REGULAR MEETING
CITY COUNCIL

August 16, 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 August 16, 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, Orv Gigstad, Nate Patton, Jerry Werner; no one was absent. A copy of the posting notice and acknowledgement of notice to the Council is attached to these minutes. Minutes for the July 12th, 2023 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 introduced Andrew Willis of Cline Williams and led the discussion and Resolution No. 23-25 to authorize and adopt a program for the expediated review of certain Tax Increment Financing (TIF) projects, authorizing Mayor’s signature. Willis is a TIF attorney and spoke about Micro-Tif. Micro-TIF are for smaller projects such as single-family residential homes not assessed over $350,000.00, properties at least 60 years old and within a redevelopment area blighted and substandard. The project does need to conform with the City’s comprehensive plan. The approval for Micro-TIF is a simpler and faster process than standard TIF. A city can set a limit for the number of projects they want to do in a year; they can rescind the Micro-TIF authorization at any time and make changes as they go. The City is responsible for paying out on the notes and keeping track of the incoming TIF proceeds. The review is done by a designated City staff; no public hearings are required. An example of Micro-TIF would be someone purchasing a run-down home and flipping it, increasing the value but keeping under the $350,000 threshold; that person keeps that TIF note. Putting in a swimming pool at a residence is not an example for Micro-TIF. Micro-TIF funds can be used in conjunction with funds from a Downtown Revitalization grant program. Council Member Wesley Halvorsen moved to adopt Resolution No. 23-25, Jerry Werner seconded. Roll Call: Yeas: Orv Gigstad, Nate Patton, Jerry Werner, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the approval of claims and Treasurers Report; Todd Blome of BMG not present. Council Member Wesley Halvorsen moved to approve the Treasurers Reports and to pay the claims, Orv Gigstad seconded. Roll Call: Yeas: Nate Patton, Jerry Werner, Orv Gigstad, Wesley Halvorsen. Nays: none.

ABC TERMITE & PEST CONTROL, INC. - 90.00, ADAM BADBERG - 100.00, AKRS - 235.76, AMANDA KUHLENENGEL - 225.00, AQUA-CHEM, INC. - 2322.63, BARAGARY CONSTRUCTION, INC. - 9856.00, BENEFIT PLANS INC. - 310.00, BMG CPA'S - 2750.00, BOBBI HOHMAN - 150.00, BORDER STATES INDUSTRIES, INC. - 3627.22, BOUND TREE MEDICAL, LLC - 1625.04, BRANDT, HORAN, HALLSTROM & STILMOCK - 2379.00, BRUCE NEEMANN - 38.58, CANON FINANCIAL - 127.68, CAPITAL BUSINESS SYSTEMS, INC. - 94.09, CHERRY ROAD MEDIA - 398.84, CITY OF NEBRASKA CITY - 141.46, CLEANING AUTHORITY - 436.65, 383.40, 349.32, CLINE WILLIAMS - 902.00, CONNOR CALLAHAN - 35.00, CORE-MARK MIDCONTINENT, INC. - 960.82, CUBBY'S INC. - 1545.74, CULLIGAN WATER - 145.69, DAN'S TIRE & REPAIR - 537.80, 40.00, DTS TECHNOLOGY - 10.64, EAKES OFFICE PLUS - 224.39, ELECTRIC PUMP - 665.00, ET'S LAWN & LEISURE - 208.11, FIVE NINES TECHNOLOGY GROUP - 5444.52, GLORIA RICHMAN - 343.00, GPM - 159.00, HAWKINS, INC. - 389.70, HAYES MECHANICAL - 411.39, HEIMAN FIRE EQUIPMENT, INC. - 3480.27, HEMJE PLBG., HTG. AND AIR COND - 227.00, INVOICE CLOUD INC - 457.80, JEO CONSULTING GROUP, INC. - 17384.00, 21148.75, JORGE HERNANDEZ'S CO. - 500.00, JUDSON IRRIGATION INC. - 16386.25, K & J ELITE SPORTS TURF - 37035.00, LEAGUE OF NEBR. MUN. - 5866.00, LONM - UTILITIES SECTION - 1336.00, MATHESON TRI-GAS, INC - 148.40, MELISSA JUILFS - 106.11, MICHAEL TODD & CO., INC. - 96.38, MID-AMERICAN BENEFITS, INC. - 104.00, 192.31, MIDWEST LABORATORIES, INC. - 160.82, MIDWEST WALLS & LANDSCAPES, INC. - 245.00, MUNICIPAL SUPPLY OF OMAHA - 7140.68, NEBRASKA CITY UTILITIES - 1140.02, NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB - 82.00, 174.00, OLSSON ASSOCIATES - 1304.27, 9503.93, 2721.00, ONE CALL CONCEPTS, INC. - 48.10, OPPD - 162334.58, OPPD - 657.75, OTOE COUNTY - 16250.00, PAVERS, INC. - 253.45, PEPSI COLA OF LINCOLN - 198.16, PRECEPTOR TAU - 635.30, PFEIFFER WELDING & MACHINE LLC - 334.56, PORT-A-JOHNS - 120.00, 100.00, PRECISION WELL SERVICE - 4575.00, RACHEL HRABIK - 375.00, RON ZAHN - 100.00, SANDRY FIRE SUPPLY, INC. - 274.05, SDA CHEERLEADERS - 905.04, SDA STARLETTES DANCE TEAM - 722.82, CITY OF SYRACUSE - 3279.93, SYRACUSE IRON WORKS - 63.90, SYRACUSE LUMBER CO. - 1071.43, SYRACUSE MARKET LLC - 669.05, SYRACUSE MOTOR SUPPLY - 221.03, SYRACUSE PTO - 276.95, SYRACUSE TOW & TIRE LLC - 20.00, THE ADDED TOUCH - 38.00, THE NEBRASKA MED CENTER - 1250.00, TUFF SHEDS - 35.00, UNITE PRIVATE NETWORKS - 2332.78, VAN KIRK BROTHERS CONSTRUCTION - 68118.00, VERIZON WIRELESS - 245.75, 773.92, WESCO RECEIVABLES CORP. - 4376.31, WESTERN AREA POWER ADMINISTRATION - 3227.29, WINDSTREAM - 51.91, COMBINED SALARIES - $94,955.70

