



CITY COUNCIL AGENDA

Tuesday, August 4, 2020 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 – Roy Swenson, Mike Herzog, Mayor Bob Roseland, Kacie Murtha, Dan Craney
- 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 July 21, 2020 Council Meeting
2. Approve Claims and Payroll

REGULAR AGENDA

1. Sarpy County Sheriff's Monthly Service Report
2. Conduct a **Public Hearing** to consider a final plat application filed by DAMMM Land, LLC, applicant, and RTR Development, LLC, owner, on property legally described as the North ½ of the Northeast ¼ of Section 23, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska; and generally located on the southwest corner of Hwy 50 and Platteview Road (Lots 1-4 and Outlots A & B, Springfield Commerce)
3. Consider approval of **Resolution 2020-26** approving the Subdivision Agreement and Final Plat of Lots 1-4 and Outlots A and B, Springfield Commerce
4. Steve Zink, 485 South 2nd Street – Hearing to appeal decision to abate or remove dead tree within right-of-way; Request one-half city contribution towards removal of dead tree
5. Consider bids for the purchase of a concrete paving saw

6. Consider bids for the construction of a roof on the salt/sand storage bay at the maintenance facility
7. Discuss Rick Lee's annual review and consider a proposed merit increase
8. Discuss Andie Ledenbach's annual review and consider a proposed merit increase

DEPARTMENT REPORTS

1. Sewer Department – Roy Swenson
2. Library & Community Building – Michael Herzog
3. Street Department – Kacie Murtha
4. Water & Parks Department – Dan Craney
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. on Tuesday, August 4, 2020, at City Hall. Present were Council Members: Roy Swenson, Michael Herzog, Kacie Murtha, Dan Craney. Mayor Roseland was absent. Council President Swenson presided as Mayor. 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 Herzog, seconded by Murtha, to approve the Consent Agenda. AYES: Herzog, Murtha, Craney. NAYS: None. Motion carried.

Claims Payable:

Check #	Account ID	Account Description	Debit Amount	Name
General				
43384	6084-10-10	Aflac-Gen	140.68	Aflac
43433	6084-10-10	Aflac-Gen	13.20	Ameritas Life Insurance
43351	6080-10-10	Health Insurance	2,367.25	BlueCross BlueShield
43350	6080-10-10	Health Insurance	134.00	Delta Dental
43392	7480-10-10	Janitorial-Gen	200.00	Executive Janitorial Corporation
43393	9316-10-10	COVID-General	16.03	First National Bank
43393	7230-10-10	Postage/Shipping-Gen	55.00	First National Bank
43397	7030-10-10	Prof Svcs-Planning-Gen	770.00	JEO Consulting Group
43401	7020-10-10	Prof Svcs-Legal-Gen	50.00	Klinker, Mark A.
43435	8140-10-10	R&M Equipment-Gen	39.35	Konica Minolta Business Solutions
43398	8140-10-10	R&M Equipment-Gen	180.98	Konica Minolta Premier Finance
43400	7200-10-10	Dues-Gen	4,292.00	League of Nebraska Municipalities
43405	7320-10-10	Natural Gas-General	42.00	MUD
43434	7330-10-10	Telephone-Gen	133.36	NT&T
43411	8030-10-10	Supplies-Gen	21.09	Office Depot
43411	9316-10-10	COVID-General	113.94	Office Depot
43411	8010-10-10	Office Supplies-Gen	257.63	Office Depot
43412	7010-10-10	Prof Svcs-Engineer-Gen	351.52	Olsson Associates
43414	7310-10-10	Electricity-Gen	303.83	OPPD
43361	6080-10-10	Health Insurance	88.50	Principal Financial
43417	7046-10-10	Prof Svcs-Building Inspector	2,195.23	Sarpy County Building Inspector
43418	7060-10-10	Animal Control-Gen	403.00	Sarpy County Fiscal Administrator
43419	7050-10-10	Law Contract-Gen	9,103.00	Sarpy County Treasurer
43421	7020-10-10	Prof Svcs-Legal-Gen	2,417.50	Seidler & Seidler
43423	8160-10-10	R&M Grounds-Gen	19.96	Springfield Ace Hardware
43424	7250-10-10	Publication Costs-Gen	186.25	Suburban Newspaper
43429	7280-10-10	Laundry-Gen	105.68	Walkers Uniform Rental
Total			24,000.98	
Sales Tax				
43412	9171-15-10	City Park-Sales Tax	1,785.01	Olsson Associates
43412	9169-15-10	North Park (SCTRA)-Sales Tax	7,292.55	Olsson Associates
Total			9,077.56	
Library				
43386	8060-20-10	Books/Videos/Maps-Lib	421.29	Amazon/SYNCB
43433	6084-20-10	Aflac-Lib	26.40	Ameritas Life Insurance
43387	8060-20-10	Books/Videos/Maps-Lib	98.58	Baker & Taylor
43351	6080-20-10	Health Insurance	1,461.22	BlueCross BlueShield
43350	6080-20-10	Health Insurance	67.50	Delta Dental
43403	8060-20-10	Books/Videos/Maps-Lib	235.66	MicroMarketing
43405	7320-20-10	Natural Gas-Lib	42.00	MUD
43434	7330-20-10	Telephone-Lib	52.87	NT&T
43414	7310-20-10	Electricity-Lib	259.98	OPPD
43416	7340-20-10	Waste Disposal-Lib	19.00	Premier Waste Solutions
43361	6080-20-10	Health Insurance	105.99	Principal Financial
43420	7480-20-10	Janitorial-Lib	200.00	Schmieder, Marcie
43422	7455-20-10	IP Address-Lib	59.99	Time Warner Cable
Total			3,050.48	

