



CITY COUNCIL AGENDA
Tuesday, December 15, 2015 at 7:00 p.m.
Springfield City Hall
170 North 3rd Street

CALL TO ORDER

- Public announcement that a copy of the Nebraska Open Meetings Law is posted in the entry to the meeting room
- Roll call
- Pledge of Allegiance

CONSENT AGENDA

All consent agenda items are approved in one motion unless removed by a Council Member. Removed items will be placed under the Regular Agenda for consideration and action by the Council.

1. Approve Minutes of the December 1, 2015 Council Meeting
2. Approve Treasurer's Report
3. Accept Roy Swenson's resignation from the Planning Commission due to his appointment to the City Council
4. Appoint Michael Herzog, 165 North 7th Street, to the Planning Commission
5. Approve bills (Michael Dill; Mileage-Gen; \$74.70)
6. Approve Invoice No. 242885 from Olsson Associates in the amount of \$500.00 for professional services rendered from November 1, 2015, through December 5, 2015, for work completed on Municipal Water System Improvements

REGULAR AGENDA

1. Conduct a **Public Hearing** on the Engineering Report for the construction of a new well, transmission and distribution system piping
2. Consider approval of the WWAC pre-application for the new well and authorize the Mayor to sign the pre-application
3. Conduct a **Public Hearing** on special assessments in Sidewalk Improvement District 2014-1 of Springfield, Nebraska (Main Street Phase 3)

4. Consider approval of **Resolution 2015-33** levying special assessments in Sidewalk Improvement District 2014-1 (Main Street Phase 3)
5. Denny Graham with Olsson Associates – Review and award construction bid for South 1st Street Sewer Replacement and Spruce Street Paving Improvements
6. Denny Graham with Olsson Associates – Review and award construction bid for Turtle Creek Sanitary Sewer Crossing
7. Consider a request from the Springfield Youth Athletic Association (SYAA) to waive the Community Building rental fee for youth softball practices in January and February
8. Dan Williams – Discuss future development of property west of South 138th Street between Spruce Street and Pflug Road
9. Consider approval of **Resolution 2015-34** entering into an Interlocal Agreement between Sarpy County, City of Papillion, City of La Vista, and City of Gretna for the continuation of the Southern Ridge Wastewater Treatment Study – Phase 1B
10. Consider approval of the Certificate of Compliance for Maintenance Agreement No. 126 for roadway surface maintenance completed by the Nebraska Department of Roads in 2015
11. Consider a request from the Springfield Masonic Lodge to install two spring riders (playground equipment) at Buffalo Park in memory of Dan Kinnally

DEPARTMENT REPORTS

1. Sewer Department – Darren Carlson
2. Library & Community Building – Roy Swenson
3. Water & Parks Department – Dan Craney
4. Street Department – Chad Nolte
5. Mayor’s Report – Bob Roseland
6. City Staff Reports

The Mayor and City Council reserve the right to adjourn into executive session per Section 84-1410 of the Nebraska Revised Statutes.

ADJOURNMENT

MINUTES

A regular meeting of the Mayor and Council of the City of Springfield, Nebraska was held at 7:00 o’clock p.m. at City Hall on December 15, 2015. Present were Mayor Bob Roseland; Council Members: Darren Carlson, Roy Swenson, Dan Craney. Absent: Chad Nolte. Notice of this meeting was given in advance by posting in three public places, one of the designated methods of giving notice. Notice of this meeting was given in advance to the Mayor and all Council Members and a copy of their receipt of notice is

attached to these Minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public. The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held.

Consent Agenda

Motion by Carlson, seconded by Swenson, to approve the Consent Agenda. AYES: Carlson, Swenson, Craney. NAYS: None. Motion carried.

The City Clerk reported a balance on hand of \$1,159,344.31 in cash assets; Prestige Treasury-\$204,329.60; Prestige Bond-\$635,930.76; Keno Community Betterment-\$149,296.85; Keno Progressive Jackpot-\$50,000.00; Water Deposit Savings-\$4,187.01; Refundable Deposit Savings-\$1,222.44; Water Tower Savings-\$131,496.80; Sewer Restricted-\$111,948.80; Water Capital Facilities Fees-\$32,290.20; Sewer Capital Facilities Fees-\$75,343.79; City Sales Tax-\$178,941.05; Money Mark Library Bricks-\$3,764.18; Government Securities-\$104,951.02; Library Savings-\$62,460.42; Time Certificates as follows: Bond-\$76,903.21; Tower-\$57,536.54; Water-\$126,138.07; Park-\$11,933.80; Library Bricks-\$21,306.00; Cash Receipts-\$262,563.10; Cash Disbursements-\$97,079.19.

