

February 8, 2023

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 February 8, 2023 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, Jerry Werner, Nate Patton. Orv Gigstad absent. A copy of the posting notice and acknowledgement of notice to the Council is attached to these minutes. Minutes for the January 11th, 2023 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 Treasurers Report; Todd Blome of BMG not present. The January Treasurer's Report was distributed prior to the meeting. Council Member Nate Patton moved to approve the Treasurers Reports and to pay the claims, Jerry Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Nate Patton, Jerry Werner. Nays: none.

ADVANCED EXTERIORS LLC - 200.00, AKRS - 286.57, BACOG LLC - 200.00, BENEFIT PLANS INC. - 306.25, BMG CPA'S - 3400.00, BORDER STATES INDUSTRIES, INC. - 2680.32, BRANDT, HORAN, HALLSTROM & STILMOCK - 3707.50, BRIAN VODICKA - 100.00, CANON FINANCIAL - 127.68, CAPITAL BUSINESS SYSTEMS, INC. - 115.75, CHERRY ROAD MEDIA - 192.36, CLEANING AUTHORITY - 261.99, 230.04, CREIGHTON - 336.50, CUBBY'S INC. - 1193.82, CULLIGAN WATER - 39.99, DAN'S TIRE & REPAIR - 95.00, DTS TECHNOLOGY - 10.94, DUTTON LAINSON CO. - 280.10, FIRST WIRELESS, INC. - 282.55, FIVE NINES TECHNOLOGY GROUP - 672.30, 2912.56, HEIMAN FIRE EQUIPMENT, INC. - 400.00, IMAGE 360 - 202.25, INVOICE CLOUD INC - 636.65, JEFF VOGT - 33.30, JEO CONSULTING GROUP, INC. - 14408.75, LAMSON, DUGAN & MURRAY - 684.00, LANCASTER COUNTY EXTENSION - 40.00, LARRY GRUNDMAN - 200.00, MACQUEEN EQUIPMENT - 2623.21, MARTIN MARIETTA AGGREGATES - 2300.57, MEYER'S BODY SHOP - 234.12, 193.86, MICRO MARKETING ASSOC. - 16.19, MID-AMERICAN BENEFITS, INC. - 143.25, 701.33, MIDWEST LABORATORIES, INC. - 113.62, MUNICIPAL SUPPLY OF OMAHA - 7973.26, NE DEPT. OF ENVIRONMENT & ENERGY - 150.00, NE STATE VOLUNTEER FIREFIGHTER ASSOC. - 20.00, NEBRASKA CITY UTILITIES - 3146.48, NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB - 55.00, NMC EXCHANGE LLC - 701.90, ONE CALL CONCEPTS, INC. - 13.94, OPPD - 139652.03, OTOE COUNTY - 16250.00, PENNEY TRUEBLOOD - 60.00, PL CUSTOM EMERGENCY VEHICLES - 1010.10, QUICK MED CLAIMS - 157.70, RICK NORDHUES - 200.00, SIMPLE SOLUTIONS COMPUTER GROUP, INC. - 55.60, SOUTHEAST SEAMLESS GUTTERS & HOME IMPROV - 2822.00, STATE FIRE MARSHAL TRAIN. DIVISION - 100.00, CITY OF SYRACUSE - 1550.83, SYRACUSE DO IT BEST - 496.93, SYRACUSE IRON WORKS - 851.45, SYRACUSE LUMBER CO. - 390.70, SYRACUSE MARKET LLC - 11.98, SYRACUSE MOTOR SUPPLY - 98.60, SYRACUSE VOL. FIRE DEPT. - 146.86, TAMMY HAMMOND - 100.00, TG TECHNICAL SERVICES - 495.39, THE ADDED TOUCH - 70.00, TRUGREEN COMMERCIAL - 490.00, U.S. POST OFFICE - 35.76, ULINE - 362.29, UNITE PRIVATE NETWORKS - 2317.06, VAN KIRK BROTHERS CONSTRUCTION - 138001.44, VERIZON WIRELESS - 1167.57, WESTERN AREA POWER ADMINISTRATION - 3618.11, WINDSTREAM - 53.57, JARED BICKFORD - 1296.19, TYLER COLLIN - 1322.82, KELLY FARMER - 2152.37, SONNI GRAVES - 1999.13, JESSICA MEYER - 2725.96, IAN MITCHELL - 1426.91, JULIE SLAFER - 1138.79, CURTIS STANBERRY - 1816.61, BRENT TETEN - 1881.16, BRIAN VODICKA - 1335.67, JEFF VOGT - 1979.00, NICOLE VONDERSCHMIDT - 1270.68, TODD AKSAMIT - 1130.43, ADAM BADBERG - 1471.61, LEAH GANZEL - 676.34, KRISTINE GERKING - 156.99, ORV GIGSTAD - 207.79, WES HALVORSEN - 207.79, BRUCE NEEMANN - 1253.17, NATE PATTON - 207.79, SHARON VANHOUSEN - 620.60, JERRY WERNER - 207.79, TODD AKSAMIT - 1189.61, ADAM BADBERG - 1388.90, JARED BICKFORD - 1333.21, TYLER COLLIN - 1382.00, KELLY FARMER - 2215.19, SONNI GRAVES - 2008.29, JESSICA MEYER - 2738.80, IAN MITCHELL - 1484.87, CURTIS STANBERRY - 1875.79, BRENT TETEN - 1738.68, BRIAN VODICKA - 1545.05, JEFF VOGT - 1991.83, NICOLE VONDERSCHMIDT - 1279.10.

