



CITY COUNCIL AGENDA

Tuesday, November 18, 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 November 4, 2014 Council Meeting
2. Approve Treasurer's Report
3. Approve Invoice No. 219581 from Olsson Associates in the amount of \$318.18 for professional services rendered through November 1, 2014, for work completed on Main Street Phase 3
4. Approve Invoice No. 219579 from Olsson Associates in the amount of \$37.50 for professional services rendered from October 5, 2014, through November 1, 2014, for work completed on Spruce Street Paving Improvements
5. Approve Invoice No. 219580 from Olsson Associates in the amount of \$5,500.00 for professional services rendered from October 5, 2014, through November 1, 2014, for work completed on City Shop Design

REGULAR AGENDA

1. Lt. Mike Erhart with the Sarpy County Sheriff's Department will provide a monthly service report
2. **Tabled November 4, 2014.** Conduct a hearing for the purpose of considering and levying special assessments on the lots and parcels of land in Street Improvement Project No. 2014-1 (Spruce Street); consider approval of **Resolution 2014-29** levying and assessing upon the lots and parcels of land in Street Improvement Project No. 2014-1 special assessments to pay for the cost of constructing said improvements in the amount set out in the schedule of assessments

3. Conduct a Public Hearing on the annexation of (1) Lot 1, Zimmerman's 2nd Addition, Sarpy County, Nebraska; (2) Lots 1-19, Springfield Industrial Park, Sarpy County, Nebraska; and (3) the irregular east part of Lot 1, St. Joseph Addition, Sarpy County, Nebraska
4. **Ordinance No. 866 (first reading)** – Annexation of Lot 1, Zimmerman's 2nd Addition, Sarpy County, Nebraska
5. **Ordinance No. 867 (first reading)** – Annexation of Lots 1-19, Springfield Industrial Park, Sarpy County, Nebraska
6. **Ordinance No. 868 (first reading)** – Annexation of the irregular east part of Lot 1, St. Joseph Addition, Sarpy County, Nebraska
7. Dennis Graham, Olsson Associates – Review building plans for the construction of a new city maintenance facility at 755 South 1st Street and authorize publication of notice to bid
8. **Tabled October 21, 2014.** Steve Adair, 665 Elm Street – Discuss tornado warning sirens
9. Dan Williams, Developer – Discuss development options for Lot 52, Southcrest Hills
10. Lois Rieschick, 795 North 5th Avenue – Discuss Community Building improvements
11. **Tabled November 4, 2014.** Pat Schuster, American Lift & Sign Service – Discuss sign for Community Building
12. **Tabled October 21, 2014.** Discuss LB 840 program
13. Consider approval of a bid from NMC CAT in the amount of \$5,950.00 to provide and install a new 400 amp, 480 volt CAT transfer switch and perform start up on the ATS at the wastewater treatment plant

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 November 18, 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 Fleming, seconded by Roseland, to approve the Consent Agenda. AYES: Roseland, Fleming, Craney, Nolte. NAYS: None. Motion carried.

The City Clerk reported a balance on hand of \$1,018,432.90 in cash assets; Prestige Treasury - \$204,125.39; Prestige Bond - \$607,429.72; Keno Community Betterment - \$160,240.57; Keno Progressive Jackpot - \$50,000.00; Water Deposit Savings - \$4,183.64; Refundable Deposit Savings - \$1,221.45; Water Tower Savings - \$123,054.60; Sewer Restricted - \$95,234.77; Water Capital Facilities Fees - \$32,257.94; Sewer Capital Facilities Fees - \$75,268.49; City Sales Tax - \$280,665.33; Money Mark Library Bricks - \$3,760.41; Government Securities - \$104,340.89; Library Savings - \$60,410.73; Time Certificates as follows: Bond - \$76,711.25; Tower - \$57,392.92; Water - \$125,669.64; Park - \$11,915.91; Library Bricks - \$21,252.82; Cash Receipts - \$121,318.35; Cash Disbursements - \$67,919.24.

Regular Agenda

Agenda Item 1. Lt. Mike Erhart with the Sarpy County Sheriff's Department provided the monthly service report. He reported that the department made one arrest in town from a search warrant. Nolte inquired about vandalism issues. Lt. Erhart said that it is important to report vandalism.

