



CITY COUNCIL AGENDA

Tuesday, March 21, 2023 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 7, 2023, Council Meeting
2. Approve Treasurer's Report
3. Approve Pay Application No. 6 in the amount of \$36,615.84 to Judd Bros. Construction Co. for services performed on Municipal Water Well and Improvements
4. Consider approval of a Special Designated Liquor License to Willow Springs Bottling Co. Inc. d/b/a Cornhusker Beverage for a private company party on April 21, 2023, from 11:00 a.m. to 8:00 p.m. at the Sarpy County Fairgrounds, 100 Main Street

REGULAR AGENDA

1. Grow Sarpy – Return on Investment Report
2. Jimmy Baughman, SYAA – Request to waive the Community Building rental fee for the Springfield Youth Athletic Association wrestling banquet scheduled for Sunday, March 26, 2023, from 3:00-11:59 p.m.
3. Consider approval of **Resolution 2023-6** approving the Third Amendment to Subdivision Agreement for the replatting of Lot 5, Springfield Commerce into Lots 1 and 2, Springfield Commerce Replat Two
4. Consider bid from Johnson Hardware in the amount of \$3,989.00 to replace exit devices with code locks on two doors at the Community Building

5. Consider hiring a seasonal mower
6. Discuss Bryan Cherry's annual review and consider a proposed merit increase
7. Discuss Tyler Holdorf's annual review and consider a proposed merit increase
8. Discuss development policies and procedures, including financing mechanisms, road connectivity, and infrastructure improvements

DEPARTMENT REPORTS

1. Water & Sewer Department – Mike Neitzel
2. Library & Community Building – Michael Herzog
3. Parks Department – Kacie Murtha
4. Street 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, March 21, 2023, at City Hall. Present were Mayor Bob Roseland; Council Members: Mike Neitzel, 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 Neitzel, to move consent agenda item 4 after regular agenda item 8. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Motion by Herzog, seconded by Neitzel, to approve the remaining Consent Agenda. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

City Treasurer reported a balance on hand of \$2,209,267.11; in cash assets; Prestige Treasury-\$206,152.16; Prestige Bond-\$1,177,310.57; Keno Community Betterment-\$446,547.01; Keno Progressive Jackpot-\$50,094.69; Water Deposit Savings-\$4,213.83; Refundable Deposit Savings-\$1,230.27; Water Tower Savings-\$290,504.85; Sewer Restricted-\$293,527.63; Water Capital Facilities Fees-\$161,282.78; Sewer Capital Facilities Fees-\$1,023,483.76; City Sales Tax-\$7,492,654.87; Money Mark Library Bricks-\$972.71; Government Securities-\$117,423.04; Library Savings-\$1,637.52; ASIP Pinnacle-\$1,962,877.19; Time Certificates as follows: Bond-\$79,925.92; Tower-\$59,833.51; Water-\$131,880.67; Library Restricted-\$33,539.54; Cash Receipts-\$422,579.82; Cash Disbursements-\$328,752.54.

Agenda Item 1. Mike Rooks, Executive Director of Grow Sarpy, introduced himself and reviewed the Return-on-Investment Report. He noted that he is happy to help serve Sarpy County and watch Springfield grow. He looks forward to help steering our growth and being more involved with city officials by having quarterly meetings with the City Administrator and Mayor. Herzog inquired if there are too many warehouses going up and if there are any issues with layoffs from some of the large corporations in the area. Rooks said that at this point we are doing really well and believes we are still on a great path as Sarpy County is the fastest growing county in Nebraska.

Agenda Item 2. The Springfield Youth Athletic Association (SYAA) requested the city waive the Community Building rental fee for SYAA's wrestling banquet. Motion by Craney, seconded by Herzog, to waive the Community Building rental fee for SYAA's wrestling banquet on Sunday, March 26, 2023, from 3:00-11:59 p.m. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Item 3. Council Member Herzog introduced Resolution 2023-6 and moved its adoption. Council Member Murtha seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted YEA: Neitzel, Herzog, Murtha, Craney. The following voted NAY: None. Whereupon the Mayor declared said motion carried and said resolution passed and adopted. A true, correct and complete copy of said resolution is as follows:

**RESOLUTION
2023-6**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE THIRD AMENDMENT TO SUBDIVISION AGREEMENT FOR THE REPLATTING OF LOT 5, SPRINGFIELD COMMERCE, INTO LOTS 1 AND 2, SPRINGFIELD COMMERCE REPLAT TWO, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF 150TH STREET AND RODINA STREET.

