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**BOARD OF HEALTH  
AGENDA**

Monday, July 11, 2016, at 7:00 p.m.  
Springfield City Hall  
170 North 3<sup>rd</sup> Street

1. Call meeting to order
2. Roll call
3. Approve Minutes of the June 13, 2016, Board of Health meeting
4. Communication and Bills
5. Election of Officers – Vice-Chairman
6. Report of Officers and Committees
7. Old Business
8. New Business
  - a. Consider approval and adoption of Board of Health Hearing Rules
  - b. Conduct a Public Hearing to determine if the following legally described properties are public nuisances as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined:
    - 1) Lot 7, Block 1, Springfield Addition to the City of Springfield, Nebraska (460 Cedar Street)
    - 2) Lots 6, 7, and 8, Block 11, Springfield Addition to the City of Springfield, Nebraska (265 Main Street)
    - 3) Lot 28, Highview Addition to the City of Springfield, Nebraska (525 Valley Drive)
    - 4) Lot 5, Grand Square Addition to the City of Springfield, Nebraska (15501 S. Hwy 50)
    - 5) Lots 5 and 6, Block 24, Spearman’s Addition to the City of Springfield, Nebraska (485 South 2<sup>nd</sup> Street)
    - 6) Lot 39, Highview Addition to the City of Springfield, Nebraska (345 Valley Drive)
  - c. Determine if Lot 7, Block 1, Springfield Addition to the City of Springfield, Nebraska (460 Cedar Street) is a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined

- d. Determine if Lots 6, 7, and 8, Block 11, Springfield Addition to the City of Springfield, Nebraska (265 Main Street) is a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined
- e. Determine if Lot 28, Highview Addition to the City of Springfield, Nebraska (525 Valley Drive) is a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined
- f. Determine if Lot 5, Grand Square Addition to the City of Springfield, Nebraska (15501 S. Hwy 50) is a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined
- g. Determine if Lots 5 and 6, Block 24, Spearman's Addition to the City of Springfield, Nebraska (485 South 2<sup>nd</sup> Street) is a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined
- h. Determine if Lot 39, Highview Addition to the City of Springfield, Nebraska (345 Valley Drive) is a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined

9. 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 July 11, 2016. 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. Bob Roseland 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 Bob Roseland, Council President Chad Nolte, Lt. Mike Erhart, Jeff Kreifels. Absent. None.

Agenda Item 3. Motion by Kreifels, seconded by Erhart, to approve minutes of the June 13, 2016, meeting. AYES: Roseland, Kreifels, Erhart. ABSTAIN: Nolte.

Agenda Item 4. None.

Agenda Item 5. Motion by Erhart, seconded by Kreifels, to nominate Chad Nolte as Vice-Chairman. AYES: Roseland, Nolte, Kreifels, Erhart. NAYS: None.

Agenda Item 6. None.

Agenda Item 7. None

Agenda Item 8A. Motion by Nolte, seconded by Erhart, to approve and adopt the Board of Health Hearing Rules. AYES: Roseland, Nolte, Kreifels, Erhart. NAYS: None.

Agenda Item 8B. Motion by Nolte, seconded by Erhart, to move Agenda Item 8B(6) in front of Agenda Item 8B(1).

Agenda Item 8B(6). A Public Hearing of the Springfield Board of Health was opened at 7:04 p.m. to determine if Lot 39, Highview Addition to the City of Springfield, Nebraska (345 Valley Drive) is a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined.

Kathleen Gottsch, City Administrator, introduced the following exhibits to the Board:

- Exhibit 1 – Photographs of the property dated June 7, 2016
- Exhibit 2 – Springfield Municipal Code §4-301 Nuisance Violations
- Exhibit 3 – Photographs of the property dated July 11, 2016

Gottsch reported that City Hall has received several complaints of nuisance violations at the property.

Heather Smith, property owner, inquired as to what specifically constituted a nuisance violation on her property. She indicated that all of the vehicles are licensed and operable. The only vehicle not insured is the black four door sedan, which belongs to her son who is active military and not currently living at home. The Board identified several violations, including miscellaneous items on the driveway and in the yard, including a vehicle hood, bucket, gas can, ladder, and various other items identified in the photographs. They also noted items stored on the back end of the red and gray truck and spoiler resting on the front grill of the truck. Smith reported that all vehicles and recreational equipment are parked on a cement pad. She agreed to move many of the items to inside storage. She said that the ladder leaning against the east side of the home is being used by her husband to reside their home.

There were no additional comments from the public.