Check #	Account ID	Account Description	Debit Amount	Name
General				
37250	7240-10-10	Mileage	74.70	Dill, Michael
37251	8130-10-10	R&M Building	882.00	NE-IA Door Services
Total			956.70	

Regular Agenda

Agenda Item 1. A Public Hearing of the Springfield City Council was opened at 7:02 p.m. to review the Engineering Report for the construction of a new well, transmission and distribution system piping. Craig Reinsch, Olsson Associates, reviewed the State Revolving Fund (SRF) process and requirements. He reported that the third 6” test well pumped 300 gallons per minute during a 24 hour pump test and the water quality results were excellent. Reinsch recommended that the city proceed with the next steps in drilling a new well. He provided a well and system improvements fact sheet for the project. He reviewed the scope of the project, benefits to the community and pending funding action items. Reinsch also evaluated economic alternatives and the potential impact to water rates. He said that Olsson will conduct a survey on the property and, after that portion of the project is complete, the city can begin land acquisition negotiations with the property owner (SSAP). Motion by Carlson, seconded by Swenson, to close the Public Hearing. AYES: Carlson, Swenson, Craney. NAYS: None. Motion carried. Public hearing closed at 7:20 p.m.

Agenda Item 2. Motion by Carlson, seconded by Swenson, to approve the WWAC pre-application for the new well and to authorize the Mayor to sign the pre-application. AYES: Carlson, Swenson, Craney. NAYS: None.

Agenda Items 3 and 4. The Clerk reported that, pursuant to the order heretofore entered by the Council, notice has been published that the Mayor and Council would hold a meeting at this time and place for the purpose of considering the levy of special assessments to pay for sidewalk improvements in Sidewalk Improvement District 2014-1 of said City. The Mayor then stated that the Board was in session for said purpose and all persons interested would be heard. Public Hearing opened at 7:26 p.m. The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Keith Hentzen, property owner of 205 Main Street, said that he is happy with the project and

hopes that his property value increases by the amount of the assessment. Motion by Swenson, seconded by Craney, to close the Public Hearing. Public Hearing closed at 7:29 p.m. All persons who desired a hearing having been heard, the Board having considered the recommendations of the engineer in charge of said improvements and the members of the Board having heretofore personally inspected the sidewalk improvements and the real estate abutting upon and adjacent thereto, Council Member Swenson offered the following Resolution and moved its adoption. Council Member Carlson seconded the motion for its passage and adoption, and after consideration, the roll was called upon the passage and adoption of said resolution and the following Council Members voted AYE: Carlson, Swenson, Craney. The following voted NAY: None. The passage of the resolution having been concurred in by a majority of all members elected to the Council was declared passed and adopted. A true, correct and complete copy of said resolution is as follows:

**RESOLUTION
2015-33**

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY SPRINGFIELD,
NEBRASKA:

1. The Mayor and Council find and determine: That the Council has heretofore designated this time and place for considering and levying special assessments upon property specially benefited by sidewalk improvements in Sidewalk Improvement District 2014-1 to pay the cost of constructing same; that notice of the time and place of holding this meeting for said purpose has been duly given as provided by statute by publication in the Papillion Times, a legal newspaper published in Sarpy County and of general circular in the City, for more than four weeks (five consecutive weekly publications) before the time designated therein for holding this meeting said publication being made in the issues of said paper published on November 11, November 18, November 25, December 2, December 9, 2015; that the Mayor and Council have at this session heard all persons who desired to be heard in reference to the special benefits or damages thereto by reason of the construction of said improvements and with reference thereto have considered the advice of the engineer in charge of the construction of said improvements.

2. The Mayor and Council find and determine that at the hearing all assessments have been adjusted and equalized with reference to the benefits resulting from the improvements and have been apportioned among the lots and parcels of land subject to assessment in proportion to the special benefits accrued to said lots and parcels of land respectively from such improvements; that no lot or parcel of land in said District has been damaged by the construction of said improvements; that the amounts of benefits specially accruing to each lot and parcel of land in said projects by reason of the construction of said paving improvements exceeds the amount assessed against each lot or parcel of land to pay the cost of said improvements. The benefits are equal and uniform and the assessments shown on the schedule hereinafter set out are according to front footage of the lots or real estate within the District.

3. There are hereby levied and assessed upon the several lots and parcels of land in Sidewalk Improvement District 2014-1 special assessments to pay the cost of constructing said improvements in the amount in dollars and cents set out in the schedule below in the column headed "Special Assessments".

