



CITY COUNCIL AGENDA - REVISED

Tuesday, October 4, 2022 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 September 20, 2022, Council meeting
2. Approve Claims and Payroll
3. Approve Pay Application No. 1 in the amount of \$47,844.00 to Judd Bros Construction Co. for services performed on Municipal Water Well and Improvements

REGULAR AGENDA

1. Sarpy County Sheriff's Monthly Service Report
2. Conduct a **Public Hearing** for the One and Six Year Road Plan; approve **Resolution 2022-39** accepting and adopting the One and Six Year Road Plan
3. Consider approval of **Resolution 2022-40** approving the Third Amendment to Subdivision Agreement for Springfield Pines, Phase 1, Lots 1-128, Outlots A-I
4. Conduct three **Public Hearings** associated with applications filed by Raven Northbrook LLC, applicant, and Stovall 6 LLC, owner, requesting the following items (a thru c) all on property legally described as the west half of the southwest quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, except that portion dedicated to Sarpy County for right-of-way described in Warranty Deed recorded as Instrument No. 91-11939; and generally located on the northeast corner of 156th Street and Fairview Road:

- a. Public Hearing for comprehensive plan amendment changing the future land use designation from Agricultural Residential to Business Park
 - b. Public Hearing for change of zoning classification from Agriculture Residential to Business Park
 - c. Public Hearing for Preliminary and Final Plats (Lots 4-5 and Outlot B, Gemini)
5. Consider approval of **Ordinance No. 1121** AN ORDINANCE TO CHANGE THE FUTURE LAND USE DESIGNATION FROM AGRICULTURAL RESIDENTIAL TO BUSINESS PARK ON PROPERTY LEGALLY DESCRIBED AS THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THAT PORTION DEDICATED TO SARPY COUNTY FOR RIGHT-OF-WAY DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 91-11939; AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF 156TH STREET AND FAIRVIEW ROAD; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF
 6. Consider approval of **Ordinance No. 1122** AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM AGRICULTURE RESIDENTIAL TO BUSINESS PARK ON PROPERTY LEGALLY DESCRIBED AS THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THAT PORTION DEDICATED TO SARPY COUNTY FOR RIGHT-OF-WAY DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 91-11939; AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF 156TH STREET AND FAIRVIEW ROAD; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF
 7. Consider approval of **Resolution 2022-41** approving the Preliminary Plat of Lots 4-5 and Outlot B, Gemini
 8. Consider approval of **Resolution 2022-42** approving the Second Amendment to Subdivision Agreement and Final Plat of Lots 4-5 and Outlot B, Gemini
 9. Consider approval of **Resolution 2022-43** entering into a First Amendment to Interlocal Cooperation Agreement with Sarpy County for Capehart Road, Fairview Road and 156th Street road improvements
 10. Consider purchase of a new flagpole for Buffalo Park from Cozgrave Company in the amount of \$4,500.00
 11. Consider installing internet services at the Community Building
 12. **Tabled September 6, 2022.** Consider purchasing SSAP soccer complex
 13. **Tabled September 20, 2022.** Consider purchase of Bobcat Telehandler from Bobcat of Omaha in the amount of \$80,373.52
 14. **Tabled September 20, 2022.** Consider Purchase of Northstar heavy-duty trailer with 600-gallon water tank from Northern Tool & Equipment in the amount of \$5,999.99
 15. Consider purchase of two Super Z 72" Kawasaki FX1000 35HP mowers from Ty's Outdoor Power & Service in the amount of \$25,589.68 minus \$12,000 trade-in allowance for the city's current mowers for a total purchase price of \$13,589.68

DEPARTMENT REPORTS

1. Sewer Department – Mike Neitzel
2. Library & Community Building – Michael Herzog
3. Water & 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, October 4, 2022, 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 approve the Consent Agenda. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Claims and Payroll:

Check #	Account ID	Account Description	Debit Amount	Name
General				
46196	6084-10-10	Aflac-Gen	243.38	Aflac
46249	6084-10-10	Aflac-Gen	68.60	Ameritas Life Insurance
46171	6080-10-10	Health Insurance	2,875.73	BlueCross BlueShield
46205	7045-10-10	Prof Svcs-Tech Support-Gen	659.50	Core Technologies
46272	9010-10-10	Office Equipment-Gen	2,428.00	Cornhusker State Industries
46163	6080-10-10	Health Insurance	122.77	Delta Dental
46209	7480-10-10	Janitorial-Gen	240.00	Executive Janitorial Corporation