Mayor Dettmer led the discussion and approval of 2023-2024 Budgets; final budgets have been distributed. Mayor Dettmer explained the City utilized a Budget Committee again this year for reviewing and approving department budgets. The Budget Committee was comprised of the Mayor, Jerry Werner, Wesley Halvorsen, the City Clerk and City Administrator. The Budget Committee met

twice to review and make changes to each department’s budget. The budgets presented tonight are being submitted for approval by the City Council after a thorough review by the Budget Committee. Council Member Orv Gigstad moved to approve the 2023-2024 Department Budgets, Nate Patton seconded. Roll Call: Yeas: Wesley Halvorsen, Jerry Werner, Nate Patton, Orv Gigstad. Nays: none.

Mayor Dettmer led the discussion and authorization for Mayor to sign Engagement Letter from Julie Baumann, CPA for 2023 Audit Services. Council Member Jerry Werner moved to approve signing of the Engagement Letter, Wesley Halvorsen seconded. Roll Call: Yeas: Nate Patton, Orv Gigstad, Wesley Halvorsen, Jerry Werner. Nays: none.

 HEARING OF THOSE PRESENT – No one present.

SHERIFF REPORT – Otoe County Sheriff Caudill present; the report has been distributed. The report shows 51 calls for service, 35 incident reports for July; no calls for fireworks. Caudill spoke about higher than usual animal complaints. A few are repetitive by one person. A warning is issued for the first complaint, a stern warning for the second, after that a citation is issued. Caudill answered concerns about homeless individuals and said if they’re not trespassing the individual isn’t doing anything wrong. The property owner needs to post no trespassing signage if they wish to prevent people from being there. Caudill spoke of services the department can offer people to help get them on their feet; these offers have been made to this person but they have not taken advantage of any of these offers.

LIBRARY REPORT – Director Melissa Juilfs present. Juilfs reported 160 kids are signed up for Summer Reading and meeting room reservations have been consistent. David and Stephanie Sabatka donated fixed up bicycles for prizes for kids activities. Runza Rex came to read to the kids; an end of summer bash was held where putt-putt golf courses were designed by children throughout the Library with root beer float treats. Juilfs will be holding another book sale soon. Events will be held during the holidays and incentive programs to encourage kids to read over winter break.