Library Restricted				
43386	8070-21-10	Library Supplies-Lib Rest	120.31	Amazon/SYNCB
43391	7045-21-10	Prof Svcs-Tech Support-Lib Res	40.00	Egis Technologies
Total			160.31	
Park				
43384	6084-30-10	Aflac-Park	52.52	Aflac
43385	8140-30-10	R&M Equipment-Park	79.20	Aksarben Saw & Tool
43351	6080-30-10	Health Insurance	1,401.26	BlueCross BlueShield
43388	8120-30-10	Fuel-Park	287.66	BRP Investments
43350	6080-30-10	Health Insurance	100.25	Delta Dental
43395	8160-30-10	R&M Grounds-Park	71.92	Home Depot
43396	8160-30-10	R&M Grounds-Park	75.00	Hughes Mulch Products
43399	8160-30-10	R&M Grounds-Park	345.97	Lanoha Nurseries
43414	7310-30-10	Electricity-Park	776.74	OPPD
43416	7340-30-10	Waste Disposal-Park	146.00	Premier Waste Solutions
43361	6080-30-10	Health Insurance	26.89	Principal Financial
43423	8030-30-10	Supplies-Park	4.59	Springfield Ace Hardware
43423	8130-30-10	R&M Building-Park	6.98	Springfield Ace Hardware
43423	8160-30-10	R&M Grounds-Park	23.99	Springfield Ace Hardware
43426	8140-30-10	R&M Equipment-Park	188.10	Ty's Outdoor Power & Service
Total			3,587.07	
Community Building				
43392	7480-40-10	Janitorial-Community Building	230.00	Executive Janitorial Corporation
43405	7320-40-10	Natural Gas-Community Bldg	42.00	MUD
43414	7310-40-10	Electricity-Community Bldg	462.28	OPPD
43416	7340-40-10	Waste Disposal-Community Bldg	42.00	Premier Waste Solutions
43423	8030-40-10	Supplies-Community Bldg	27.98	Springfield Ace Hardware
43423	8130-40-10	R&M Building-Community Bldg	36.63	Springfield Ace Hardware
43429	7280-40-10	Laundry-Community Bldg	153.60	Walkers Uniform Rental
Total			994.49	
Water				
43384	6084-50-20	Aflac-Water	56.16	Aflac
43433	6084-50-20	Aflac-Water	22.95	Ameritas Life Insurance
43351	6080-50-20	Health Insurance	2,058.27	BlueCross BlueShield
43388	8120-50-20	Fuel-Water	120.01	BRP Investments
43350	6080-50-20	Health Insurance	85.73	Delta Dental
43393	7230-50-20	Postage/Shipping-Water	656.38	First National Bank
43404	7420-50-20	Testing-Water	58.52	Midwest Laboratories
43406	8030-50-20	Supplies-Water	100.86	Municipal Supply
43407	7045-50-20	Prof Svcs-Tech Support-Water	1,556.68	Municipal Supply
43410	7200-50-20	Dues-Water	200.00	Nebraska Rural Water Association
43434	7330-50-20	Telephone-Water	183.07	NT&T
43412	9090-50-20	New Well-Water	3,000.00	Olsson Associates
43413	7430-50-20	Digger's Hotline-Water	58.07	One Call Concepts
43414	7310-50-20	Electricity-Water	1,639.51	OPPD
43361	6080-50-20	Health Insurance	88.51	Principal Financial
43421	7020-50-20	Prof Svcs- Legal-Water	50.00	Seidler & Seidler
43428	7330-50-20	Telephone-Water	16.37	Verizon Wireless
43429	7290-50-20	Uniform Allowance-Water	24.52	Walkers Uniform Rental