46210	7205-10-10	Subscriptions-Gen	5.00	First National Bank
46210	7045-10-10	Prof Svcs-Tech Support-Gen	16.03	First National Bank
46210	7330-10-10	Telephone-Gen	188.09	First National Bank
46211	8140-10-10	R&M Equipment-Gen	126.29	Five Points Bank
46217	7040-10-10	Prof Svcs-Other-Gen	10,192.19	Kissel, Kohout, ES Associates
46223	7320-10-10	Natural Gas-General	43.24	MUD
46250	7270-10-10	Insurance-Gen	75.09	Nebraska Assigned Risk Pool
46225	7200-10-10	Dues-Gen	200.00	Nebraska Municipal Clerks Association
46228	7010-10-10	Prof Svcs-Engineer-Gen	688.22	Olsson
46230	7310-10-10	Electricity-Gen	262.76	OPPD
46174	6080-10-10	Health Insurance	152.52	Principal
46233	7046-10-10	Prof Svcs-Building Inspector	3,386.49	Sarpy County Building Inspector
46234	7060-10-10	Animal Control-Gen	399.00	Sarpy County Fiscal Administrator
46235	7050-10-10	Law Contract-Gen	9,771.00	Sarpy County Treasurer
46237	9310-10-10	Nuisance Abatement-Gen	345.00	Seidler & Seidler, P.C.
46237	7020-10-10	Prof Svcs-Legal-Gen	1,516.20	Seidler & Seidler, P.C.
46238	9010-10-10	Office Equipment-Gen	256.27	Shemek, Kelly
46203	7455-10-10	Internet-Gen	127.97	Spectrum
46239	8130-10-10	R&M Building-Gen	79.08	Springfield Ace Hardware
46243	7270-10-10	Insurance-Gen	604.48	USI Insurance Services
46245	7280-10-10	Laundry-Gen	107.48	Walkers Uniform Rental
46231	7340-10-10	Waste Disposal-Gen	28.63	Waste Connections of Nebraska
Total			35,209.01	
Library				
46197	8060-20-10	Books/Videos/Maps-Lib	707.75	Amazon/SYNCB
46249	6084-20-10	Aflac-Lib	26.40	Ameritas Life Insurance
46198	8060-20-10	Books/Videos/Maps-Lib	84.95	Baker & Taylor
46171	6080-20-10	Health Insurance	1,720.87	BlueCross BlueShield
46163	6080-20-10	Health Insurance	51.90	Delta Dental
46216	8060-20-10	Books/Videos/Maps-Lib	49.95	Kid's Reference Company
46220	8060-20-10	Books/Videos/Maps-Lib	147.58	MicroMarketing
46221	8060-20-10	Books/Videos/Maps-Lib	79.80	MidAmerica Books
46223	7320-20-10	Natural Gas-Lib	43.24	MUD
46250	7270-20-10	Insurance-Lib	75.09	Nebraska Assigned Risk Pool
46227	8060-20-10	Books/Videos/Maps-Lib	424.00	NewsBank
46251	7330-20-10	Telephone-Lib	61.12	NT&T
46230	7310-20-10	Electricity-Lib	296.22	OPPD
46174	6080-20-10	Health Insurance	145.83	Principal
46236	7480-20-10	Janitorial-Lib	200.00	Schmieder, Marcie
46240	7455-20-10	Internet-Lib	59.99	Time Warner Cable
46243	7270-20-10	Insurance-Lib	264.42	USI Insurance Services
46231	7340-20-10	Waste Disposal-Lib	26.24	Waste Connections of Nebraska
Total			4,465.35	
Library Restricted				
46197	8070-21-10	Library Supplies-Lib Rest	56.37	Amazon/SYNCB
46212	8060-21-10	Books/Videos/Maps-Lib Rest	168.62	Cengage Learning/Gale
46202	8060-21-10	Books/Videos/Maps-Lib Rest	91.68	Center Point Large Print
46208	8070-21-10	Library Supplies-Lib Rest	115.62	Eakes Office Solutions
46211	9010-21-10	Office Equipment Lib Rest	93.51	Five Points Bank
46220	8060-21-10	Books/Videos/Maps-Lib Rest	65.44	MicroMarketing
46232	8070-21-10	Library Supplies-Lib Rest	54.67	Quill Corporation
Total			645.91	

