



CITY COUNCIL AGENDA
Tuesday, January 7, 2014 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 17, 2013 Council Meeting
2. Approve Claims and Payroll
3. Accept 2012-2013 Audit Report
4. Appoint Jon Wiese and Chad Zimmerman to the Springfield Board of Adjustment

REGULAR AGENDA

1. Lt. Mike Erhart with the Sarpy County Sheriff's Department will provide a monthly service report
2. Conduct a **Public Hearing** for a conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska
3. Consider approval of **Resolution 2014-1** approving a conditional use permit renewal to allow Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, to operate residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska

4. Consider approval of **Resolution 2014-2** entering into an Agreement with JEO Consulting Group for services to update the Springfield Comprehensive Plan
5. Craig Reinsch, Olsson Associates – Discuss preliminary results for the two test wells and present preliminary well report
6. Sarpy County Young Professionals – Review urban park design plan
7. Consider projects for the One and Six Year Road Plan
8. Consider approval of **Resolution 2014-3** directing the sale of city property (1979 International Truck) to the highest bidder, which bids will be received at auction on Sunday, March 30, 2014, beginning at 12:30 p.m. at 9009 Platteview Road, Papillion, Nebraska
9. Consider action with regard to 345 Spruce Street for violation of Springfield Municipal Code §9-107 Building Inspector; Unfinished Buildings

DEPARTMENT REPORTS

1. Water & Parks Department – Bob Roseland
2. Library & Community Building – Randy Fleming
3. Sewer Department – Dan Craney
4. Street Department – Chad Nolte
5. Mayor’s Report – Mike Dill
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 January 7, 2014. Present were Mayor Mike Dill; Council Members: Bob Roseland, Randy Fleming, Dan Craney, Chad Nolte. Absent: None. 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 Nolte, seconded by Fleming, to approve the Consent Agenda. AYES: Roseland, Fleming, Craney, Nolte. NAYS: None. Motion carried.

Claims and Payroll:

Check #	Account ID	Account Description	Debit Amount	Name
General				
34670	6084-10-10	Aflac	49.80	Aflac
34648	6080-10-10	Health Insurance	233.36	Assurant Health
34675	8080-10-10	Promotional Materials	1,152.00	Brite Ideas Decorating
34650	6080-10-10	Health Insurance	53.45	Delta Dental
34685	7240-10-10	Mileage	377.42	Dill, Mike
34687	8030-10-10	Supplies	9.04	First National Bank
34688	7230-10-10	Postage/Shipping	188.36	First National Bank
34687	8200-10-10	Miscellaneous	208.79	First National Bank
34691	7240-10-10	Mileage	44.69	Keleher, Colleen
34693	7020-10-10	Prof Svcs-Legal	500.00	Klinker, Mark
34695	8140-10-10	R&M Equip	407.77	Konica Minolta Business Solutions
34694	8140-10-10	R&M Equip	190.00	Konica Minolta Premier Finance
34699	8160-10-10	R&M Grounds	78.80	Menards
34699	9010-10-10	Office Equip	480.47	Menards
34703	7320-10-10	Natural Gas	106.44	MUD
34708	7045-10-10	Prof Svcs-Tech Support	90.00	Network Needs
34727	7330-10-10	Telephone	100.84	NT&T
34711	9310-10-10	Nuisance Abatement	13.53	Omaha World Herald
34711	7250-10-10	Publication Costs	101.68	Omaha World Herald
34713	7310-10-10	Electricity	356.08	OPPD
34714	7025-10-10	Prof Svcs-CPA	13,230.00	Ortmeier, Ric
34715	7060-10-10	Animal Control	366.25	Sarpy County Fiscal Administrator
34716	7070-10-10	E911	2,825.00	Sarpy County Fiscal Administrator
34717	7050-10-10	Law Contract	7,676.00	Sarpy County Treasurer
34719	9310-10-10	Nuisance Abatement	528.00	Seidler & Seidler
34719	7020-10-10	Prof Svcs-Legal	1,606.46	Seidler & Seidler
34720	7200-10-10	Dues	25.00	Springfield State Bank
34724	7280-10-10	Laundry	96.76	Walkers Uniform Rental
34725	8160-10-10	R&M Grounds	12.99	Westlake Ace Hardware
Total			31,108.98	
Library				
34671	8060-20-10	Books	174.10	Amazon
34648	6080-20-10	Health Insurance	257.01	Assurant Health
34674	8130-20-10	R&M Building	100.00	Block Electrical
34678	8060-20-10	Books	84.48	Center Point Large Print
34679	7455-20-10	IP Address	9.99	Charter Communications
34682	8060-20-10	Books	29.00	Consumer Reports
34650	6080-20-10	Health Insurance	26.20	Delta Dental
34684	8060-20-10	Books	118.47	Diamond Lake Books
34686	8060-20-10	Books	50.16	Doubleday Book Club
34690	8130-20-10	R&M Building	128.74	Grainger
34692	8060-20-10	Books	155.49	Kid's Reference Company
34700	8060-20-10	Books	97.99	MicroMarketing
34703	7320-20-10	Natural Gas	190.64	MUD
34704	8060-20-10	Books	34.98	Mystery Guild
34727	7330-20-10	Telephone	41.68	NT&T
34713	7310-20-10	Electricity	217.09	OPPD
34718	7480-20-10	Janitorial	200.00	Schmieder, Marcie
Total			1,916.02	