Total			9,975.61	
Sewer				
43384	6084-60-30	Aflac-Sewer	55.38	Aflac
43433	6084-60-30	Aflac-Sewer	9.75	Ameritas Life Insurance
43351	6080-60-30	Health Insurance	1,240.21	BlueCross BlueShield
43388	8030-60-30	Supplies-Sewer	4.59	BRP Investments
43388	8120-60-30	Fuel-Sewer	97.09	BRP Investments
43350	6080-60-30	Health Insurance	67.50	Delta Dental
43393	7230-60-30	Postage/Shipping-Sewer	656.37	First National Bank
43404	7420-60-30	Testing-Sewer	217.50	Midwest Laboratories
43407	7045-60-30	Prof Svcs-Tech Support-Sewer	1,556.67	Municipal Supply
43412	7010-60-30	Prof Svcs-Engineer-Sewer	2,478.86	Olsson Associates
43414	7310-60-30	Electricity-Sewer	3,106.48	OPPD
43361	6080-60-30	Health Insurance	62.35	Principal Financial
43421	7020-60-30	Prof Svcs-Legal-Sewer	125.00	Seidler & Seidler
43423	8030-60-30	Supplies-Sewer	13.15	Springfield Ace Hardware
43427	8030-60-30	Supplies-Sewer	165.85	USA BlueBook
43428	7330-60-30	Telephone-Sewer	16.37	Verizon Wireless
43429	7290-60-30	Uniforms Allowance-Sewer	24.52	Walkers Uniform Rental
Total			9,897.64	
Street				
43384	6084-70-40	Aflac-Street	26.26	Aflac
43351	6080-70-40	Health Insurance	2,226.42	BlueCross BlueShield
43388	8120-70-40	Fuel-Street	572.63	BRP Investments
43389	8030-70-40	Supplies-Street	209.55	Carroll Construction Supply
43390	8150-70-40	R&M Vehicle-Street	2,315.20	Chad's Auto Repair
43350	6080-70-40	Health Insurance	50.62	Delta Dental
43394	8090-70-40	Asphalt & Concrete-Street	13,013.13	Harm's Concrete
43395	9040-70-40	Tools & Misc Equip-Street	92.79	Home Depot
43402	9040-70-40	Tools & Misc Equip-Street	395.00	Michael Todd & Company
43405	7320-70-40	Natural Gas-Street	91.98	MUD
43409	8140-70-40	R&M Equipment-Street	1,551.62	NMC Exchange
43434	7330-70-40	Telephone-Street	60.12	NT&T
43411	9010-70-40	Office Equip-Street	49.99	Office Depot
43412	9202-70-40	Drainage Improvements	4,500.00	Olsson Associates
43414	7310-70-40	Electricity-Street	3,287.69	OPPD
43415	8140-70-40	R&M Equipment-Street	170.00	Pomp's Tire Service
43408	8140-70-40	R&M Equipment-Street	322.59	Powerplan
43416	7340-70-40	Waste Disposal-Street	42.00	Premier Waste Solutions
43361	6080-70-40	Health Insurance	80.21	Principal Financial
43423	8030-70-40	Supplies-Street	91.31	Springfield Ace Hardware
43425	8090-70-40	Asphalt & Concrete-Street	9,626.00	Travis Moore Construction
43428	7330-70-40	Telephone-Street	16.38	Verizon Wireless
43429	7290-70-40	Uniform Allowance-Street	36.20	Walkers Uniform Rental
Total			38,827.69	
		Water Deposit Refunds	1,128.82	
		Payroll	55,515.60	
		VOYA Retirement ER	3,714.47	
		Medical Reimbursement	1,094.89	

Regular Agenda

Agenda Item 1. Lt. Core reviewed the Sarpy County Sheriff's monthly service report. He discussed speeding vehicle enforcement, parking tickets and response times.