Motion by Nolte, seconded by Erhart, to close the Public Hearing. Public Hearing closed at 7:18 p.m.

Agenda Item 8H. Motion by Nolte, seconded by Erhart, to table agenda item 8H and review the status of the property at 345 Valley Drive in 30 days (August 8, 2016 Board meeting). AYES: Roseland, Nolte, Kreifels, Erhart. NAYS: None.

Agenda Item 8B(1). A Public Hearing of the Springfield Board of Health was opened at 7:18 p.m. to determine if Lots 7, Block 1, Springfield Addition to the City of Springfield, Nebraska (460 Cedar Street) is a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined.

Kathleen Gottsch, City Administrator, introduced the following exhibits to the Board:

- Exhibit 1 – Photographs of the property dated June 9, 2016
- Exhibit 2 – Photographs of the property dated June 9, 2016
- Exhibit 3 – Photograph of the property dated June 9, 2016 & Springfield Municipal Code §4-301 Nuisance Violations
- Exhibit 4 – Springfield Municipal Code §4-301 Nuisance Violations
- Exhibit 5 – Photographs of the property dated July 11, 2016

Gottsch reported that City Hall has received several complaints of nuisance violations at the property. Gottsch noted that property owner, Joyce Powles, contacted City Hall and said that she was unable to attend the meeting; however, she provided a status update. Powles noted that her son plans to install a deck and sidewalks on the property within the next couple of weeks. Powles also noted that a fence was

recently installed running east and west from the home to the property line containing items in the back yard. Gottsch noted that the final certificate of occupancy has not been issued for the new home construction. A temporary certificate was issued in December 2015. The Board identified nuisance violations including inadequate stairs off the front door, lack of sidewalks – pallets used in place of paved sidewalks, lack of a paved/rocked driveway, junk in the front, side and rear yards, and a pile of wood boards in the rear yard next to the garage.

There were no additional comments from the public.

Motion by Nolte, seconded by Kreifels, to close the Public Hearing. Public Hearing closed at 7:31 p.m.

Agenda Item 8C. Motion by Nolte, seconded by Kreifels, to table agenda item 8C and review the status of the property at 460 Cedar Street in 30 days (August 8, 2016 Board meeting). AYES: Roseland, Nolte, Kreifels, Erhart. NAYS: None.

Agenda Item 8B(2). A Public Hearing of the Springfield Board of Health was opened at 7:32 p.m. to determine if Lots 6, 7, and 8, Block 11, Springfield Addition to the City of Springfield, Nebraska (265 Main Street) is a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined.

Kathleen Gottsch, City Administrator, introduced the following exhibits to the Board:

- Exhibit 1 – Photographs of the property dated June 7, 2016
- Exhibit 2 – Photographs of the property dated June 7, 2016
- Exhibit 3 – Springfield Municipal Code §4-301 Nuisance Violations

Gottsch reported that City Hall has received several complaints of nuisance violations at the property.

Kirk Kobiela, property owner, reported that he has been out of town for work over the last three years, but has recently retired and thus intends to address the Board's concerns. He noted that he plans to pave the driveway, finish the retaining wall on the west side, finish siding the house, install new windows on the rear side of the home, tear off the existing back deck, tear down the chimney and remove the dead tree in his front yard. The Board identified nuisance violations including inappropriate siding on the home, lack of a paved/rock driveway, and a pile of retaining wall block in the back yard.

There were no additional comments from the public.

Motion by Nolte, seconded by Kreifels, to close the Public Hearing. Public Hearing closed at 7:42 p.m.

Agenda Item 8D. Motion by Nolte, seconded by Erhart, to table agenda item 8D and review the status of the property at 265 Main Street in 60 days (September 12, 2016 Board meeting). AYES: Roseland, Nolte, Kreifels, Erhart. NAYS: None.

Agenda Item 8B(3). A Public Hearing of the Springfield Board of Health was opened at 7:44 p.m. to determine if Lot 28, Highview Addition to the City of Springfield, Nebraska (525 Valley Drive) is a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined.

Kathleen Gottsch, City Administrator, introduced the following exhibits to the Board:

- Exhibit 1 – Photographs of the property dated June 7, 2016
- Exhibit 2 – Springfield Municipal Code §4-301 Nuisance Violations

Exhibit 3 – Photographs of the property dated July 11, 2016

Gottsch reported that City Hall has received several complaints of nuisance violations at the property.