PARKS & REC REPORT – Director Sonni Graves present. Mayor Dettmer led the discussion and request for approval to purchase riding mower for Parks and Cemetery. Sonni explained the bids presented were for an Exmark brand rear discharge mower from KanEquip.and also a bid from Akrs for a John Deere similar mower. The cost will be split 50/50 between the Parks and Cemetery current budgets. Council Member Jerry Werner moved to approve the KanEquip bid of $14,500.00, Nate Patton seconded. Roll call: Yeas: Wesley Halvorsen, Orv Gigstad, Nate Patton, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and request for approval of bid to paint crow’s nest at Sports Complex. Sonni explained the bid is from Trout Painting. Graves spoke with four contractors and Trout is the only one who submitted a bid. Currently the crow’s nest is sided; the paint will be darker to help with seeing foul balls. Council Member Nate Patton moved to approve the painting bid for $5,436.00, Orv Gigstad seconded. Roll Call: Yeas: Wesley Halvorsen, Jerry Werner, Orv Gigstad, Nate Patton. Nays: none.

PUBLIC WORKS – Superintendent Jeff Vogt not present. Mayor Dettmer led the discussion and Resolution No. 23-26 to approve JEO Change Order No. 7 for Water Supply Improvement Project, authorizing Mayor’s signature. City Administrator Jessica Meyer explained this change order takes the project to November 30th, 2023. The additional time for test results for disinfection, etc. to be received back has caused the need for the change order. Council Member Orv Gigstad moved to adopt Resolution No. 23-26 for the change order, Wesley Halvorsen seconded. Roll Call: Yeas: Jerry Werner, Nate Patton, Orv Gigstad, Wesley Halvorsen. Nays: none

Mayor Dettmer led the discussion on Zahn Meadows oversight services. This covers additional items needed for the City Engineer ensuring all punch items are being done, escrow release requests, etc. This will be shown as a separate phase in the consulting services invoices so that these invoices can be submitted to Ron Zahn for reimbursement. Council Member Wesley Halvorsen moved to approve the services, Nate Patton seconded. Roll call: Yeas: Orv Gigstad, Jerry Werner, Wesley Halvorsen, Nate Patton. Nays: none.

Mayor Dettmer led the discussion and consideration of bid award for construction services of 2023 Electrical Distribution System Improvements; Matt Kalin of JEO present. The start date is scheduled for June 2024 and the project will consist of the red and purple phases, replacing two sections in town as well as installation of 5th overhead reclosure. Bids were received from Watts Electric and IES Commercial Inc; the Watts bid is within JEOs opinion of cost. Council Member Nate Patton moved to approve the Watts bid at $343,244.95, Wesley Halvorsen seconded. Roll Call: Yeas: Orv Gigstad, Jerry Werner, Wesley Halvorsen, Nate Patton. Nays: none.

Mayor Dettmer led the discussion and Resolution No. 23-27 to approve Municipal Annual Certification of Program Compliance, authorizing Mayor’s signature. Justin Stark explained

this is an annual certification in regards to highway allocation funds. Council member Jerry Werner moved to approve the certification, Orv Gigstad seconded. Roll Call: Yeas: Wesley Halvorsen, Nate Patton, Orv Gigstad, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion on detention cell options and next steps. Justin Stark explained he is looking for direction to move forward. Stark pointed out the general area of the detention cell, located west of the Syracuse Business Center and will be designed for a 100-year storm. In this area there are conflicts such as existing manholes for sanitary sewer and elevations going back to Highway 2. This detention cell will reduce from 100-year storm down to a 50-year storm event. Swanson Drive currently is about a 10-year event, with this detention it will be considered a 50-year event. Regarding funds for the project, Jeff Vogt will be transferring extra funds from the current budget year to the 2023-2024 to cover the expense. ARPA funds have been approved to be used for this project.

OLD BUSINESS – Mayor Dettmer led the discussion and Resolution No. 23-28 to approve the Waste Connections Agreement for Garbage Hauling and Disposal, authorizing Mayor’s signature. Jerry Stilmock explained the decision needs to be made if the City wants to go to all-automated pick up versus continuing with manual pickup. Council Member Orv Gigstad moved to approve moving forward with the manual pickup option starting as of September 1, 2023, Wesley Halvorsen seconded. Roll Call: Yeas: Nate Patton, Wesley Halvorsen, Orv Gigstad, Jerry Werner. Nays: none.

