



BOARD OF HEALTH

AGENDA

Monday, August 11, 2014, at 7:00 p.m.
Springfield City Hall
170 North 3rd Street

1. Call meeting to order
2. Roll call
3. Approve Minutes of the April 14, 2014, Board of Health meeting
4. Communication and Bills
5. Report of Officers and Committees
6. Old Business
 - a. **Tabled February 10, 2014.** Determine Lot 18, Springfield Industrial Park, Sarpy County, Nebraska (345 Spruce Street), to be a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined
 - b. Nuisance properties update
7. New Business
8. Adjournment

MINUTES

Agenda Item 1. A regular meeting of the Board of Health of the City of Springfield, Nebraska was held at 7:00 o'clock p.m. at City Hall on August 11, 2014. 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 Board of Health 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 Board of Health of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public. Mike Dill 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.

Agenda Item 2. Present: Mayor Michael Dill, Council President Chad Nolte, Lt. Mike Erhart. Absent: Dr. David Kentsmith.

Agenda Item 3. Motion by Nolte, seconded by Erhart, to approve the minutes of the April 14, 2014, meeting. AYES: Nolte, Erhart, Dill. NAYS: None. Motion carried.

Agenda Item 4. The City Clerk reviewed new bills.

Agenda Item 5. None.

Agenda Item 6A. The City Clerk introduced the following materials concerning the nuisance at 345 Spruce Street:

Exhibit A – Board of Health File

1. Sarpy County Assessor information for property
2. Building Permit No. 40-13 dated 8-19-13
3. Memo to Board of Health dated 10-7-13 providing history detail
4. Building Permit No. 47-13 dated 10-21-13 - amending original permit no. 40-13
5. Springfield Municipal Code, Chapter 9 Building Regulations, Article 1 Building Inspector - dictates permit limitation and unfinished building requirements
6. Staff report to City Council dated 1-7-14 regarding violation of city ordinance 9-107
7. Minutes from 1-7-14 City Council meeting
8. Memo to Board of Health dated 1-13-14 providing history detail
9. Photographs of property dated 1-13-14
10. Minutes from 1-13-14 Board of Health meeting
11. Dakota Title & Escrow - Title Search
12. Notice of Public Meeting & Hearing for 2-10-14 Board of Health meeting
13. Minutes from 2-10-14 Board of Health meeting
14. Photographs of property dated 8-11-14

The property owner, Sandie Shotkoski, was not in attendance. Nolte noted that silt fence has not been properly installed on the property, which has created dirt and mud runoff from the construction site to the neighboring property. He also pointed out that siding is not finished, the decks have not been constructed, the driveway and sidewalks have not been poured and the property has not been final graded. Erhart expressed concern with the length of time it has taken the property owner to get to the current construction point. The Board of Health also determined that the conditions of 345 Spruce Street were depreciating the values of property in the vicinity thereof. Motion by Nolte, seconded by Erhart, to declare property legally described as Lot 18, Springfield Industrial Park, Sarpy County, Nebraska (345 Spruce Street), to be a public nuisance as defined in Springfield Municipal Code §4-301 (3)(7)(8)(9); Nuisances; Specifically Defined, and to direct the clerk to send notice to the property owner of 345 Spruce Street describing the condition of the property as found by the Board of Health and stating that said condition is declared to be a public nuisance and that said condition must be remedied at once. AYES: Nolte, Erhart, Dill. NAYS: None. Motion carried.

Agenda Item 6B. Bill Seidler, City Attorney, provided an update on the Kobiela case. The City Clerk reported that the nuisances have been abated at 160 South 1st Street and 174 Main Street. The Board reviewed the status of nuisance abatement at 485 South 2nd Street.

Agenda Item 7. The Mayor and City Clerk noted that a nuisance letter was sent to the property owner of 345 Valley Drive regarding multiple vehicles being parked in the front and back yards. Nolte expressed concern with potential nuisances at 555 South 2nd Street. He reported that construction materials from work being done on a commercial building at 555 South 2nd Street have blown onto neighboring properties, possibly causing damage.

Agenda Item 8. Motion by Nolte, seconded by Erhart, to adjourn. AYES: Nolte, Erhart, Dill. NAYS: None. Motion carried. Meeting adjourned at 7:27 p.m.

Kathleen Gottsch
Board of Health Clerk