Library Restricted				
34676	8070-21-10	Library Supplies	243.24	Brodart Co.
34680	8060-21-10	Books	40.00	Children's BOMC
34689	8060-21-10	Books	44.98	Gale
34706	7200-21-10	Dues	40.00	Nebraska Library Association
Total			368.22	
Park				
34710	9106-30-10	MoPac Trail Phase III	440.66	Olsson Associates
34713	7310-30-10	Electricity-Park	162.74	OPPD
Total			603.40	
Community Building				
34698	8130-40-10	R&M Building	24.60	Menards
34699	8130-40-10	R&M Building	48.77	Menards
34703	7320-40-10	Natural Gas	400.48	MUD
34713	7310-40-10	Electricity	149.83	OPPD
34724	7280-40-10	Laundry	125.96	Walkers Uniform Rental
Total			749.64	
Water				
34670	6084-50-20	Aflac	56.17	Aflac
34648	6080-50-20	Health Insurance	269.48	Assurant Health
34673	8120-50-20	Fuel-	165.07	B&B Pit Stop
34650	6080-50-20	Health Insurance	66.55	Delta Dental
34688	7230-50-20	Postage	188.37	First National Bank
34696	9090-50-20	New Well	28,298.00	Layne Christensen Company
34697	7260-50-20	Printing	211.09	Matt Parrott and Sons
34701	7420-50-20	Testing	84.83	Midwest Laboratories
34707	7420-50-20	Testing	16.00	NE Public Health Environmental Lab
34727	7330-50-20	Telephone	149.43	NT&T
34712	7430-50-20	Digger's Hotline	10.05	One Call Concepts
34713	7310-50-20	Electricity	1,321.39	OPPD
34719	7020-50-20	Prof Svcs- Legal	635.25	Seidler & Seidler
34723	7330-50-20	Telephone	14.99	Verizon Wireless
34724	7290-50-20	Uniform Allowance	43.16	Walkers Uniform Rental
Total			31,529.83	
Sewer				
34670	6084-60-30	Aflac	305.13	Aflac
34648	6080-60-30	Health Insurance	145.83	Assurant Health
34709	9040-60-30	Tools & Misc Equip	115.00	BlueTarp Financial
34677	8030-60-30	Supplies	5.81	Casey's General Store
34677	8120-60-30	Fuel	270.05	Casey's General Store
34650	6080-60-30	Health Insurance	66.55	Delta Dental
34688	7230-60-30	Postage	188.37	First National Bank
34697	7260-60-30	Printing	211.10	Matt Parrott and Sons
34701	7420-60-30	Testing	99.44	Midwest Laboratories
34702	8150-60-30	R&M Vehicle	27.64	Mill Creek Auto Parts
34727	7330-60-30	Telephone	52.18	NT&T
34710	7010-60-30	Prof Svcs-Engineer	440.66	Olsson Associates
34713	7310-60-30	Electricity	2,341.77	OPPD
34721	8030-60-30	Supplies	49.98	Tractor Supply
34721	8140-60-30	R&M Equip	71.96	Tractor Supply
34722	8030-60-30	Supplies	99.50	USA BlueBook
34723	7330-60-30	Telephone	14.99	Verizon Wireless
34724	7290-60-30	Uniforms Allowance	57.96	Walkers Uniform Rental
Total			4,563.92	

