

SPECIAL MEETING  
CITY COUNCIL

September 20, 2016

The Mayor and City Council of the City of Syracuse, Nebraska met at 6:00 P.M. on September 20, 2016 for their special meeting in the Syracuse City Hall Council Chambers at 495 5<sup>th</sup> Street. Present were Mayor Ortiz & Council members Gigstad, Dettmer, Britton, Henke. Notice of meeting was given by posting in three places. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the public.

The Mayor opened the Public Works Report, Superintendent Jeff Vogt led the discussion. Vogt presented the \$11,000.00 bid from Baragary to fix the street damage caused by the water main break. Council Member Dettmer moved to approve the bid of \$11,000.00 for the street repair, Gigstad seconded. Roll Call: Yeas: Britton, Henke, Gigstad, Dettmer. Nays: none.

Vogt led the discussion on the bid of \$5500.00 for the upgrade of the Scada software system. Council Member Britton moved to approve the bid of \$5500.00, Henke seconded. Roll Call: Yeas: Dettmer, Gigstad, Henke, Britton. Nays: none.

Mayor Ortiz led the discussion and Resolution No. 16-23 authorizing Mayor's signature on JEO Application for Payment No. One and Final and Certificate of Substantial Completion for 2016 Asphaltic Overlay Project. Council Member Britton moved to adopt Resolution No. 16-23 authorizing payment and Mayor's signature, Gigstad seconded. Roll Call: Yeas: Gigstad, Britton, Dettmer, Henke. Nays: none.

Mayor Ortiz opened the Parks Report, Park Manager Todd Aksamit present. Aksamit led the discussion on the bid from WJH for framing office and bathroom in the Sports Complex shop. Council Member Britton moved to approve the bid of \$5,715.00 from WJH for the work done at the Complex shop, Henke seconded. Roll Call: Yeas: Henke, Dettmer, Gigstad, Britton. Nays: none.

OLD BUSINESS –

Mayor Ortiz led the discussion and Resolution authorizing Mayor to sign Inter Local Agreement with Otoe County Sheriff Department. Attorney Stilmock explained the proposed agreement and the Sheriff's Department response. The proposed agreement amendments by the Sheriff's Department raise additional questions by the Mayor and Council therefore the discussion will be tabled until further notice. Attorney Stilmock will go back to the Dave Partsch with the Mayor and Council's concerns.

Council Member Gigstad had to leave at this time for another meeting.

Mayor Ortiz led the discussion and Resolution on 2016-2017 LARM renewal, Mark Easter present. Mark is checking on any percentage discount applicable for this year's premium. Mark explained another resolution is not necessary to sign, but he is questionable on if the City would receive a 5% discount as was last year. If the City does not sign, a 4% discount would still be applicable with two years remaining. In order to receive the 5%, the City would need to sign another three year agreement. The language of the LARM Inter Local Agreement is very confusing and needs to be fixed in writing. Ortiz has communicated with LARM to meet and allow them to interpret their agreement. The resolution discussion will continue at a further meeting.

Mayor Ortiz led the discussion and resolution authorizing Mayor to sign agreement between City and Syracuse School District regarding Highway 50 guard-wire. The School Board met recently but no action was taken at this time. The discussion is tabled until further notice as well as the following agenda item authorizing Mayor to sign agreement between City and NDOR regarding the guard-wire. Ortiz will contact Mr. Goodbarn of NDOR with an update.

NEW BUSINESS –

Mayor Ortiz opened the discussion, public hearing and Ordinance No. 1001 to amend Future Land Use & Transportation Maps from Light Industrial to Old Towne Commercial for the following-described real estate: Lot 2 in the Northwest Quarter 4.83 Acres, Syracuse Annex 22-8-11, City of Syracuse Otoe County, Nebraska from Light Industrial to Old Towne Commercial, Corey Hiller and Kelly McIntosh present. Attorney Stilmock explained. The zoning change is requested because of setback

requirements; the setbacks in Old Towne Commercial would allow Hiller and McIntosh to construct closed storage units. There is concern Old Towne Commercial should not be allowed for future zoning changes or requests and feel as though setbacks are necessary. The Council supports the proposed project but feel there are alternatives rather than changing the zoning to Old Towne Commercial. Ortiz closed the public hearing. Council Member Henke moved to introduce Ordinance No. 1001 and move that the statutory rule requiring reading on three different days be suspended, no second, therefore Ordinance No. 1001 is killed. This action voided the next agenda item #7B.

Mayor Ortiz opened the discussion and public hearing on application for approval of preliminary plat of the following-described real estate: A tract of land located in the NE ¼, Section 15, Township 8 North, Range 11 East of the 6<sup>th</sup> P.M., City of Syracuse Otoe County, Nebraska. Ron Zahn of ZCI Construction present. Attorney Stilmock and Zahn explained. Zahn is requesting one of three proposed lots allowed to have a septic system instead of being tied into City sewer. Mayor closed public hearing. Council Member Dettmer moved to approve the preliminary plat and include letter within 10 days of tonight's vote to reflect three items of street, sewer and dedication of right-of-way for the two streets. Roll Call: Yeas: Henke, Britton, Dettmer. Nays: none.