Carrie Gibbs, property owner, reported that the red sedan on jack stands identified in Exhibit 1 has been removed from the property. Exhibit 3 verifies the removal. Miscellaneous items on the west side of the home have also been removed. Gibbs noted that she does not have a working garage door. Her old door broke several years ago and they finally removed it. She hopes to receive a door from a family member in the near future. Gibbs also said that the back gate on the fence does not latch, but she bought new latches and attached them to a pole to eliminate a gap in the fence. The Board noted that the majority of nuisance violations have been corrected since June 7, 2016, except for providing an appropriate door for the garage.

There were no additional comments from the public.

Motion by Nolte, seconded by Erhart, to close the Public Hearing. Public Hearing closed at 7:52 p.m.

Agenda Item 8E. Motion by Nolte, seconded by Erhart, to table agenda item 8E and review the status of the property at 525 Valley Drive in 30 days (August 8, 2016 Board meeting). AYES: Roseland, Nolte, Kreifels, Erhart. NAYS: None.

Agenda Item 8B(4). A Public Hearing of the Springfield Board of Health was opened at 7:53 p.m. to determine if Lot 5, Grand Square Addition to the City of Springfield Nebraska (15501 S. Hwy 50) is a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined.

Kathleen Gottsch, City Administrator, introduced the following exhibits to the Board:

Exhibit 1 – Photographs of the property dated June 7, 2016

Exhibit 2 – Photographs of the property dated June 7, 2016

Exhibit 3 – Springfield Municipal Code §4-301 Nuisance Violations

Gottsch reported that City Hall has received several complaints of nuisance violations at the property.

Jerry Meisinger, property owner, reported that tin was purchased a couple of years ago for the roof on the outbuilding adjacent to Highway 50. He said he is currently using the building for storage. The Board inquired as to the structural integrity of the structure. Meisinger thought the building was sound. He noted that all shed doors need to be fixed. He said that he does not know the owner of the white four door pickup truck on the east side of the creek. The Board suggested he contact the sheriff's department to check the plates to see if it is stolen or have it towed away. Meisinger noted that the two boats on the west side of the creek are licensed, but he was not sure if the trailer is licensed. The rock pile in the driveway has been spread out since the date the photographs were taken. The Board identified nuisance violations including partially destroyed structures with holes in the roof, broken garage/shed doors, an abandoned truck on the west side of the creek, and weeds in excess of 12 inches.

There were no additional comments from the public.

Motion by Erhart, seconded by Kreifels, to close the Public Hearing. Public Hearing closed at 8:10 p.m.

Agenda Item 8F. Motion by Erhart, seconded by Kreifels, to table agenda item 8F and review the status of the property at 15501 South Hwy 50 in 60 days (September 12, 2016 Board meeting). AYES: Roseland, Nolte, Kreifels, Erhart. NAYS: None.

Agenda Item 8B(5). A Public Hearing of the Springfield Board of Health was opened at 8:10 p.m. to determine if Lot 5 and 6, Block 24, Spearman's Addition to the City of Springfield Nebraska (485 S. 2<sup>nd</sup> Street) is a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined.

Kathleen Gottsch, City Administrator, introduced the following exhibits to the Board:

- Exhibit 1 – Photographs of the property dated June 7, 2016
- Exhibit 2 – Photographs of the property dated June 7, 2016
- Exhibit 3 – Photographs of the property dated June 7, 2016
- Exhibit 4 – Springfield Municipal Code §4-301 Nuisance Violations

Gottsch reported that City Hall has received several complaints of nuisance violations at the property. Steve Zink, property owner, did not attend the meeting and has not contacted City Hall about the proposed violations. The Board identified nuisance violations including inadequate front deck/porch, ladder laying in the front yard, no sidewalks, weeds in excess of 12 inches, pile of brush, miscellaneous junk in the side yard (south side of property).

There were no additional comments from the public.

Motion by Nolte, seconded by Erhart, to close the Public Hearing. AYES: Roseland, Nolte, Kreifels, Erhart. NAYS: None. Public Hearing closed at 8:15 p.m.

Agenda Item 8G. Motion by Nolte, seconded by Erhart, to determine Lots 5 and 6, Block 24, Spearman's Addition to the City of Springfield, Nebraska (485 South 2<sup>nd</sup> Street) to be a public nuisance as defined in Springfield Municipal Code §4-301 Nuisances; Specifically Defined. AYES: Roseland, Nolte, Kreifels, Erhart. NAYS: None.

Agenda Item 9. Motion by Nolte, seconded by Erhart to adjourn. AYES: Roseland, Nolte, Kreifels, Erhart. NAYS: None. Meeting adjourned at 8:16 p.m.

Andie Ledenbach  
Board of Health Clerk