Street				
34672	8140-70-40	R&M Equip	1,605.00	Aspen Equipment
34673	8120-70-40	Fuel	82.01	B&B Pit Stop
34677	8120-70-40	Fuel	120.55	Casey's General Store
34681	8215-70-40	R&M Streets & Alleys	2,076.00	Clean Sweep Commercial
34683	8140-70-40	R&M Equip	50.69	Cross Dillon Tire
34690	8225-70-40	R&M Street Signs&Posts	26.50	Grainger
34698	8130-70-40	R&M Building	5.98	Menards
34698	8140-70-40	R&M Equip	5.99	Menards
34699	9040-70-40	Tools & Misc Equip	13.82	Menards
34698	9040-70-40	Tools & Misc Equip	113.30	Menards
34702	8140-70-40	R&M Equip	314.15	Mill Creek Auto Parts
34703	7320-70-40	Natural Gas	368.64	MUD
34705	8140-70-40	R&M Equip	56.75	NE-IA Industrial Fasteners
34727	7330-70-40	Telephone	48.50	NT&T
34713	7310-70-40	Electricity	3,389.41	OPPD
34719	9084-70-40	Sidewalk Repair	31.25	Seidler & Seidler
34723	7330-70-40	Telephone	14.99	Verizon Wireless
34724	7290-70-40	Uniform Allowance	57.56	Walkers Uniform Rental
Total			8,381.09	
Payroll			30,943.25	

Regular Agenda

Agenda Item 1. Lt. Mike Erhart with the Sarpy County Sheriff's Department provided the monthly service report.

Agenda Item 2. A Public Hearing of the Springfield City Council was opened at 7:03 p.m. to consider an application for a conditional use permit renewal to allow Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, to operate residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska. Council reviewed the staff report prepared by David Potter, City Planner with JEO Consulting Group. No one from the public spoke in opposition to or in favor of the application. Motion by Roseland, seconded by Nolte, to close the public hearing. AYES: Roseland, Fleming, Craney, Nolte. NAYS: None. Motion carried. Public Hearing closed at 7:04 p.m.

Agenda Item 3. Council Member Nolte introduced Resolution 2014-1 and moved its adoption. Council Member Fleming seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted YEA: Roseland, Fleming, Craney, Nolte. 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 2014-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A CONDITIONAL USE PERMIT RENEWAL FOR ALAN HANS, APPLICANT, AND ADVANTAGE INVESTMENT PROPERTIES, LLC, PROPERTY OWNER, FOR RESIDENTIAL USES IN THE REAR OF THE BUILDING LOCATED AT 167 MAIN STREET, WHICH PROPERTY IS ZONED DOWNTOWN COMMERCIAL AND LEGALLY DESCRIBED AS LOTS 3 AND 4, BLOCK 12, SPRINGFIELD ADDITION TO THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA.

WHEREAS, the applicant and property owner of the above described property have made application for approval of a conditional use permit renewal for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial; and

WHEREAS, the city planner, city engineer, city attorney, city clerk and other agencies have reviewed such application; and

WHEREAS, the Springfield Planning Commission held a public hearing on December 10, 2013, regarding the application and has made a recommendation of approval to the City Council of the conditional use permit renewal; and

WHEREAS, the City Council of the City of Springfield held a public hearing regarding such application on January 7, 2014, and is agreeable to the approval and issuance of the conditional use permit renewal, subject to certain conditions and agreements as set forth in the conditional use permit agreement attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves and issues the conditional use permit renewal to Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska, subject to certain conditions and agreements as set forth in the conditional use permit agreement attached hereto as Exhibit "A".

PASSED AND APPROVED THIS 7TH DAY OF JANUARY, 2014.

Ayes 4

Nays 0

Abstain 0

Absent 0

Approved:

Michael Dill, Mayor

SEAL

Attest:

Kathleen R. Gottsch, City Clerk

Agenda Item 4. David Potter, City Planner with JEO Consulting Group, reviewed his proposal to update the city's comprehensive plan. He also discussed the University of Nebraska-Lincoln's involvement and contribution with the plan update. Potter noted that one student from UNL will assist JEO with the existing land use collection and analysis as well as public input. The student will prepare a land use master plan for one, two or three areas within the city's jurisdiction. Possible areas may include the vacant land east of town, the industrial area south of town, the Highway 50 corridor between Platteview Road and Pflug Road, and/or the downtown area. The city will entertain the contract with UNL at the January 21 Council meeting. Council Member Nolte introduced Resolution 2014-2 and moved its adoption. Council Member Fleming seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted YEA: Roseland, Fleming, Craney, Nolte. 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
2014-2**

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

WHEREAS, the City of Springfield, Nebraska, a Municipal Corporation, and JEO Consulting Group, Inc., wish to enter into an Agreement for the purpose of updating the Springfield Comprehensive Plan; and

WHEREAS, the update will include the required statutory requirements, including the energy component; demographic analysis and projections; goals and objectives; action plan; and urban design; and

WHEREAS, JEO is proposing the scope of services to include the University of Nebraska College of Architecture to assist/perform the urban design component of the plan that will develop master plans and design recommendations for certain areas of the community and Springfield’s planning jurisdiction.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Springfield, Nebraska that the Mayor is authorized to enter into the Agreement attached hereto as Exhibit “A”.