Park				
46171	6080-30-10	Health Insurance	1,487.10	BlueCross BlueShield
46163	6080-30-10	Health Insurance	25.95	Delta Dental
46207	8140-30-10	R&M Equipment-Park	127.00	Dultmeier Sales
46247	7350-30-10	Rental-Park	210.00	Eagle Services
46213	8160-30-10	R&M Grounds-Park	1,894.50	Grass Pad
46254	7180-30-10	Education-Park	340.00	Indiana University Accts Receivable
46250	7270-30-10	Insurance-Park	262.82	Nebraska Assigned Risk Pool
46230	7310-30-10	Electricity-Park	569.99	OPPD
46174	6080-30-10	Health Insurance	91.81	Principal
46239	8130-30-10	R&M Building-Park	22.71	Springfield Ace Hardware
46239	9040-30-10	Tools & Misc Equip-Park	23.99	Springfield Ace Hardware
46243	7270-30-10	Insurance-Park	389.09	USI Insurance Services
46231	7340-30-10	Waste Disposal-Park	166.07	Waste Connections of Nebraska
Total			5,611.03	
Community Building				
46200	8130-40-10	R&M Building-Community Bldg	308.90	Blankman Services
46209	7480-40-10	Janitorial-Community Building	230.00	Executive Janitorial Corporation
46223	7320-40-10	Natural Gas-Community Bldg	45.33	MUD
46250	7270-40-10	Insurance-Community Bldg	18.77	Nebraska Assigned Risk Pool
46230	7310-40-10	Electricity-Community Bldg	270.21	OPPD
46243	7270-40-10	Insurance-Community Bldg	204.97	USI Insurance Services
46245	7280-40-10	Laundry-Community Bldg	159.80	Walkers Uniform Rental
46231	7340-40-10	Waste Disposal-Community Bldg	62.99	Waste Connections of Nebraska
Total			1,300.97	
Water				
46196	6084-50-20	Aflac-Water	29.12	Aflac
46249	6084-50-20	Aflac-Water	9.75	Ameritas Life Insurance Corp.
46171	6080-50-10	Health Insurance	620.65	BlueCross BlueShield
46204	8150-50-20	R&M Vehicle-Water	21,599.50	Copple Chevrolet-GMC
46163	6080-50-10	Health Insurance	12.97	Delta Dental
46215	9155-50-20	GIS-Water	4,591.25	JEO Consulting Group
46246	9090-50-20	New Well-Water	47,844.00	Judds Bros. Construction
46222	7420-50-20	Testing-Water	59.84	Midwest Laboratories
46226	7420-50-20	Testing-Water	18.00	NE Public Health Environmental Lab
46250	7270-50-20	Insurance-Water	450.55	Nebraska Assigned Risk Pool
46251	7330-50-20	Telephone-Water	223.41	NT&T
46229	7430-50-20	Digger's Hotline-Water	58.28	One Call Concepts
46230	7310-50-20	Electricity-Water	1,540.89	OPPD
46174	6080-50-10	Health Insurance	36.04	Principal
46237	9090-50-20	New Well-Water	75.00	Seidler & Seidler, P.C.
46255	7230-50-20	Postage/Shipping-Water	179.74	US Postal Service
46242	8110-50-20	Chemicals-Water	45.56	USA BlueBook
46243	7270-50-20	Insurance-Water	646.16	USI Insurance Services
46244	7330-50-20	Telephone-Water	33.74	Verizon Wireless
Total			78,074.45	
Sewer				
46196	6084-60-30	Aflac-Sewer	29.12	Aflac
46249	6084-60-30	Aflac-Sewer	9.75	Ameritas Life Insurance