Agenda Item 2. The City Clerk reported that at the November 4 meeting the City Council tabled the public hearing for the purpose of considering the levy of special assessments to pay for paving improvements in Street Improvement Project No. 2014-1. The Mayor then stated that the Board was in session at 7:06 p.m. for said purpose and all persons interested would be heard. The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard:

Ted and Janice Riha, owners of Lots 5, 6 and the west 5' of Lot 7, Block 25, Spearman's Addition, reaffirmed their disagreement with being charged 100% of the assessed value for the street frontage along their property.

Donnie Scholting, Springfield Rural Fire Protection District, owner of Lot 1, Zimmerman's 2nd Addition, stated that they had no additional comments.

Motion by Nolte, seconded by Craney, to close the public hearing. AYES: Fleming, Craney, Nolte. NAYS: None. ABSTAIN: Roseland. Motion carried. Public Hearing closed at 7:08 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 paving improvements and the real estate abutting upon and adjacent thereto,

Council Member Craney, offered the following Resolution, reducing the Springfield Rural Fire Protection District's assessment from 100% to 50%, and moved its adoption. Fleming inquired if Craney would consider reducing Riha's and Mason's assessments from 100% to 75%. Craney and Nolte both said no. They said that the fire department is a civic and volunteer organization. Council Member Nolte 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: Craney, Nolte. The following voted NAY: Mayor Dill. The following ABSTAINED: Roseland, Fleming. Motion failed. Roseland inquired if he was required to abstain. Bill Seidler, City Attorney, stated that Roseland was not required to abstain because he did not receive a personal financial benefit from serving as a volunteer fireman. Council Member Craney, offered the following Resolution, reducing the Springfield Rural Fire Protection District's assessment from 100% to 50%, and moved its adoption. Council Member Nolte 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: Roseland, Craney, Nolte. The following voted NAY: None. The following ABSTAINED: Fleming. Motion carried.

Agenda Item 3. A Public Hearing of the Springfield City Council was opened at 7:22 p.m. for the annexation of (1) Lot 1, Zimmerman's 2nd Addition, Sarpy County, Nebraska; (2) Lots 1-19, Springfield Industrial Park, Sarpy County, Nebraska; and (3) the irregular east part of Lot 1, St. Joseph Addition, Sarpy County, Nebraska. No one from the public spoke in favor of or in opposition to the annexation. Motion by Roseland, seconded by Nolte, to close the public hearing. AYES: Roseland, Fleming, Craney, Nolte. NAYS: None. Motion carried. Public Hearing closed at 7:23 p.m.

Agenda Item 4. First Reading of Ordinance No. 866 for the annexation of Lot 1, Zimmerman's 2nd Addition, Sarpy County, Nebraska.

Agenda Item 5. First Reading of Ordinance No. 867 for the annexation of Lots 1-19, Springfield Industrial Park, Sarpy County, Nebraska.

Agenda Item 6. First Reading of Ordinance No. 868 for the annexation of the irregular east part of Lot 1, St. Joseph Addition, Sarpy County, Nebraska.

Agenda Item 7. Denny Graham, Olsson Associates, reviewed the building plans for the construction of a new city maintenance facility at 755 South 1st Street. Council discussed building and site options. Motion by Nolte, seconded by Craney, to authorize publication of notice to bid for the construction of a new city maintenance facility at 755 South 1st Street. AYES: Roseland, Fleming, Craney, Nolte. NAYS: None. Motion carried.

Agenda Item 8. Mayor Dill reported that he met with a sales representative of Danko Equipment, Bob Roseland, Rick Lee, Jason Lutz, Kathleen Gottsch, Jerry Aiken and Steve Dixon that afternoon to discuss tornado siren location options. He noted that the group requested Danko provide a proposed plan and cost estimate for siren relocation and/or installation. Council will continue this discussion upon receipt of a plan and cost estimate.