HEARING OF THOSE PRESENT - No one present. Mayor Dettmer introduced Melissa Juilfs present in the audience as the new Director of the Syracuse Public Library. Melissa's first day is Tuesday February 21st.

Mayor Dettmer introduced the discussion and update on Tax Increment Financing; Alison Janecek Borer of Cline Williams present. Andrew Willis has had previous discussions with City staff regarding how Downtown Revitalization projects utilize TIF funds. Borer distributed a memorandum summarizing the entire process for approving a redevelopment project utilizing TIF under the Community Development Law presenting a streamlined meeting schedule for approval of all related project documents at the same meeting. Currently the City has three areas declared blighted and substandard; TIF can be utilized in one of these three areas. Borer broke down the steps of a TIF Application, Project Review and Approval, TIF Loan Closing, Other Post-Approval Items, Meetings Schedule, Notice of Public Hearings, as well as Other Considerations. Borer explained the caveat of Downtown Revitalization is that a lot of money can be put into downtown properties, but the assessed value increase is not guaranteed which means no TIF is captured. Developers can ask for TIF when developing an area. Jerry Stilmock inquired on when multiple landowners/developers are participating in the same properties utilizing TIF. Borer explained buy-in by those owners needs to be established early on. Infrastructure is TIF eligible; they are paid for up front and then reimbursed over time by TIF funds, but no TIF is generated until multiple parcels are built. The application process takes approximately 60 days to be approved. Borer touched on

Micro-TIF and explained it still needs to be in a redevelopment area, but requirements are different. The City could utilize TIF but would need to have the funds up front for the work; these funds could be from another source. Borer recommends having the projects planned out to ensure TIF funds will be generated. The redeveloper is required to pay any fees involved.

SHERIFF REPORT – Otoe County Sheriff Caudill present; the report has been distributed. There were 61 calls for service for January with 51 incident reports. Caudill explained the calls included a couple fender benders, one death investigation and typical traffic stops. Question was brought up when the current Interlocal Agreement ends; Clerk Farmer will confirm after the meeting. Mayor Dettmer asked about new hires. Caudill explained a hiring panel is used therefore he does not get too involved in the process until the applicant reaches the end of the process.

PARKS & REC REPORT – Director Sonni Graves present.

Mayor Dettmer led the discussion and approval of Shamrock Shuffle 5K route on March 25th, 2023; Julie Beach present for the Project Playground Committee. A map was distributed of the route; Julie does not plan to request any streets be closed at this time but may return in March if a lot of people are registered and she believes it would be beneficial to close streets during the event. City Attorney Jerry Stilmock reminded City Staff to reach out to LARM notifying them an event is taking place on City streets. Council Member Wesley Halvorsen moved to approve the 5K route, Jerry Werner seconded. Roll Call: Yeas: Nate Patton, Jerry Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion on Keno Funds request; LuRae Hallstrom present along with her husband Bob. The Hallstrom's are asking for \$11,500.00 from Syracuse Keno funds with the plan to build a fence around the sand volleyball courts and build a 24' x 32' picnic shelter for the location as well. The volleyball courts hold a special place in their heart as their late daughter Morgan spent a lot of time playing volleyball there. Hallstrom's have spoken with Tim Frederick regarding dirt work and Chris Wallman regarding the shelter and concrete. Director Graves explained the proposed fence and shelter are okay regarding the Master Plan for the Sports Complex. Hallstrom's would match the \$11,500.00 from the memorial then go to Otoe County to match the \$23,000.00 from the County Keno funds for a total of \$46,000.00. Water and electricity are already accessible in the area. Council Member Wesley Halvorsen moved to approve \$11,500.00 from City Keno funds, Nate Patton seconded. Roll Call: Yeas: Jerry Werner, Nate Patton, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion and approval of employee for Syracuse Aqua Center. City Administrator Jessica Meyer explained Nebraska Accountability requires if someone applies for a position and their family member would be a supervisor then the applicant needs Council approval. Sonni's son Dalton has applied for a position at the Syracuse Aqua Center; Cody Pester will be Dalton's direct supervisor. Council Member Jerry Werner moved to approve the hire, Nate Patton seconded. Roll Call: Yeas: Wesley Halvorsen, Nate Patton, Jerry Werner. Nays: None.

