



CITY COUNCIL AGENDA

Tuesday, March 16, 2021 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 March 2, 2021 Council Meeting
2. Approve Treasurer's Report

REGULAR AGENDA

1. Springfield Volunteer Fire Department – Presentation of award
2. Conduct a **Public Hearing** on the annexation of Lots 1-3, Gemini, Sarpy County, Nebraska
3. **Ordinance No. 1058 (first reading)** – Annexation of Lots 1-3, Gemini, Sarpy County, Nebraska
4. Bonnie Baughman, Springfield Youth Athletic Association (SYAA) – Color Run update
5. **Continued Discussion.** Springfield Pines Phase 2 (Gene Graves, developer, Joseph Foley, developer's engineer, Adam Flanagan, SID financial advisor) – Discuss proposed development and alternative sewer solution
6. **Tabled March 2, 2021.** Consider approval of Highway Corridor Overlay District and Overlay District Design Review for Lot 1, Springfield Commerce
7. Discuss water meters and testing

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. at City Hall on Tuesday, March 16, 2021. Present were Mayor Bob Roseland; Council Members: Roy Swenson, Michael Herzog, Kacie Murtha, Dan Craney. 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 Swenson, to approve the Consent Agenda. AYES: Swenson, Herzog, Murtha, Craney. NAYS: None. Motion carried.

The City Clerk reported a balance on hand of \$1,460,872.90 in cash assets; Prestige Treasury-\$205,599.56; Prestige Bond-\$962,028.49; Keno Community Betterment-\$241,909.48; Keno Progressive Jackpot-\$50,000.00; Water Deposit Savings-\$4,205.39; Refundable Deposit Savings-\$1,227.82; Water Tower Savings-\$211,305.55; Sewer Restricted-\$214,453.24; Water Capital Facilities Fees-\$72,564.16; Sewer Capital Facilities Fees-\$188,017.25; City Sales Tax-\$3,413,648.53; Money Mark Library Bricks-\$3,970.02; Government Securities-\$115,942.21; Library Savings-\$11,630.70; Time Certificates as follows: Bond-\$79,547.10; Tower-\$59,519.29; Water-\$130,701.36; Library Bricks-\$22,001.88; Library Restricted-\$41,683.77; Cash Receipts-\$278,472.56 Cash Disbursements-\$95,244.42.

Regular Agenda

Agenda Item 1. Bob Engberg, Springfield Volunteer Fire Department Chief, presented the Community of Springfield with the Friend of the Fireman award for the community’s support and service to the Springfield Volunteer Fire Department. Mayor Roseland accepted the award on behalf of the community and the plaque will be displayed at City Hall or the Library for the community to see.

Engberg said that the department raised over \$20,000 at their BBQ fundraising event in October and, therefore, was able to purchase the water rescue boat and hauling vehicle. Mayor Roseland and the Council thanked all members of the fire department for their dedicated service to keeping our community safe.

Agenda Item 2. A Public Hearing of the Springfield City Council was opened at 7:04 p.m. to discuss the annexation of Lots 1-3, Gemini, Sarpy County, Nebraska. Kathleen Gottsch, City Administrator, reviewed the property location, notice of said hearing and annexation process. No one from the public spoke in favor of or in opposition to the proposed annexation. Motion by Herzog, seconded by Swenson, to close the public hearing. AYES: Swenson, Herzog, Murtha, Craney. NAYS: None. Motion carried. Public Hearing closed at 7:06 p.m.

Agenda Item 3. Bill Seidler, Jr., Springfield City Attorney, read Ordinance No. 1058 for the first reading. The second reading will be held on March 17 and the third reading will be held on March 18, at which meeting the Council will consider approval.