Mayor Ortiz opened the discussion and public hearing to amend the Future Land Use and Transportation Maps from Transitional Ag to Low Density Residential for the following-described real estate: A tract of land located in the NE ¼ Section 15 Township 8 North, Range 11, East of the 6<sup>th</sup> P.M., City of Syracuse Otoe County, Nebraska. Attorney Stilmock explained we do not need to do this step as the map already shows this location as future Low Density Residential.

Mayor Ortiz opened the discussion and public hearing for Ordinance No. 1002 on application for a change of zoning designation for the following-described real estate: A tract of land located in the NE ¼ Section 15 Township 8 North, Range 11, East of the 6<sup>th</sup> P.M., City of Syracuse Otoe County, Nebraska from Transitional Ag to Low Density Residential. Attorney Stilmock explained. Mayor closed public hearing. Council Member Henke moved to introduce Ordinance No. 1002 and move that the statutory rule requiring reading on three different days be suspended, Britton seconded. Roll Call: Yeas: Dettmer, Britton, Henke. Nays: none. Attorney Stilmock read Ordinance No. 1002 by title. Council member Henke moved for final passage of Ordinance No. 1002, Dettmer seconded. Roll Call: Yeas: Britton, Dettmer, Henke. Nays: none.

Mayor Ortiz opened the discussion, public hearing and Ordinance No. 1003 on application for a change of zoning designation for the following-described real estate: Tract 9-C in East 1288' of NE ¼ of 9-8-11 and DKT Industrial Park Lot 1,2, 3 and 4 and Outlot A, City of Syracuse Otoe County, Nebraska from Transitional Ag to Highway Commercial. Mike Harvey of CMH and Nate Buss of Olsson Associates present. Attorney Stilmock explained. Nate Buss explained the plans and how traffic studies are necessary. Mayor Ortiz closed the public hearing. Council Member Britton moved to introduce Ordinance No. 1003 and move that the statutory rule requiring reading on three different days be suspended, Dettmer seconded. Roll Call: Yeas: Henke, Britton, Dettmer. Nays: none. Attorney Stilmock read Ordinance No. 1003 by title. Council member Britton moved for final passage of Ordinance No. 1003, Henke seconded. Roll Call: Yeas: Dettmer, Britton Henke. Nays: none.

Mayor Ortiz opened the discussion, public hearing and Ordinance No. 1004 on application for a conditional use permit pursuant to Syracuse Municipal Zoning Code Section 5.12.03 for request to use the property for hospital and medical offices on the following-described real estate: Tract 9-C in East 1288' of NE ¼ of 9-8-11 and DKT Industrial Park Lot 1,2, 3 and 4 and Outlot A, City of Syracuse Otoe County, Nebraska from Transitional Ag to Highway Commercial. Mike Harvey of CMH and Nate Buss of Olsson Associates present. Attorney Stilmock explained. Mayor Ortiz closed the public hearing. Council Member Britton moved to introduce Ordinance No. 1004 and move that the statutory rule requiring reading on three different days be suspended, Henke seconded. Roll Call: Yeas: Henke, Dettmer, Britton. Nays: none. Attorney Stilmock read Ordinance No. 1004 by title. Council member Dettmer moved for final passage of Ordinance No. 1004, Britton seconded. Roll Call: Yeas: Henke, Britton, Dettmer, Gigstad. Nays: none. Council Member Gigstad returned during this discussion.

Mayor Ortiz led the discussion on application for Love's Travel Stop #676 for a Class B Liquor License, Duane Porter of Love's present. Council Member Britton moved to approve the Liquor License for Love's, Henke second. Roll Call: Yeas: Britton, Henke, Dettmer. Nays: none.

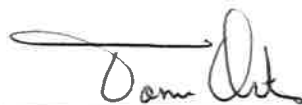
Mayor Ortiz led the discussion on street closing on 5<sup>th</sup> Street and Midland Street for Tannenbaum on Sunday December 4<sup>th</sup>, 2016 from 1:00 P.M. to 7:00 P.M. Council Member Britton moved to approve the street closing for Tannenbaum, Dettmer second. Roll Call: Yeas: Dettmer, Henke, Britton.

Mayor Ortiz led the discussion on appointment of City Treasurer. Council Member Britton moved to approve City Clerk, Kelly Farmer as the City Treasurer for use of bond purposes, Dettmer second. Roll Call: Yeas: Dettmer, Henke, Britton. Nays: none.

Council member Britton moved to adjourn the meeting at 8:30 P.M., Dettmer seconded. Roll Call: Yeas: Gigstad, Henke, Dettmer, Britton. 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.

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City Clerk



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Mayor