Introduced and Passed this 7th day of January, 2014.

Ayes 4

Nays 0

Abstain 0

Absent 0

Approved:

Mayor

SEAL

Attest:

City Clerk

Agenda Item 5. Craig Reinsch, Engineer with Olsson Associates, presented the preliminary well report and reviewed the preliminary results for the two test wells. He noted that water quality results were good, but that both test wells only pumped approximately 250-300 gallons per minutes, which was less than desired. Council considered other test well locations. Reinsch said that the test wells can remain in place for now. If the Council finds another favorable location, the test wells can then be abandoned. David Potter, City Planner with JEO Consulting Group, inquired as to possible well locations in reference to the comprehensive plan update. Motion by Nolte, seconded by Craney, to authorize Bob Roseland and Craig

Reinsch to proceed with finding alternative test well locations. AYES: Roseland, Fleming, Craney, Nolte. NAYS: None. Motion carried.

Agenda Item 6. Members of the Sarpy County Leadership Class presented their proposed urban park design plan. They requested feedback from the Council concerning possible park attributes. They noted that after the plan is completed, they would like to put together a proposed cost estimate for the park features. They also suggested mailing out a community survey to gather public input on the park design. Council expressed interest in the plan attributes, but suggested that some of the features may be too modern for the downtown area. The Council expressed concern with landscaping and suggested low maintenance items be considered. Glenn Trembley, 183 Main Street, suggested the city and Springfield Community Foundation look to the Peter Kiewit Foundation for grant opportunities. Darren Carlson, 645 North 6th Street, Springfield Community Foundation President, offered suggestions on park attributes. He also noted that the urban park is the first project on the foundation's list. Council requested that the group update the plan based upon the suggestions provided and come back to present an updated plan.

Agenda Item 7. Council reviewed the 2013 One and Six Year Road Plan and recommended no changes for the 2014 plan. A public hearing for the 2014 One and Six Year Road Plan will be conducted at the January 21 Council meeting.

Agenda Item 8. Council considered selling the 1979 International Truck. Motion by Nolte, seconded by Craney, to table agenda item 8, regarding Resolution 2014-3 directing the sale of city property, until the January 21, 2014, Council meeting. AYES: Roseland, Fleming, Craney, Nolte. NAYS: None. Motion carried.

Agenda Item 9. Council reviewed Building Permit Nos. 40-13 and 47-13 Amended, as well as Springfield Municipal Code §9-107 "Building Inspector; Unfinished Buildings." Council considered how to proceed against the property owner of 345 Spruce Street for violation of municipal code. The City Attorney recommended this matter be submitted to the Springfield Board of Health. Council agreed with the attorney's recommendation and requested that this matter be placed on the January 13 Board of Health agenda for consideration.

Department Reports

Agenda Item 1. Roseland reported that electricity bills increased at the city's rental shop due to having the tractor plugged in to power. He noted that the rental property owner requested to increase the rental payments due to the large increase in power.

Agenda Item 2. Fleming reported that he met with Block Electrical regarding the new flag pole at the Community Building. He said Larry Nolte is repairing the pole for installation on the southwest corner of the property. Fleming also reported that he plans to attend the League of Nebraska Municipalities Midwinter Conference in Lincoln in February. Fleming provided an update regarding the Springfield Community Foundation.

Agenda Item 3. Craney reported that construction on the sewer plant roof has commenced. He noted that Larry Nolte is constructing new stairs to the rooftop.

Agenda Item 4. No Department Report from Nolte.

Agenda Item 5. Mayor Dill discussed 911 consolidation and building inspection options. He informed the Council that he took a deposition for the Prout lawsuit.

Agenda Item 6. The City Attorney provided an update regarding the nuisance abatement court case.

Adjournment

Motion by Nolte, seconded by Roseland, to adjourn. AYES: Roseland, Fleming, Craney, Nolte. NAYS: None. Meeting adjourned at 8:41 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 January 7, 2014; 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