(INSERT SCHEDULE OF ASSESSMENTS)

4. Said special assessments shall be a lien on the property on which they are levied from the date of the passage of this resolution and shall be certified by the City Clerk to the Treasurer of this City for collection; that the City Clerk shall also at the time provided by law cause such assessments or the portion thereof then remaining unpaid to be certified to the City Treasurer for entry upon the proper tax list; that said assessments shall be payable to and collected by the City Treasurer.

5. Said assessments are payable in seven equal installments, the first of which shall become delinquent not less than fifty (50) days from the date of adoption of the resolution, and the remaining installments shall become delinquent the 3rd day of February, subsequent to the date of levy and thereafter, in one, two, three, four, five and six years respectively; that each of said installments shall draw interest from the date of the passage of this resolution at the rate of five and one-quarter per centum (5.25%) per annum, until the same become delinquent, and after the same become delinquent interest at the rate specified by law for delinquent special assessments for such projects shall be paid thereon; provided all said assessments may be paid at one time on any lot or land within fifty (50) days from the date of levy without interest.

PASSED AND APPROVED this 15th day of December, 2015.

Ayes 3

Nays 0

Abstain 0

Absent 1

Approved:

Mayor

SEAL

Attest:

City Clerk

Agenda Item 5. Denny Graham with Olsson Associates reviewed the bid tabulation for the South 1st Street Sanitary Sewer Replacement and Spruce Street Paving Improvements. Six bids were received for the project and, at bid opening, M.E. Collins was the apparent low bidder with an amount of \$250,992.00. Graham said that after reviewing the final quantities for all bids they found an error with K2 Construction's bid. The error actually lowered their base bid from \$253,642.00 to \$248,042.00, thus making them the low bidder. Graham said he contacted K2 about the error and they agreed to honor the amount of \$248,042.00. Graham said that he has worked with K2 on past projects and they are a qualified bidder. He recommended approval of the low bid. Motion by Carlson, seconded by Swenson, to award the construction bid for the South 1st Street Sewer Replacement and Spruce Street Paving Improvements to K2 Construction in the amount of \$248,042.00. AYES: Carlson, Swenson, Craney. NAYS: None.

Agenda Item 6. Denny Graham with Olsson Associates reviewed the bid tabulation for the Turtle Creek Sanitary Sewer Crossing. Five bids were received for the project. K2 Construction is the low bidder with an amount of \$147,900.00. Graham recommended approval of the low bid. Motion by Carlson, seconded by Swenson, to award the construction bid for the Turtle Creek Sanitary Sewer Crossing to K2 Construction in the amount of \$147,900.00. AYES: Carlson, Swenson, Craney. NAYS: None.

Agenda Item 7. Brian White, SYAA President, requested the Council waive the Community Building rental fee for the SYAA's girls 10 and under softball team. He said the team would like to use the building for practices once a week for approximately 8 weeks during the months of January and February. Indoor soft training balls and wiffle balls will be used. Practices will focus primarily on fielding. They

will not have full batting practices. Craney expressed concern with potential damage to walls and windows. White noted that the SYAA would be responsible for any damage done to the building. The City Administrator requested that the SYAA provide an updated certificate of insurance to the city. Motion by Carlson, seconded by Swenson, to waive the Community Building rental fee for youth softball practices sponsored by the Springfield Youth Athletic Association during the months of January and February. AYES: Carlson, Swenson, Craney. NAYS: None.

Agenda Item 8. Dan Williams, on behalf of Springfield Landing, LLC, informed the Council that he and his partners would like to develop the southern half of their property, west of South 138th Street between Spruce Street and Pflug Road, into additional light industrial sites similar to the Springfield Industrial Park development. He said that they have owned the property for the past two years. Williams noted that in 2014 the city's future land use map showed this property as primarily Business Park with Medium Density Residential approximately one lot deep along Spruce Street and a portion of South 6th/138th Street. In 2015, the city amended the future land use map and the property was changed to primarily Medium Density Residential with High Density Residential approximately one lot deep along Spruce Street. Williams said that he was unaware of the change in land use and commented that he and his partners are not familiar with residential development. Craney noted that Pflug Road will be a major corridor for Springfield and he would like to see more residential in that area. He also said that he is upset with the condition of some of the properties in the light industrial district. Carlson commented that the comprehensive plan update was public knowledge and the city planned additional residential areas for the future. He said that there is a need for housing options for young adults and empty nesters. Williams requested that the Council consider waiving the application fee for a comprehensive plan amendment which would amend the future land use map. He also inquired if the Council would be amenable to changing the future land use map. Council will consider his requests at the time of application.

