock read Ordinance 1129 by title. Jerry Werner moved for final passage of Ordinance 1129, Wesley Halvorsen seconded. Roll Call: Yeas: Laramie Werner, Orv Gigstad, Wesley Halvorsen, Jerry Werner. Nays: none.

Mayor Dettmer led the presentation on TIF Development Options; Joe Johnson of Olsson present. Jessica Meyer started the conversation of past discussions and presentations and giving a few examples of possible areas where TIF could be utilized. Joe Johnson explained TIF is the only locally controlled incentive or redevelopment tool. There are various options of TIF Johnson discussed with a power point presentation. TIF starts by the City declaring an area to be blighted and substandard, it then approves a redevelopment plan followed by a developer requesting assistance, and then a Community Redevelopment Authority evaluates the needs. The CRA/CDA drafts a redevelopment plan, cost benefit analysis and contract and forwards to the City for the Planning Commission to review and make a recommendation to the City. The City Council holds a public hearing on the plan and passes a resolution approving the plan. After this process, the pledge of taxes for payment of TIF bonds, loans, notes, advances of money or indebtedness happens. Lastly the project is implemented. TIF can be used for public infrastructure, workforce housing, demo and site prep, costs for planning, design and engineering, or purchasing property just to name a few. Johnson also spoke of Micro-TIF and the new legislation involved as well as LB25 has to do with extremely blight. LB25 is being used for the new streetcar Omaha is installing.

Mayor Dettmer led the discussion and Resolution No. 22-34 to approve the Engagement Agreement with Andrew Willis of Cline Williams, authorizing Mayor's signature. Jessica Meyer explained this will allow Willis to assist us as needed at any time moving forward. Council Member Jerry Werner moved to adopt Resolution No. 22-34, Orv Gigstad seconded. Roll Call: Yeas: Wesley Halvorsen, Laramie Werner, Jerry Werner, Orv Gigstad. Nays: none.

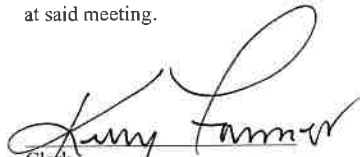
Mayor Dettmer led the discussion and request for monetary contribution towards Ash Hollow streambank project; property owner Marcella Ament present to explain. Mrs. Ament and the other property owners have contacted NRD and NRCS. NRCS gave the opinion the tube under Swanson Drive is very rusty and needs replaced and NRD spoke of the vegetation and the trees in the stream. Ament also spoke of concrete placed in the stream recently; Jerry Werner explained this was not on the City's end of the stream, this area of the park currently is owned by SDA Schools. The City was not aware of this at the time but it would not have been allowed. The concrete was later removed. The replacement of the tube has been budgeted for in the 22-23 Budget year but is not scheduled yet and we do not know if the new tube will be any larger than the existing. Orv Gigstad explained sometimes opening up a stream more causes the water to flow faster causing erosion more.

Mayor Dettmer led the discussion on request to close 5th Street from Plum to Mohawk Streets on Monday October 31st, 2022 for Halloween Parade. Jessica Meyer spoke on behalf of Jenny Janssen of SDA Schools; this is the sixth year for the parade. The request is for the streets to be closed from 1:30 P.M. to 3:30 P.M. Council Member Laramie Werner moved to approve the street closures, Wesley Halvorsen seconded. Roll Call: Yeas: Jerry Werner, Wesley Halvorsen, Laramie Werner, Orv Gigstad. Nays: none.

Council Member Jerry Werner moved to go into Closed Session at 7:20 P.M. inviting Jessica Meyer, Kelly Farmer and Jerry Stilmock to stay, Wesley Halvorsen seconded. Roll Call: Yeas: Wesley Halvorsen, Orv Gigstad, Jerry Werner, Laramie Werner. Nays: none.

Council Member Laramie Werner moved to adjourn at 8:03 P.M., Wesley Halvorsen seconded. Roll call: Yeas: Jerry Werner, Wesley Halvorsen, Orv Gigstad, 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