NEW BUSINESS – Mayor Dettmer opened the public hearing, discussion and consideration of Ordinance No. 1142 to take action on the following-described real estate: Lot 2 and Tract B-1 of Lot 3 Parkers Subdivision to Village of Syracuse; Tract in NW Corner Lot 1 Block B Seventh Addition to Syracuse; Tract A of Lot 23 Annex to Village of Syracuse and Tract A of Lot 3 Parker Subdivision to Village of Syracuse – 940 Park Street for Application for Change of Zoning designation from Medium Density Residential (R-2) and Residential Transition (R-4) to Highway Commercial (C-3); Machel Brower-Tichacek present. Proof of publication and sign posted at property. City Attorney Jerry Stilmock explained all three lots need to be one designation in order to merge the three lots together. Mayor Dettmer closed the public hearing. Council Member Wesley Halvorsen introduced Ordinance No. 1142 and moved the statutory rule requiring reading on three different days be suspended, Orv Gigstad seconded. Roll Call: Yeas: Jerry Werner, Nate Patton, Orv Gigstad, Wesley Halvorsen. Jerry Stilmock read Ordinance No. 1142 by title. Council Member Wesley Halvorsen moved for final passage of Ordinance No. 1142, Jerry Werner seconded. Roll Call: Yeas: Orv Gigstad, Wesley Halvorsen, Jerry Werner, Nate Patton. Nays: none.

Mayor Dettmer opened the public hearing, discussion and consideration of Ordinance No. 1143 to take action on the following-described real estate: Lot 2 and Tract B-1 of Lot 3 Parkers Subdivision to Village of Syracuse; Tract in NW Corner Lot 1 Block B Seventh Addition to Syracuse; Tract A of Lot 23 Annex to Village of Syracuse and Tract A of Lot 3 Parker Subdivision to Village of Syracuse – 940 Park Street to amend the Future Land Use and Transportation Maps from Medium Density Residential (MDR) and Residential Transition (RTD) to Highway Commercial (HC); Machel Brower-Tichacek present. Proof of publication and sign posted at property noted. City Attorney Jerry Stilmock explained the Future Land Use and Transportation Maps need to coincide with any changes to the Zoning Map; the two maps run parallel. Mayor Dettmer closed the public hearing. Council Member Jerry Werner introduced Ordinance No. 1143 and moved statutory rule requiring reading on three different days be suspended, Nate Patton seconded. Roll Call: Yeas: Wesley Halvorsen, Orv Gigstad, Nate Patton, Jerry Werner. Nays: none. Jerry Stilmock read Ordinance No. 1143 by title. Council Member Orv Gigstad moved for final passage of Ordinance 1143, Wesley Halvorsen seconded. Roll Call: Yeas: Jerry Werner, Nate Patton, Orv Gigstad, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the continued public hearing, discussion and consideration of Ordinance No. 1144 for Application for Small Tract Subdivision of the following-described real estate: 940 Park Street: Machel Brower-Tichacek present. Jerry Stilmock explained the small tract subdivision needed to wait to be approved until after the zoning change took place. Mayor Dettmer closed the public hearing. Council Member Nate Patton introduced Ordinance No. 1144 and moved the statutory rule requiring reading on three different days be suspended, Wesley Halvorsen seconded. Jerry Stilmock read Ordinance No. 1144 by title. Wesley Halvorsen moved for final passage of Ordinance No. 1144,, Orv Gigstad seconded. Roll Call: Yeas: Nate Patton, Jerry Werner, Wesley Halvorsen, Orv Gigstad. Nays: none.

Mayor Dettmer opened the public hearing, discussion and consideration of Ordinance No. 1145 to amend Appendix B, Article 2 Code of Ordinances, definition to amend roof material dwelling single-family 2.02.128.05 and to define shipping container, require permit for use, and limit use in zoning districts. Jerry Stilmock explained Building and Zoning Inspector Bruce Neemann worked on the language revisions. Stilmock explained the items with proposed updates, explanation of definition and where temporary is only allowed for shipping containers. Jerry Werner asked what if anything will be required for existing shipping containers throughout town. Neemann explained those will be grandfathered in. Mayor Dettmer closed the public hearing. Council Member Orv Gigstad introduced Ordinance No.

