

Public Notice

(Published in *The Syracuse Journal* on May 15th, 2025.)

ORDINANCE # 708
APPROVING A CONDITIONAL USE
FOR CERTAIN PROPERTY LOCATED IN THE
CITY OF SYRACUSE, KANSAS

WHEREAS:

- The owner(s) of a certain property located in the City of Syracuse submitted an application to the Syracuse-Hamilton County Zoning Administrator for a conditional use on that property. The application was designated City of Syracuse Conditional Use Case ZCU-25-1.
- The subject property of Case ZCU-25-1 is 200 feet wide by 140 feet deep in size, and is located at 8 North Barber Street, Syracuse.
- The subject property of Case ZCU-25-1 is legally described as: Original Town, Block 2, Lot 3-6.
- The subject property is in the Limited Commercial (LC) Zoning District.
- The requested conditional use would permit the establishment of a Contractor's Shop and Yard on the subject property.
- The Syracuse-Hamilton County Planning Commission has proper jurisdiction and authority to hear a conditional use case for the subject property, and to attach conditions to a conditional use in order to ensure that the property continues to comply with the standards set out in the Zoning Regulations.
- Under the authority and subject to the provisions of the Syracuse Zoning Regulations, the Syracuse-Hamilton County Planning Commission held a public hearing on April 16, 2025, to consider conditional use Case ZCU-25-1.
- Public notice of the hearing was published in the official city newspaper on March 20, 2025, so that at least 20 days elapsed between the publication date and the date of the public hearing. As required by K.S.A. 12-757(b), written notice was also mailed to all owners of record of real property within the Notification Area, so that at least 20 days elapsed between the date of mailing and the date of the public hearing.
- During the public hearing, the Planning Commission heard all comments and remarks relating to Case ZCU-25-1, gave consideration to all statements, and made specific findings of fact which are contained in the Syracuse-Hamilton County Planning Commission minutes held on April 16, 2025.
- On April 16, 2025, the Syracuse-Hamilton County Planning Commission voted to recommend to the Governing Body that the application for conditional use ZCU-25-1 be approved.

TAKING ALL OF THESE FACTS INTO CONSIDERATION, THE GOVERNING BODY OF THE
CITY OF SYRACUSE, KANSAS, NOW HEREBY ORDAINS:

SECTION 1. The conditional use on the property described in this Ordinance is hereby **approved**.

SECTION 2. This Ordinance becomes effective upon its passage and publication once in the official city newspaper.

SECTION 3. This conditional use is valid for 180 days after the date on which this Ordinance becomes effective. The Zoning Administrator may grant extensions not exceeding 180 days each, without further notice or hearing, provided that a written application for an extension is submitted within a valid 180-day period. A zoning permit must be obtained, and the requested conditional use must be started within a valid 180-day period, or the permit for this conditional use becomes invalid.

PASSED BY THE SYRACUSE CITY COUNCIL this 12th day of May, 2025.

APPROVED BY THE MAYOR this 12th day of May, 2025.


Blake Upson, Mayor

ATTEST:

Linda Dinkel, City Clerk





KANSAS
OFFICE OF RURAL OPPORTUNITY

Kansas Rural Opportunity Zones

Kansas is filled with the natural beauty, simplicity and communal bonds of rural life. We want you to experience the peace and joy of rural Kansas so much that we'll even throw in some added bonuses.

The state of Kansas has designated 95 counties as "Rural Opportunity Zones," which means moving there comes with significant added benefits. Designated counties offer one or both of the following financial incentives for new full-time residents:

Student Loan Repayment Assistance

100% Personal State Income Tax Credit

Student Loan Repayment Assistance

- Administered By Kansas Department of Commerce (KDC)
- Partners with Counties, Cities, Employers, and Foundations
- Provides up to \$15,000 in Student Loan Repayment Assistance over 5 years

Eligibility Requirements

- You must have a newly established permanent address in a participating county so long as that address was established after the county began participating in the program.
- Applicants must have an active student loan balance in their name, as well as an associate's, bachelor's or post-graduate degree prior to moving to the participating county.
- To apply, you will need to provide proof of domicile in the ROZ County, proof of previous permanent residency, transcripts with degree dates and student loan balance with distribution dates.

kansascommerce.gov/roz



100% Personal State Income Tax Credit

Are you thinking about moving to Kansas, or have you recently become a resident?