46171	6080-60-10	Health Insurance	2,796.07	BlueCross BlueShield
46253	9020-60-30	Vehicles-Sewer	4,000.00	Copple Chevrolet-GMC
46204	8150-60-30	R&M Vehicle-Sewer	21,599.50	Copple Chevrolet-GMC
46163	6080-60-10	Health Insurance	122.77	Delta Dental
46215	9155-60-30	GIS-Sewer	4,591.25	JEO Consulting Group
46222	7420-60-30	Testing-Sewer	204.50	Midwest Laboratories
46250	7270-60-30	Insurance-Sewer	244.04	Nebraska Assigned Risk Pool
46228	7010-60-30	Prof Svcs-Engineer-Sewer	1,439.22	Olsson
46230	7310-60-30	Electricity-Sewer	2,993.70	OPPD
46174	6080-60-10	Health Insurance	83.59	Principal
46255	7230-60-30	Postage/Shipping-Sewer	179.74	US Postal Service
46243	7270-60-30	Insurance-Sewer	486.36	USI Insurance Services
46244	7330-60-30	Telephone-Sewer	23.44	Verizon Wireless
Total			38,803.05	
Street				
46199	8130-70-40	R&M Building-Street	350.00	Big Red Lighting & Electrical
46171	6080-70-10	Health Insurance	3,803.18	BlueCross BlueShield
46201	9040-70-40	Tools & Misc Equip-Street	62.20	Carroll Construction Supply
46201	8030-70-40	Supplies-Street	981.93	Carroll Construction Supply
46163	6080-70-10	Health Insurance	88.67	Delta Dental
46207	9040-70-40	Tools & Misc Equip-Street	41.40	Dultmeier Sales
46248	8090-70-40	Asphalt & Concrete-Street	16,408.00	Harm's Concrete
46214	9040-70-40	Tools & Misc Equip-Street	152.41	Hose & Handling
46218	8130-70-40	R&M Building-Street	2,015.00	Langfeldt Overhead Door
46219	9040-70-40	Tools & Misc Equip-Street	17.99	Menards
46219	8140-70-40	R&M Equipment-Street	29.67	Menards
46224	8140-70-40	R&M Equipment-Street	99.26	Mill Creek Auto Parts
46223	7320-70-40	Natural Gas-Street	107.54	MUD
46250	7270-70-40	Insurance-Street	750.91	Nebraska Assigned Risk Pool
46251	7330-70-40	Telephone-Street	144.63	NT&T
46228	7010-70-40	Prof Svcs-Engineer-Street	45.00	Olsson
46230	7310-70-40	Electricity-Street	2,489.12	OPPD
46174	6080-70-10	Health Insurance	124.74	Principal
46203	7455-70-40	Internet-Street	107.98	Spectrum
46239	8130-70-40	R&M Building-Street	2.69	Springfield Ace Hardware
46239	8140-70-40	R&M Equipment-Street	4.35	Springfield Ace Hardware
46239	8010-70-40	Office Supplies-Street	17.17	Springfield Ace Hardware
46239	8030-70-40	Supplies-Street	39.97	Springfield Ace Hardware
46239	9040-70-40	Tools & Misc Equip-Street	46.57	Springfield Ace Hardware
46241	8090-70-40	Asphalt & Concrete-Street	6,282.00	Travis Moore Construction
46243	7270-70-40	Insurance-Street	878.52	USI Insurance Services
46244	7330-70-40	Telephone-Street	23.44	Verizon Wireless
46245	7290-70-40	Uniform Allowance-Street	20.00	Walkers Uniform Rental
46231	7340-70-40	Waste Disposal-Street	63.49	Waste Connections of Nebraska
Total			35,197.83	
		Water Deposit Refunds	703.06	
		Payroll	62,323.12	
		VOYA Retirement ER	5,870.18	
		Medical Reimbursement	298.50	

Regular Agenda

Agenda Item 1. Motion by Herzog, seconded by Murtha, to move agenda item 1, regarding the Sarpy County Sheriff's Monthly Service Report, to later in the agenda when a representative arrives. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried. No one from the Sheriff's Department attended. Council reviewed the monthly service report.

Agenda Item 2. A Public Hearing opened at 7:01 p.m. to consider the One and Six Year Road Plan. Council reviewed plan updates and project descriptions. No one from the public spoke in favor of or in opposition to the plan. Motion by Herzog, seconded by Neitzel, to close the public hearing. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried. Public Hearing closed at 7:02 p.m.