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1145 and moved the statutory rule requiring reading on three different days be suspended, Jerry Werner seconded. Roll Call: Yeas: Wesley Halvorsen, Nate Patton, Jerry Werner, Orv Gigstad. Jerry Stilmock read Ordinance No. 1145 by title. Council Member Jerry Werner moved for final passage of the ordinance, Orv Gigstad seconded. Roll Call: Yeas: Wesley Halvorsen, Nate Patton, Orv Gigstad, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and Resolution No. 23-29 for approval of contract extension of the NAHTF OOR Program, authorizing Mayor’s signature; Jessica Meyer explained. Meyer spoke of Ashley Larsen of SENDD’s recommendation to extend the application process. Projects have started through the process of bidding and inspection but they have room for one more application. Council Member Orv Gigstad moved to adopt Resolution No. 23-29, Wesley Halvorsen seconded. Roll Call: Yeas: Jerry Werner, Wesley Halvorsen, Nate Patton, Orv Gigstad. Nays: none.

Mayor Dettmer led the discussion on SDL request for 2023 Germanfest Beer Garden on Saturday September 30th from 9:00 A.M. to 10:00 P.M. at the Otoe County Fairgrounds; Wendy Werner of Germanfest Committee present. The SDL will be under The Beer Stein. Council Member Jerry Werner moved to approve the SDL, Nate Patton seconded. Roll Call: Yeas: Wesley Halvorsen, Orv Gigstad, Nate Patton, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and request for 2023 Germanfest parade street closures, per map provided, at 9:00 A.M. Saturday September 30th; Wendy Werner explained. The parade route will reflect what has been used for the Otoe County Fair Parade route. Council Member Nate Patton moved to approve the street closures for the parade, Orv Gigstad seconded. Roll Call: Yeas: Wesley Halvorsen, Jerry Werner, Nate Patton, Orv Gigstad. Nays: none.

Mayor Dettmer led the discussion and request for 2023 Germanfest street closures beginning at 5:00 P.M. Friday September 29th to include 3rd Street from Plum to Midland Streets and the alley on west side of Fair Center from 1st to 3rd Streets; Wendy Werner explained. The barricades will be taken down Sunday morning. Council Member Wesley Halvorsen moved to approve the street closures at Otoe County Fairgrounds, Orv Gigstad seconded. Roll Call: Yeas: Jerry Werner, Nate Patton, Orv Gigstad, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion and Resolution No. 23-30 on Property Insurance Renewal including workman’s comp, authorizing Mayor’s signature; LARM not present. Council Member Orv Gigstad moved to approve the resolution for three years at a 5% discount, Nate Patton seconded. Roll Call: Yeas: Wesley Halvorsen, Jerry Werner, Orv Gigstad, Nate Patton. Nays: none.

Mayor Dettmer led the discussion on City’s commitment to match new amount of $1430.00 annual contribution for 23-24 Budget Year; Blue Rivers Area Agency on Aging not present. Council Member Wesley Halvorsen moved to approve the match contribution request, Orv Gigstad seconded. Roll Call: Yeas: Jerry Werner, Orv Gigstad, Nate Patton, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion and approval of Electricians and Plumbers licenses; a list was distributed by Clerk Farmer. Council member Nate Patton moved to approve the license requests, Wesley Halvorsen seconded. Roll Call: Yeas: Orv Gigstad, Jerry Werner, Nate Patton, Wesley Halvorsen. Nays: none.

Mayor Dettmer led the discussion and Resolution No. 23-31 to approve renewal of service with Civic Plus/Municode for online code services; authorizing Mayor’s signature. Council Member Jerry Werner moved to adopt the resolution, Nate Patton seconded. Roll Call: Orv Gigstad, Wesley Halvorsen, Nate Patton, Jerry Werner. Nays; none.

Mayor Dettmer led the discussion and Resolution No. 23-32 to provide Mayor or City Administrator with authority to approve civil or criminal court complaints on behalf of the City , authorizing Mayor’s signature. Council Member Orv Gigstad moved to adopt the resolution, Jerry Werner seconded. Roll Call: Yeas: Nate Patton, Wesley Halvorsen, Orv Gigstad, Jerry Werner. Nays: none.

Mayor Dettmer led the discussion and request approval of bid for City Hall exterior painting. City staff explained the ideas of the exterior renovations desired and the need for the painting but unfortunately have had a hard time finding contractors interested in submitting estimates or bids for the project. The City does have a painter but the painting cannot be done until the other renovations are complete. Mayor and City Council would like to hold off on approving the painting bid until renovations are more concrete and more information is available by contractors.

Council Member Nate Patton moved to adjourn the meeting at 8:04 P.M., Wesley Halvorsen seconded. Roll Call: Yeas: Jerry Werner, Orv Gigstad, Wesley Halvorsen, Nate Patton: 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.