Agenda Item 9. Council Member Carlson introduced Resolution 2015-34 and moved its adoption. Council Member Craney seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted YEA: Carlson, Swenson, Craney. The following voted NAY: None. Whereupon the Mayor declared said motion carried and said resolution passed and adopted. A true, correct and complete copy of said resolution is as follows:

**RESOLUTION
2015-34**

BE IT RESOLVED by the Mayor and City Council of the City of Springfield, Nebraska, as follows:

WHEREAS, the Nebraska cities of Gretna, Papillion, La Vista, and Springfield, and Sarpy County wish to enter into an Interlocal Agreement for the continuation of the Sarpy County Southern Ridge Wastewater Treatment Study, Phase 1B, which will study the wastewater infrastructure needs in the southern Sarpy County area; and

WHEREAS, all parties enter into this agreement by authority of the Interlocal Cooperation Act, Neb. Rev. Stat. §13-801 et seq., (Reissue 1997); and

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the City of Springfield, Nebraska, by a majority vote resolved, that the Interlocal Agreement with the Cities of Gretna, Papillion, La Vista, and Sarpy County is hereby approved and that the Mayor is hereby authorized to enter into said agreement attached hereto as Exhibit "A."

Introduced and Passed December 15, 2015.

Ayes 3

Nays __0__

Abstain __0__

Absent __1__

Approved:

Mayor

SEAL

Attest:

City Clerk

Agenda Item 10. Motion by Carlson, seconded by Swenson, to approve the Certificate of Compliance for Maintenance Agreement No. 126 for roadway surface maintenance completed by the Nebraska Department of Roads in 2015. AYES: Carlson, Swenson, Craney. NAYS: None.

Agenda Item 11. Council reviewed the Springfield Masonic Lodge's request to install playground equipment at Buffalo Park in memory of Dan Kinnally. City staff and Lodge members selected two spring riders for the park. The Lodge plans to install a memorial plaque near the equipment. The Lodge will pay for the equipment and city staff will handle the installation. Motion by Carlson, seconded by Swenson, to accept the Springfield Masonic Lodge's donation of two spring riders and to approve the city's installation of the equipment in a city park in memory of Dan Kinnally. AYES: Carlson, Swenson, Craney. NAYS: None.

Department Reports

Agenda Item 1. Carlson reported that he, City Attorney Bill Seidler and the City Administrator will be attending a regional sewer meeting on December 17.

Agenda Item 2. No Department Report from Swenson.

Agenda Item 3. No Department Report from Craney. Carlson reported that the new scoreboard at Buffalo Park is being installed. The city will store the old scoreboard at the sewer plant. Carlson noted that he asked the SYAA if they would be willing to contribute financially to the relocation of the old scoreboard to City Park. The SYAA will consider this request at their January board meeting. The school decided not to contribute to the relocation.

Agenda Item 4. No Department Report from Nolte.

Agenda Item 5. No Department Report from Roseland.

Agenda Item 6. The City Administrator reported that Olsson Associates obtained three bids for bank stabilization under the Platteview Road Bridge near Park Drive. Denny Graham with Olsson reviewed the bids received and discussed alternative options with the Council. He noted that one of the contractors, M.E. Collins, suggested fixing the bank with H piles instead of only using a drain pipe with large riprap. Graham said that Olsson's geotechnical team reviewed the proposal and found it to be acceptable. The team informed Graham that they actually discussed using this method, but thought it would cost more

than the other option. Council requested Olsson obtain a formal bid from M.E. Collins and prepare a design plan for them to formally consider.

The City Administrator reported that she continued discussions with Crown Castle regarding their request to extend the lease agreement. Their representative said that they could double the signing bonus from \$5,000 to \$10,000 for a lease extension of 50 or more years, as well as increase the cost per square foot from \$1.50 to \$2.00 for additional land leased. Council reviewed concerns noted by City Attorney Bill Seidler. Council decided not to pursue the extension.

The City Administrator reported that questions were raised by SYAA regarding purchasing supplies for City Park. City staff will work with the SYAA and Legion on field usage guidelines.

Council agreed that city employees would only work four hours on Christmas Eve and New Year's Eve. Employees will receive four hours of holiday pay.

Adjournment

Motion by Swenson, seconded by Carlson, to adjourn. AYES: Carlson, Swenson, Craney. NAYS: None. Meeting adjourned at 8:46 p.m. Motion carried.

I, the undersigned, City Clerk for the City of Springfield, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on December 15, 2015; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting; and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

Kathleen Gottsch
City Clerk