Council Member Herzog introduced Resolution 2022-39 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
2022-39**

One & Six Year Road Plan

BE IT RESOLVED by the Mayor and City Council of the City of Springfield, Nebraska as follows:

WHEREAS, the City Street Superintendent has prepared and presented a One Year and Six Year Plan for the Street Improvement Program for the City of Springfield, Nebraska; and

WHEREAS, a public meeting was held on the 4th day of October, 2022, in accordance with the requirements of the Board of Public Roads Classification and Standards, to present this plan and there was discussion held with respect to said plan;

THEREFORE, BE IT RESOLVED BY THE Mayor and City Council of Springfield, Nebraska, that the One and Six Year Plan for streets as presented at said public hearing has been accepted and approved.

Introduced and Passed this 4th day of October, 2022.

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: Kathleen Gottsch, City Clerk

Agenda Item 3. A Springfield Pines representative requested this item be tabled until they can provide additional financial information regarding the playground equipment project. Motion by Herzog, seconded by Craney, to table agenda item 3, regarding Resolution 2022-40 approving the Third Amendment to Subdivision Agreement, Springfield Pines Phase 1, Lots 1-128, Outlots A-I, until the October 18, 2022, Council meeting. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Item 4. A Public Hearing of the Springfield City Council was opened at 7:05 p.m. to consider applications filed by Raven Northbrook LLC, applicant, and Stovall 6 LLC, owner, requesting the following items (a thru c) all on property legally described as the west half of the southwest quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, except that portion dedicated to Sarpy County for right-of-way described in Warranty Deed recorded as Instrument No. 91-11939; and generally located on the northeast corner of 156th Street and Fairview Road: (a) comprehensive plan amendment changing the future land use designation from Agricultural Residential to Business Park, (b) change of zoning classification from Agriculture Residential to Business Park, and (c) Preliminary and Final Plats (Lots 4-5 and Outlot B, Gemini). Staff reviewed the applications and discussed the terms of the subdivision agreement amendment. Dave Madden, applicant's attorney, spoke in favor of the applications. He reported that acquisition of this property rounds out the development section and gives the owner more area for development configuration. Madden said that applicant representatives met with the owner of Hughes Tree Service to address concerns, specifically with the pavement of 156th Street. All of Mr. Hughes concerns were addressed. No one else from the public spoke in favor of or in opposition to the items. After all those wishing to speak were offered an opportunity to be heard, the Mayor recommended the hearing be closed. Motion by Murtha, seconded by Craney, to close the public hearing. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried. Public Hearing closed at 7:10 p.m.

Agenda Item 5. Council Member Murtha introduced Ordinance No. 1121 entitled:

AN ORDINANCE TO CHANGE THE FUTURE LAND USE DESIGNATION FROM AGRICULTURAL RESIDENTIAL TO BUSINESS PARK ON PROPERTY LEGALLY DESCRIBED AS THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THAT PORTION DEDICATED TO SARPY COUNTY FOR RIGHT-OF-WAY DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 91-11939; AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF 156TH STREET AND FAIRVIEW ROAD; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF

and moved that the statutory rule requiring reading on three different days be suspended. Council Member Herzog seconded the motion to suspend the rules and upon roll call vote on the motion the following Council Members voted AYE: Neitzel, Herzog, Murtha, Craney. The following voted NAY: None. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said ordinance. Said ordinance was then read by title and thereafter Council Member Murtha moved for final passage of the ordinance, which motion was seconded by Council Member Craney. The Mayor then stated the question "Shall Ordinance No. 1121 be passed and adopted?" Upon roll call vote, the following Council Members voted AYE: Neitzel, Herzog, Murtha, Craney. The following voted NAY: None. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor in the presence of the Council signed and approved the ordinance and the Clerk attested the passage and approval of the same and affixed her signature thereto and ordered the

ordinance to be published or posted as required by law and as provided therein. A true, correct and complete copy of said ordinance is as follows:

ORDINANCE NO. 1121

AN ORDINANCE TO CHANGE THE FUTURE LAND USE DESIGNATION FROM AGRICULTURAL RESIDENTIAL TO BUSINESS PARK ON PROPERTY LEGALLY DESCRIBED AS THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THAT PORTION DEDICATED TO SARPY COUNTY FOR RIGHT-OF-WAY DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 91-11939; AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF 156TH STREET AND FAIRVIEW ROAD; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA:

Section 1. APPLICATION. An application was filed by Raven Northbrook LLC, applicant, and Stovall 6, LLC, owner, requesting a change of future land use designation from Agricultural Residential to Business Park on property legally described as the west half of the southwest quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, except that portion dedicated to Sarpy County for right-of-way described in Warranty Deed recorded as Instrument No. 91-11939; and generally located on the northeast corner of 156th Street and Fairview Road.