WHEREAS, MADDAD Land, LLC, owner and applicant, of the above described property has made application to replat Lot 5, Springfield Commerce into Lots 1 and 2, Springfield Commerce Replat Two; and

WHEREAS, the city planner, city engineer, city attorney, city clerk and other agencies have reviewed such application; and

WHEREAS, the City Council of the City of Springfield is agreeable to the approval of the replatting of Lot 5, Springfield Commerce, into Lots 1 and 2, Springfield Commerce Replat Two, contingent upon final approval of the Third Amendment to Subdivision Agreement for said development and completion of the conditions identified in the agreement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the replatting of Lot 5, Springfield Commerce, into Lots 1 and 2, Springfield Commerce Replat Two, contingent upon (1) the developer executing the replat attached hereto as Exhibit "A," and (2) final approval of the Third Amendment to Subdivision Agreement for said development and completion of the conditions identified in the agreement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves and authorizes the Mayor to enter into the Third Amendment to Subdivision Agreement with MADDAD Land, LLC, for Lots 1 and 2, Springfield Commerce Replat Two contingent upon (1) the developer executing the replat attached hereto as Exhibit "A" and (2) the developer executing the Third Amendment to Subdivision Agreement attached hereto as Exhibit "B."

PASSED AND APPROVED THIS 21ST DAY OF MARCH, 2023.

City Council Member Herzog moved the adoption of said resolution.
City Council Member Murtha seconded the motion.

Record of Vote:

Ayes: Neitzel, Herzog, Murtha, Craney

Nays: None

Abstain: None

Absent: None

Resolution adopted, signed and billed as adopted.

Approved: Robert Roseland, Mayor

SEAL

Attest: Kelly Shemek, City Clerk

Agenda Item 4. Motion by Murtha, seconded by Herzog, to approve the bid from Johnson Hardware in the amount of \$3,989.00 to replace exit devices with code locks on two doors at the Community Building. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Item 5. Motion by Herzog, seconded by Neitzel, to advertise for a seasonal mower and seasonal summer maintenance laborer positions. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Items 6 and 7. Motion by Herzog, seconded by Murtha, to move agenda items 6 and 7, regarding Bryan Cherry's and Tyler Holdorf's annual reviews and proposed merit increases, into executive session. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Item 8. Council discussed development policies and procedures, including financing mechanisms, road connectivity, and infrastructure improvements. Council discussed the use of SIDs in commercial developments and agreed that they were not supportive of commercial SIDs at this time. Staff will begin drafting a development policy.

Agenda Item 9. Willow Springs Bottling Co. Inc. withdrew their special designated liquor license application as the event has been moved to later in the year. No action taken.

Department Reports

Agenda Item 1. Neitzel reported that Heath Shemek, Sewer/Water Operator, received 40 new water meters and is working with Andie Ledenbach, Utility Billing Clerk, to replace nonworking water meters.

Agenda Item 2. Herzog reported that the Community Building is re-opened and being utilized. The library is currently waiting for a part for the fire alarm system.

Agenda Item 3. Murtha reported that with the better weather Tyler Holdorf, Parks Director, is working on his to-do list for the parks. He is also staining the trim on the communication boards.

Agenda Item 4. Craney expressed concern about a skateboard ramp that is blocking the sidewalk on North 2nd Street and requested staff or the Sheriff address this matter with the homeowner.

Agenda Item 5. Mayor Roseland reported that he has a wastewater meeting on March 22, and a van tour of the sewer agency project on March 27 with a couple State Senators and agency members.

Agenda Item 6. Gottsch reported that the Community Building gym, stage and benches have been painted. New curtains have also been put up in the gym. She welcomed the Council to visit the building to see the improvements. Gottsch also reported that city staff received an inquiry from SYAA as to the use of Buffalo Park for youth baseball teams. She noted that the Legion Baseball Association put padlocks on the outfield fence so people would not have access to the field. Residents were using the field for golf practice and as a dog run which was damaging the outfield. Council was in favor of the younger SYAA teams staying at City Park or the old elementary school field for practices as they are more size appropriate for the younger teams.

Executive Session

Motion by Neitzel, seconded by Craney, to enter into executive session at 8:05 p.m. for the purpose of personnel matters. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Motion by Herzog, seconded by Neitzel, to leave executive session at 8:26 p.m. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Motion by Craney, seconded by Herzog, to give Bryan Cherry, Streets Commissioner, a 2.5% annual merit increase. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Motion by Murtha, seconded by Craney, to give Tyler Holdorf, Parks Director, a 2.5% annual merit increase. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Adjournment

Motion by Herzog, seconded by Murtha, to adjourn. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Meeting adjourned at 8:28 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 21, 2023; 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.

Kelly Shemek
City Clerk