PUBLIC WORKS – Superintendent Jeff Vogt present.

Mayor Dettmer led the discussion on late fee exemption for employee utility bills. Jessica Meyer explained a recent issue with the City's billing software brought enabled the City to take a look at policies. Council Member Jerry Werner moved to approve there will not be a late fee exemption for any City staff utility bills, Wesley Halvorsen seconded. Roll Call: Yeas: Nate Patton, Jerry Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion on Resolution No. 23-02 to approve 2023 Maintenance Agreement No. 45 between NDOT and City of Syracuse, authorizing Mayor's signature. Stilmock explained the price per road mile has not changed, Clerk Farmer explained Attachment C is not correct as it reads for the City of Seward, not Syracuse. Bob Rankin of NDOT has been notified of the discrepancy and a corrected Attachment C is sent. Council Member Nate Patton moved to approve Resolution No. 23-02 contingent on Attachment C being fixed, Jerry Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Nate Patton, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and approval of bid for street and walk replacement at 5th and Mohawk. The area is east of the Syracuse Lumber Yard just north of 5th and Mohawk. Vogt explains the bid from Baragary would allow to mirror the work done just north of this area at the Fire and Rescue building. Stilmock explained the property owner typically takes care of the repair of sidewalks but if the City is doing work that would substantially impact the sidewalk, then the City will be responsible for the sidewalk. The Council suggest the owner of Syracuse Lumber be approached regarding making a contribution towards the

sidewalk work. Council Member Jerry Werner moved to approve the bid for \$9,860.00, Wesley Halvorsen seconded. Roll Call: Yeas: Nate Patton, Jerry Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion and approval to purchase New Idea snowblower. Jerry Werner recently saw a 1977 New Idea snowblower for sale he thought possibly may be useful to piece out for the City's 1977 New Idea when something needs repair. Unfortunately, the City's is a diesel and the one for sale is gasoline; we also do not know if the transmissions differ. Due to the differences, the City will not pursue the purchase of the other machine but the City will need to do something in the near future due to age of the existing snowblower. Vogt will reach out to some salespeople and see what's out there for options.

OLD BUSINESS – Mayor Dettmer opened the discussion and action on Ordinance No. 1136 to amend Syracuse Municipal Code Section 8-157 Sale or Distribution of Food Products or Non-Alcoholic Beverages – Occupation Tax. Jessica Meyer explained this item has been discussed at previous Council meetings. Specifically, discussion was had on if the applicant will be utilizing City utilities, then there will be a fee due. Those not utilizing City utilities will still need to complete the application and submit the additional paperwork requested but no fee will be applicable. Council Member Nate Patton introduced Ordinance No. 1136 and move the statutory rule requiring reading on three different days be suspended, Wesley Halvorsen seconded. Roll Call: Yeas: Jerry Werner, Wesley Halvorsen, Nate Patton. Nays: none. Jerry Stilmock read Ordinance No. 1136 by title. Council Member Wesley Halvorsen moved for final passage of Ordinance No. 1136, Jerry Werner seconded. Roll Call: Yeas: Nate Patton, Jerry Werner, Wesley Halvorsen. Nays: none. A resolution establishing the fee amount will be on the agenda for the March City Council meeting. Each application will require City staff approval

Mayor Dettmer led the discussion and Resolution No. 23-03 to approve amendments to Application for Food or Non-Alcoholic Beverage Vendor Permit, authorizing Mayor's signature. Jessica Meyer continued her discussion by submitting a draft of an application for a food truck. Council Member Nate Patton moved to adopt the resolution, Wesley Halvorsen seconded. Roll Call: Yeas: Nate Patton, Jerry Werner, Wesley Halvorsen. Nays: none.