New residents to Kansas who move into one of our Rural Opportunity Zones may be eligible for a 100% personal state income tax credit!

Learn more about the ROZ Tax Credit at: ksrevenue.gov/prtaxcredits-roz.html
Email: kdor_tac@ks.gov

CITY COUNCIL OF SYRACUSE MEETING MINUTES April 14 , 2025

City Clerk's Office
April 14, 2025 12:00 p.m.

The regular meeting of the governing body was held on April 14, 2025 at 12:00 p.m. Councilmembers present were Casey Finlay, Michele Boy, Joe Thomeczek, Don Miller and Mayor Blake Upson. Employees present were Brian Bloyd, City Administrator, Linda Dinkel, City Clerk, and Daliz Oquendo, City Treasurer. Councilman Vance Keller was absent.

Mayor Upson opened the meeting with the Pledge of Allegiance.

There were no public comments

Councilman Finlay made motion to approve the agenda. Motion was seconded by Councilwoman Boy and this motion passed unanimously.

Councilman Finlay made motion to approve the minutes of March 10, 2025. Motion was seconded by Councilman Thomeczek and this motion passed unanimously.

Councilman Miller made motion to approve Appropriation Ord. #1029 in the amount of \$255,835.91

Councilman Finlay seconded the motion and this motion passed unanimously.

Rob Gale arrived at 12:12 p.m.

Pasture lease bids were opened.

John Simon bid \$12.10 per acre equaling \$13,552.00

Mitchell Farms bid \$10.00 per acre equaling \$11,200.00

Steve Valentine bid \$120.00 per pair x 35 pair equaling \$4200.00

Councilman Finlay made motion to accept the high bidder, John Simon, on signing contract. This is renewable for 4 additional years if both parties are in agreeance. Councilman Miller seconded the motion and the motion was approved unanimously.

Councilman Finlay made motion to accept the proposal from B & H Paving for \$1.46 per square yard for sealing approximately 50,000 square yard. Councilwoman Boy seconded the motion and this motion passed unanimously.

Councilman Thomeczek made motion to approve spending up to \$7500 to replace the fishing dock at Sam's Pond. Councilwoman Boy seconded the motion and this motion was approved unanimously.

The governing body discussed an ordinance to require vehicles to be parked on a "prepared" service in driveways and restrict parking in yards in residential areas. Topic was discussed at length and the council will bring ideas next meeting.

Administrator Bloyd informed the governing body that service to the small trash carts will probably be eliminated in the near future. The customers will be informed and we will try to accommodate our clients to the best of our ability with as little inconvenience as possible.

City employees will be enforcing the weed and junk ordinances across the City. Dinkel asked to have Attorney Gale review the sections of the ordinances concerning notification of the land owner and tenant.

Bloyd informed the council that utility rates are among the lowest in the state and with input costs at the highest ever, a 15% increase is needed. The Utility committee will meet this week to discuss the rates.

Reports:

Administrator: Two new 10 hp pumps for the sewer lift station have been ordered.

Round Table: There were no comments.

Councilman Finlay made motion to adjourn. Councilwoman Boy seconded and this motion passed unanimously.

Public Notices

HAMILTON COUNTY, KANSAS
Request for Qualifications (RFQ)

Hamilton County, Kansas, is seeking qualified consulting firms for pre-construction engineering and project management in the category equivalent to the Kansas Department of Transportation's (KDOT) Work Category: 212 – Highway Design- Minor Facility for the project listed below. Qualifications for roadway construction inspection in the equivalent to the KDOT's Work Category: 241 will also be considered.

Description

Rural Surface Transportation Grant Program, Project 38 KA-7391-01, which is the PCCP Surfacing of Hamilton County roads as follows: 2 miles of CR 31 between CR C and CR E, 1 mile of CR C between CR 31 and CR 32, 1 mile of CR E between CR 31 and CR 32, CR 32 starting at CR E thence west 2.3 miles.