Agenda Item 2. A Public Hearing of the Springfield City Council was opened at 7:08 p.m. to consider a final plat application filed by DAMMM Land, LLC, applicant, and RTR Development, LLC, owner, on property legally described as the North ½ of the Northeast ¼ of Section 23, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska; and generally located on the southwest corner of Hwy 50 and Platteview Road (Lots 1-4 and Outlots A & B, Springfield Commerce). Council reviewed the staff report and comments provided by city professional staff. Kathleen Gottsch, City Administrator, reported that several items were still not complete, including the subdivision agreement and final plat revisions, and, thus city professional staff and the developer's team were requesting that this item be tabled until the next Council meeting. Jon Meyers, MADDAD Land LLC (previously DAMMM Land LLC), developer, informed the Council that he has had the land under contract since January and has since gone beyond his due diligence period. He said he has agreed to the reduced sewer capacity of 24,000 gallons and to generate only domestic strength waste. He noted that he has been in the warehouse business for forty years and operates under Cannonball Express, Nebraska Warehouse, etc. Gottsch informed the Council that city staff and the developer had come to an impasse regarding the allocation of payment for sewer capital facilities fees and the SID's debt ratio and, thus, the Council's direction on city policy was needed in order to move forward. Meyers said that the project is split into two phases because the city can only provide him sewer capacity for phase 1. If financials for both phase were combined, the project's debt ratio would be under the city's requested 4%; however, staff was reluctant to tie phase 2 into the agreement. Financials for phase 1 show the project's debt ratio at 5.01%. Both scenarios include 25% of the sewer capital facilities fees as being generally obligated. Meyers noted that capital facilities fees cannot all be 100% allocated to special assessments because it drives up the price of the lots. Jeff Farnham, attorney for developer, said the focus is on the project as a whole. He said that velocity and value are what makes an SID go. Timing is important to the tax value and paying down the debt. Farnham reviewed policies from other cities regarding debt ratios. He pointed out that Meyers plans to grade the entire project, not just phase 1, which shows commitment to the whole project. Doug Kellner, developer's engineer with TD2, noted that a lot of the project costs are being charged up front in phase 1 such as turn lanes onto Hwy 50 and Platteview Road, larger storm sewer at the bottom of the hill, and traffic light. Bill Seidler, Jr., City Attorney, questioned as to how long it would take for the city to be able to annex the development. If the development costs too much, then it could block future westward annexation by the city. Meyers said that D.A. Davidson has recommended the levy be set at 1.00. Gottsch noted that the Council could accept the higher debt ratio on only phase 1 if the levy is set at 1.00 minimum each year until such time as the city annexes the subdivision. Council indicated that they were accepting of that arrangement. No one else from the public spoke in favor of or in opposition to the application. Motion by Herzog, seconded by Murtha, to continue the public hearing until the August 18, 2020, Council meeting. AYES: Herzog, Murtha, Craney. NAYS: None. Motion carried. Public hearing ended at 8:07 p.m.

Agenda Item 3. Motion by Murtha, seconded by Herzog, to table agenda item 3, regarding consideration of approval of Resolution 2020-26 approving the Subdivision Agreement and Final Plat of Lots 1-4 and Outlots A and B, Springfield Commerce, until the August 18, 2020, Council meeting. AYES: Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Item 4. Steve Zink, 485 South 2nd Street, requested a hearing before the City Council to appeal the city's direction for him to remove a dead tree within the right-of-way on his property. Zink was

unable to attend the hearing in person, but submitted email correspondence to the city requesting the city pay for one-half of the cost to remove the dead tree. Council reviewed the city ordinance and procedure for removal of a dead tree and considered Mr. Zink's request. Motion by Murtha, seconded by Craney, to deny Mr. Zink's request that the city pay for one-half of the cost to remove the dead tree on his property at 485 South 2nd Street. AYES: Murtha, Craney. NAYS: Herzog. Motion carried.

Agenda Item 5. Motion by Murtha, seconded by Herzog, to table agenda item 5, regarding concrete paving saw bids, until the August 18, 2020, Council meeting. AYES: Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Item 6. Council considered bids for the construction of a roof on the salt/sand storage bay at the maintenance facility. Staff reported that the materials were already purchased for the project. Council directed city staff to construct the roof.

Agenda Items 7 and 8. Motion by Herzog, seconded by Murtha, to move agenda items 7 and 8, regarding Rick Lee and Andie Ledenbach's annual reviews, into executive session. AYES: Herzog, Murtha, Craney. NAYS: None. Motion carried.

Department Reports

Agenda Item 1. Swenson and Gottsch reported on sewer agency items.

Agenda Item 2. Herzog reported on updated library hours. Council discussed rental damage.

Agenda Item 3. Murtha reported that the street department and Travis Moore Construction had completed a few concrete pours. Council discussed street closure signage and requested that formal signs be purchased. Council will review proposed sign language.

Agenda Item 4. No Department Report from Craney.

Agenda Item 5. No Department Report from Mayor Roseland.

Agenda Item 6. No additional city staff reports.

Executive Session

Motion by Herzog, seconded by Craney, to enter into executive session at 8:35 p.m. for the purpose of personnel matters. AYES: Herzog, Murtha, Craney. NAYS: None. Motion carried.

Motion by Herzog, seconded by Murtha, to leave executive session at 9:00 p.m. AYES: Herzog, Murtha, Craney. NAYS: None. Motion carried.

Motion by Murtha, seconded by Craney, to approve a 2.5% annual merit increase to Rick Lee, Water Operator. AYES: Herzog, Murtha, Craney. NAYS: None. Motion carried.

Motion by Herzog, seconded by Murtha, to approve a 3% annual merit increase to Andie Ledenbach, Assistant City Clerk/Utility Billing Clerk. AYES: Herzog, Murtha, Craney. NAYS: None. Motion carried.

Adjournment

Motion by Herzog, seconded by Murtha, to adjourn. AYES: Herzog, Murtha, Craney. NAYS: None. Meeting adjourned at 9:01 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 August 4, 2020; 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