

SPECIAL MEETING
CITY COUNCIL

March 3, 2017

The Mayor and City Council of the City of Syracuse, Nebraska met at 5:00 P.M. on March 3, 2017 for their special meeting in the Syracuse City Hall Council Chambers at 495 5th Street. Present were Council members Britton, Gigstad, Dettmer. Absent was Council Member 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. Mayor Ortiz called the meeting to order and pointed out the Open Meetings Act.

Mayor Ortiz led the opening of the bids and the discussion on farm lease. Attorney Stilmock led the bid opening of the nine sealed bids submitted for the 152.78 acres of cropland:

1. Jarrod Niedermeyer - \$187.00/cropland acre
2. Lee Wellensiek - \$160.00/cropland acre
3. Barry Jannsen - \$166.91/cropland acre
4. Mark Luetchens - \$265.50/cropland acre
5. Andrew Pietzic - \$196.50/cropland acre
6. Gayle Schomerus - \$145.30/cropland acre
7. Don Harms - \$185.00/cropland acre
8. Corey Panko - \$152.00/cropland acre
9. Scott Johnston - \$130.00/cropland acre

All bids were submitted on uniform bid sheets as instructed. Attorney Stilmock announced the high bid was bidder number four, Mark Luetchens, at \$265.50 per cropland acre with a total of \$40,563.09. Mayor Ortiz opened the discussion and Resolution No. 17-06. Council Member Dettmer moved to adopt Resolution No. 17-06 authorizing Mayor to sign the Farm Lease after it has been signed by Mark Luetchens, Council Member Britton seconded. Roll Call: Yeas: Gigstad, Dettmer, Britton. Nays: none. Attorney Stilmock explained the lease will need to be signed by Tenant Luetchens by 4:00 P.M. March 10th, 2017. Stilmock will call Luetchens to inform him of his winning bid and will draft a letter for Clerk Farmer to send out to each of the non-winners. After confirming total amount due by Mark Luetchens, Council Member Dettmer re-motoned to adopt the Resolution stating the bid amount at \$265.50 per cropland acre, Britton seconded. Roll Call: Yeas: Gigstad, Dettmer, Britton. Nays: none.

Mayor Ortiz led the discussion on Love's Travel Stop checklist concerning the Agreement for Development of Infrastructure and Cost-Recovery. Council Member Henke is now present at the meeting. Attorney Stilmock presented and explained a checklist including nine items outlined. Each item was discussed. The Mayor and Council agree on items 1, 2 (with Stilmock moving forward on), & 3. Item #4, "Total reimbursement amount to be paid by future developers", was explained by Stilmock. Stilmock jumped to Item #9 since the discussion was involving sanitary sewer lines was being had. The Mayor and Council concluded the City will not be seeking anything for the referenced subject in Item #9. The Mayor and Council have requested to table Items #5, & #6 until the next Council meeting scheduled for March 15, 2017 with much discussion regarding tapping fees for water and/or sewer as well as a pioneering agreement. Item #7, the Council agreed for the term of 20 years to be changed to 10 years to the proposed repayment period of time. Item #8 was deleted taken out of the outline.

Mayor Ortiz led the discussion on Resolution No. 17-07 for approval of temp help for City Hall staff authorizing Mayor to sign the contract with Staffing Services. Mayor Ortiz, the Council and Attorney Stilmock brought up questions not addressed on the existing contract; Clerk Farmer is to follow up on these questions and request a revised agreement from Staffing Services. The Mayor and Council recommended the start date of the temp for March 23rd, 2017 at \$10.00 hourly pay rate. No resolution adopted at this time.

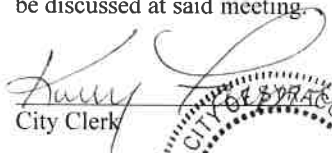
Mayor Ortiz led the discussion and update on the Well Field. Council Member Britton explained the discussion had at a meeting JEO and City representatives. Dane provided information for the testing of the wells including the timeline, procedures and costs involved. Each water-bearing layer is desired to be tested separately. Multiple test wells and sampling are desired. Permits are required by Health and Human Services. It is estimated that the City may spend around \$250,000.00 testing as the cost for each hole drilled is between \$25,000.00 to \$35,000.00; anticipated time for drilling may be late this coming


summer. The final study should be provided by Dane of JEO by November 1st. The City expects the next update from Dane & JEO around April.

Mayor Ortiz led the discussion and approval of Zoning/Nuisance Inspector Pay. Zoning/Nuisance Inspector Bruce Neemann present. A claim has been submitted by Neemann showing time spent since his Inspector duties began. Discussion was had regarding what the City currently pays the City of Nebraska City for the contracted Building Inspector and some of the projects and permits Neemann has encountered thus far. Council Member Gigstad moved to set the hourly pay for the Zoning/Nuisance Inspector be at \$30.00/hour with no phone stipend, Dettmer seconded. Roll Call: Yeas: Britton, Henke, Gigstad, Dettmer. Nays: none.

Mayor Ortiz requested for Council Member to make a motion to adjourn. Council Member Dettmer moved to adjourn the meeting at 7:05 P.M., Henke seconded. Roll Call: Henke, Dettmer, Gigstad, 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.


City Clerk




Mayor