Agenda Item 4. Bonnie Baughman and Natalie Papstein, on behalf of the SYAA, provided an update on the Color Run planned for Springfield Days. Baughman noted that Sweet 98 radio station is assisting them with free radio advertising. The Junior High and High School Bands will be playing at Buffalo Park as runners finish the race. The Cross Country and Track Teams will be assisting at color stations. The Cheerleaders and Boy Scouts will also be helping. The Fire Department has agreed to wash down the streets after runners pass through each color station. Baughman asked if they could mark the streets in chalk for the route rather than purchasing cones. Council said that was fine and to use a color, such as pink, that isn't used for utility markings. Baughman noted that the route had to be changed from what they originally presented due to the SouthCrest Hills SID not allowing runners to go through their subdivision. Baughman presented the Council with a revised map of the route. Motion by Herzog, seconded by Swenson, to approve the revised route for the SYAA's Color Run event during Springfield Days. AYES: Swenson, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Item 5. Gene Graves, developer, Brett Shald, developer's engineer, and Adam Flanagan, developer's fiscal agent, reviewed plans for Springfield Pines Phase 2. Graves is requesting the city allow him to place approximately \$1.2 million of temporary sewer infrastructure into General Obligation debt as opposed to levying that cost as a special assessment on the individual lots. Herzog expressed concern with the operation and maintenance of the temporary sewer system, including trucking of waste, discharge into the city's stormwater system or creek north of town, system downtown and failures. Graves said that the system will have a power supply and backup. There is a very low probability of the system going down, even compared to the lift station for Springfield Pines Phase 1. Herzog noted that a low probability is still a probability. Shald said that the discharge would go to the creek and not onto adjoining residential properties. The outfall sewer could either be in an open channel or discharged via a pipe. Swenson reported that he visited with someone who used to operate the sewer system at the outlet mall and that operator mentioned that poor maintenance is what caused issues with the operation of that plant. Mayor Roseland noted financial concerns with the placement of the temporary sewer solution into GO debt. He said the sewer agency is moving quickly and estimates having the agency system online in 2024. Graves said that the temporary system will operate for only three to four years and he would agree in a subdivision agreement to abandon the temporary system and hook on to the agency's system once available. Graves also noted that the temporary sewer system would have a salvage rate of 35% and the cost recouped from selling it would go towards paying down the GO debt. He commented that People Services would be used to operate and maintain the temporary sewer system. Herzog said that any problems residents have with the system will be expressed to the Council not the developer and the Council is tasked with making good decisions now that will affect the future

of the community. Flanagan reviewed financial data outlining the future annexation of Phase 1 of Springfield Pines, Phase 2 on its own and a newly combined SID of both Phases 1 and 2. He said that combining SIDs would decrease soft costs and overlapping services, and higher densities help pay down debt quicker. Flanagan noted that combining the two SIDs would add value to Phase 1 and actually help lower their levy slightly. Combining the SIDs would extend out the possible annexation of Phase 1 by three years though. Graves noted that the area may not have the same momentum and interest rates could be higher, if he waits until the agency system is operational. Annexation for Phase 2 would be about the same whether it was done now or when the sewer agency system was online. Flanagan said that the estimated valuation for the entire SID (Phases 1 and 2) at full build out is \$100 million. Graves said he recently changed his mind and decided to do the entire Phase 2 instead of separating that development into two separate smaller phases. Graves said he wants to capture young families who will be employed in the area. He plans to build smaller homes with two car garages on the west side of the development and homes similar to Phase 1 homes on the east side. He is trying to improve the community with a great product and feels like developers are seen as the enemy. City Attorney, Bill Seidler, Jr., recommended the city reconvene the city's strategic plan. Graves said he has an option on the property until April 30. Council requested additional time to consider all of the information that has been provided. Motion by Herzog, seconded by Swenson, to table agenda item 5, regarding the proposed development of Springfield Pines Phase 2, until the April 6, 2021, Council meeting. AYES: Swenson, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Item 6. Council reviewed the revised building elevations and plans for Lot 1, Springfield Commerce, as well as the updated design review report from JEO. Motion by Swenson, seconded by Craney, to approve the building and site plans for Lot 1, Springfield Commerce as they meet the requirements of the Highway Corridor Overlay District and Overlay District design regulations. AYES: Swenson, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Item 7. Swenson provided the Council with a copy of the zero consumption report prepared by Andie Ledenbach, Utility Billing Clerk. He noted that some of the reads are correct for snow birds or vacant buildings, but there are many properties where either the meter reader is not picking up/connecting to the meter or the meter is no longer working. When meters fail they under report. He said the city needs to come up with a plan to address this situation. Swenson said maintenance department duties may need to be better defined and addressing water system issues could be a full-time job. Craney and Swenson will work together to come up with a plan.

Department Reports

Agenda Item 1. No Department Report from Swenson.

Agenda Item 2. Herzog reported that the library has a new neon open sign in their front window.

Agenda Item 3. Murtha reported that the maintenance department is filling potholes and repairing alleys. The parking area at City Park and road to the concession stand at Buffalo Park are also being regraded. A gas main runs near the intersection of 8th and Elm, so it has held up the placement of the new stop signs; however, this issue has been resolved so signs will be going up soon.

Agenda Item 4. No Department Report from Craney. He did mention that he was happy to see the maintenance department working on street repairs already.

Agenda Item 5. Mayor Roseland reported that the Sewer Agency approved the sewer agreement with Project Gemini. He provided a legislative update.

Agenda Item 6. No additional city staff reports.

Adjournment

Motion by Murtha, seconded by Herzog, to adjourn. AYES: Swenson, Herzog, Murtha, Craney. NAYS: None. Meeting adjourned at 8:54 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 March 16, 2021; 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