Agenda Item 9. Dan Williams, local developer, reported that he would like to replat Lot 52, Southcrest Hills into eight parcels and sell each section to the adjacent property owners to the north. City professional staff met with Williams prior to the Council meeting and suggested that he visit with the Council about his plan prior to submitting a formal application to the city. Council reviewed a staff report that outlined the history of Lot 52 and development options. H&T Development is the original developer of the Southcrest Hills Subdivision. Lot 52 was created as park/open space and the county assessor lists this property as park property. It is also listed on the city's future land use map as park/open space with a future trail proposed to run through it. This property also serves as a natural drainage way, which extends southwest through the old feed yard property. City Attorney, Bill Seidler, recalled that when the

subdivision was created the developer's bank would not let them dedicate unbuildable lots (such as Lot 52) to park land because their financing required that all of the lots be included. At that time, the city was also reluctant to take on additional park land. The subdivision agreement states that special assessments would not be assessed on unbuildable lots. Lot 52 was not included in the subdivision covenants either. City Planner, David Potter, also reviewed this item and noted that the lot is unbuildable. He noted that if the property owner desired to replat Lot 52 and sell it to the existing lots to the north (single-family dwellings on Mulberry), then a 20 foot wide landscape easement would need to be placed over the land so that a trail could be built in the future. The property owners would only be allowed to build up to the easement. No sheds, fences, etc. could be built on the easement. The owners would also have to pay appropriate taxes on the additional property. Williams said he is willing to give the city a 20 foot wide easement on the south side of the property. Nolte asked if Williams has talked with any of the adjacent property owners or the homeowner's association. Williams indicated that he has not done so yet, but plans to speak with each of them. Seidler noted that language would be added to a developer's agreement stating that the adjacent property owners have an obligation to buy the property. Council was amenable to Williams progressing with an application.

Agenda Item 10. Lois Rieschick, 795 North 5th Avenue, volunteered to paint the bleachers at the Community Building. Council thanked her for volunteering. City staff will approve the paint color. Rieschick suggested that other small improvements be made to the building. She requested that the building be open from 7:00 a.m. until 3:30 p.m., Monday thru Friday, during the school year, for residents to use. Mayor Dill said that he would visit with the maintenance department about open hours.

Agenda Item 11. Council reviewed an updated bid from American Lift & Sign Service to provide and install a building identification sign on the Community Building. Mayor Dill pointed out that the existing marquee will be removed if this bid is approved. Motion by Fleming, seconded by Craney, to approve the bid from American Lift & Sign Service in the amount of \$1,930.00 to provide and install a building identification sign on the Community Building. AYES: Roseland, Fleming, Craney, Nolte. NAYS: None. Motion carried.

Agenda Item 12. Roseland said that he spoke with the City of Louisville regarding their use of LB 840. Fleming suggested the city implement the program in order to use property and sales tax dollars to hire someone to organize three or four annual community events. The City Clerk reviewed the process to implement LB 840, which includes preparing an economic development strategy, holding an election, establishing an economic development program, appointing a citizen advisory review committee, and establishing an economic development fund. No action was taken.

Agenda Item 13. Motion by Roseland, seconded by Nolte, to approve the bid from NMC CAT in the amount of \$5,950.00 to provide and install a new 400 amp, 480 volt CAT transfer switch and perform start up on the ATS at the wastewater treatment plant. AYES: Roseland, Fleming, Craney, Nolte. NAYS: None. Motion carried.

Department Reports

Agenda Item 1. Roseland reported that there will be a tree lighting ceremony at the Urban Park on Thursday, December 4 at 7:00 p.m. He said that the fire department will hang the lights and the library will organize a craft day for children to make ornaments to decorate the tree.

Agenda Item 2. Fleming recognized the Springfield Memorial Library Board Members for their continued years of service to the organization. Fleming reported that Betty Trumble donated \$300.00 to the Springfield Community Foundation for the purchase of a tree to be planted at the park in memory of local residents.

Agenda Item 3. No Department Report from Craney.

Agenda Item 4. No Department Report from Nolte.

Agenda Item 5. No Department Report from Mayor Dill.

Agenda Item 6. No additional city staff reports were provided.

Adjournment

Motion by Roseland, seconded by Nolte, to adjourn. AYES: Roseland, Fleming, Craney, Nolte. NAYS: None. Meeting adjourned at 8:10 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 November 18, 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