Schedule and Deadlines

Technical proposals are due on or before 4 P.M. MDT, May 30, 2025, to be delivered by United Parcel Service (UPS), Federal Express (FedEx), United States Postal Service (USPS), or in-person to the Hamilton County Clerk, 219 N Main Street, PO Box 1176, Syracuse, KS 67878. Interested consulting firms must be pre-qualified by KDOT in the work categories noted above.

Anticipated Schedule for Subsequent Events

Evaluation and ranking of technical proposals shall take place on or about June 3rd, 2025, after which all firms that submit letters of interest will be notified of the ranking. Negotiations with the highest-ranked firm will commence on or about June 17th, 2025. A Notice to Proceed is to be issued upon appropriation of federal funding. The KDOT Three-Party agreement shall be in place and in effect on or about August 3rd, 2025.

Request for Proposal (Technical)

Hamilton County, Kansas, is seeking a consultant to provide design services for the Hamilton County Rural Surface Transportation Grant Project. The work includes PCCP Surfacing of Hamilton County roads as follows: 2 miles of CR 31 between CR C and CR E, 1 mile of CR C between CR 31 and CR 32, 1 mile of CR E between CR 31 and CR 32, CR 32 starting at CR E thence west 2.3 miles.

Evaluation Factors

Technical proposals will be evaluated based on the factors listed below to rank the most qualified firm in order of preference, such as first, second, third, etc. If Hamilton County determines it necessary, a Preliminary Review Committee will be formed to reduce the number of firms evaluated to no fewer than three (3) and no more than five (5). Reasons for exclusion from the evaluation will be size and/or qualifications; experience of personnel available for the project; current uncompleted work or distribution of work; performance; no response from the firm; or other reasons. Firms excluded from the short list will be notified as to the reason for exclusion.

Factors for evaluation and weight: 1. Ability to perform the desired services within the time prescribed – 15 pts; 2. Past performance of firm – 15 pts; 3. Staff training – 15 pts; 4. Previous experience with similar work and knowledge of project procedures – 15 pts; 5. Commitment of resources that could limit performance (ex., staff, equipment) – 15 pts; 6. Firm's familiarity with project area – 15 pts; 7. Accessibility of firm's office – 10 pts. The highest-ranked firm will be asked to enter into negotiations with Hamilton County for an agreement. In the event Hamilton County cannot reach an agreement with the ranked firm, it will terminate negotiations with the said firm and commence negotiations with the next highest ranked firm, and so on, until an agreement is reached for a satisfactory scope of services for a fair and reasonable number of hours, or Hamilton County decides to pursue other alternatives.

Contract Terms and Conditions

This is a USDOT and KDOT project using 80 percent federal funding and 20 percent state funding. A standard three (3) phase, three (3) party agreement will be utilized with special attachments for the Kansas "Tax Clearance Certificate," the "Certification of Final Indirect Costs," and the "Policy Regarding Sexual Harassment."

Instructions for Technical Proposal

Note: No costs shall be contained in the technical proposal.

The main text of the consultant's technical proposal must not exceed 10 pages (including cover sheets, indexes, etc.) to address the topics listed. Describe processes and procedures proposed by the consultant to meet the project completion deadline listed above. Describe processes and procedures, including best practices, that will be used to perform the tasks and produce the deliverables described above under "Request for Proposal (Technical)." Include in the technical proposal items such as:

- Project manager/engineer in charge
 - History of projects with similar tasks
 - Availability of staff to meet schedule without overtime
 - Cost-effective or cost-reduction practices, processes, or procedures used by the consultant, if any;
- Any sub-consultant and their role (if any) in performing services on the project. All sub-consultants must complete Special Attachment No. 9 ("Certificate of Final Indirect Costs") and the Special Attachment No. 10 ("Tax Clearance Certificate").
- Questions about this request for qualifications shall be sent to Steve Phillips, (620)384-4222, syracuse.hamilton.development@outlook.com.