NEW BUSINESS – Mayor Dettmer led the discussion and interest in pursuit of Rural Workforce Housing Fund; Kelly Gentrup of SENDD present. Gentrup was asked to come back and give additional information to the City Council after her presentation a few months ago as the application deadline of March 23rd is approaching. Funding comes from the Nebraska Department of Economic Development. Eligible activity includes new owner-occupied housing, new rental housing units, rehab to owner-occupied or rental housing units, upper story housing and rehab/conversion of an existing building into housing. CDBG cannot be crossed with Rural Workforce Housing Dollars. The Community's responsibility includes several items such as cash match of at least \$200,000.00, approval by City Council and letters of commitment and/or support from area businesses/organizations. Each community would provide a percentage of the total match, based on the number of communities who decide to participate. The match funds can come from LB840 (for those who are applicable), general funds, banks, employers, or community foundations. Gentrup explained the plan is very competitive, so a one-to-one match is needed. The biggest concern by the Council is where the funding would come from.

Mayor Dettmer led the discussion and Resolution No. 23-04 to approve promissory note Syracuse Childcare Incentive Plan, authorizing Mayor's signature. Jessica Meyer explained the promissory note is part of the previously approved Childcare Incentive Plan. Jerry Stilmock explained the note is three years forgivable in increments on a yearly basis and by obtaining a daycare license for at least one year; no interest and it can be in the name of one person or a married couple. Council Member Nate Patton moved to adopt Resolution No. 23-04, Jerry Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Jerry Werner, Nate Patton. Nays: none.

Mayor Dettmer led the discussion and approval of Taylor Furnas' Application for Syracuse Childcare Incentive Plan. This is the first application for funds. City Council previously approved ARPA funds to be used towards these applications. Council Member Jerry Werner moved to approve the application and amount of \$3,300.00, Nate Patton seconded. Roll call: Yeas: Wesley Halvorsen, Nate Patton, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and Resolution No. 23-05 to approve amendments to Application for Sign Permit, authorizing Mayor's signature. Building and Zoning Inspector Bruce Neemann explained the changes to the existing sign permit are due to not having an area for illuminated signage and requirements for electrical inspection by the state. A line for the fee amount was also added. Council Member Jerry Werner moved to approve the permit

application, Wesley Halvorsen. Roll Call: Yeas: Nate Patton, Wesley Halvorsen, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and Resolution No. 23-06 to approve Agenda Item Request Form. Jessica Meyer explained the form will be helpful as requests come in to be placed on agendas. The form will be available at City Hall and on the City's website. Council Member Wesley Halvorsen moved to adopt 23-06 and the request form, Jerry Werner seconded. Roll Call: Yeas: Nate Patton, Jerry Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion and Resolution No. 23-07 to approve Request for Keno Funds form. Jessica Meyer explained as the request for Keno funds is becoming more frequent these forms will help streamline the process and have more on file for future reference. Council Member Nate Patton moved to adopt 23-07, Wesley Halvorsen seconded. Roll Call: Yeas: Jerry Werner, Wesley Halvorsen, Nate Patton. Nays: none.

Mayor Dettmer led the discussion and appointment of Library Board Members Lacy Johnson and Kristi Fletcher. Lacy Johnson is an active community member in kid's activities and Kristi Fletcher is employed as a Para at SDA. Council Member Jerry Werner moved to approve the appointments, Nate Patton seconded. Roll Call: Yeas: Wesley Halvorsen, Nate Patton, Jerry Werner. Nays: none.

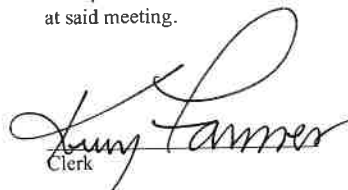
Mayor Dettmer led the discussion and approval for authority to file lawsuit with enforcement of abatement letter at 680 5th Street. This discussion also includes Agenda Item J for the same enforcement of abatement letter at 420 4th Street. Jerry Stilmock explained both property owners failed to reply to City's requests regarding the properties. Council Member Jerry Werner moved to approve the authority to file suit, Nate Patton seconded. Roll Call: Yeas: Wesley Halvorsen, Jerry Werner, Nate Patton. Nays: none.

Mayor Dettmer asked Council Members to create a committee to review poisonous and flammable liquids and gases ordinance. Council Members Nate Patton and Jerry Werner volunteered to be on the committee along with Bruce Neemann, Jerry Stilmock and Jessica Meyer.

Mayor Dettmer asked for one or two volunteers to work with Planning Commission members and City Staff on preparing Tiny Homes Ordinance. Council Member Wesley Halvorsen volunteered to be on the committee along with Bruce Neemann and Jessica Meyer.

Council Member Wesley Halvorsen moved to adjourn the meeting at 7:56 P.M., Nate Patton seconded. Roll Call: Yeas: Jerry Werner, Nate Patton, Wesley Halvorsen. 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