Section 2. APPROVAL TO CHANGE FUTURE LAND USE DESIGNATION FROM AGRICULTURAL RESIDENTIAL TO BUSINESS PARK. On September 13, 2022, the Springfield Planning Commission conducted a public hearing on the matter of changing the future land use designation from Agricultural Residential to Business Park on said legally described property and reported to the City Council that it recommended approval of the land use change. On October 4, 2022, the City Council opened a public hearing on said proposed changes and found and determined that the future land use change from Agricultural Residential to Business Park on said legally described property was advisable. The City Council further found and determined that public hearings were duly held and notices were duly given. The City Council hereby approves said proposed change in future land use designation from Agricultural Residential to Business Park on said legally described property, contingent upon the final plat being recorded with the Sarpy County Register of Deeds and the applicant closing on the real estate transaction with property owner.

Section 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 4TH DAY OF OCTOBER, 2022.

Robert Roseland, Mayor
(SEAL)

Attest: Kathleen Gottsch, City Clerk

Agenda Item 6. Council Member Herzog introduced Ordinance No. 1122 entitled:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM AGRICULTURE RESIDENTIAL TO BUSINESS PARK ON PROPERTY LEGALLY DESCRIBED AS THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA,

EXCEPT THAT PORTION DEDICATED TO SARPY COUNTY FOR RIGHT-OF-WAY DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 91-11939; AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF 156TH STREET AND FAIRVIEW ROAD; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF

and moved that the statutory rule requiring reading on three different days be suspended. Council Member Neitzel seconded the motion to suspend the rules and upon roll call vote on the motion the following Council Members voted AYE: Neitzel, Herzog, Murtha, Craney. The following voted NAY: None. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said ordinance. Said ordinance was then read by title and thereafter Council Member Murtha moved for final passage of the ordinance, which motion was seconded by Council Member Herzog. The Mayor then stated the question "Shall Ordinance No. 1122 be passed and adopted?" Upon roll call vote, the following Council Members voted AYE: Neitzel, Herzog, Murtha, Craney. The following voted NAY: None. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor in the presence of the Council signed and approved the ordinance and the Clerk attested the passage and approval of the same and affixed her signature thereto and ordered the ordinance to be published or posted as required by law and as provided therein. A true, correct and complete copy of said ordinance is as follows:

ORDINANCE NO. 1122

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM AGRICULTURE RESIDENTIAL TO BUSINESS PARK ON PROPERTY LEGALLY DESCRIBED AS THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THAT PORTION DEDICATED TO SARPY COUNTY FOR RIGHT-OF-WAY DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 91-11939; AND GENERALLY LOCATED ON THE NORTHEAST CORNER OF 156TH STREET AND FAIRVIEW ROAD; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA:

Section 1. APPLICATION. An application was filed by Raven Northbrook LLC, applicant, and Stovall 6, LLC, owner, requesting a change of zoning classification from Agriculture Residential to Business Park on property legally described as the west half of the southwest quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, except that portion dedicated to Sarpy County for right-of-way described in Warranty Deed recorded as Instrument No. 91-11939; and generally located on the northeast corner of 156th Street and Fairview Road.

Section 2. APPROVAL TO CHANGE THE ZONING CLASSIFICATION. On September 13, 2022, the Springfield Planning Commission conducted a public hearing on the matter of changing the zoning classification from Agriculture Residential to Business Park on the west half of the southwest quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, except that portion dedicated to Sarpy County for right-of-way described in Warranty Deed recorded as Instrument No. 91-11939; and generally located on the northeast corner of 156th Street and Fairview Road, and reported to the City Council that it recommended approval of the zoning classification change. On October 4, 2022, the City Council held a public hearing on said proposed change and found and determined that the zoning classification change from Agriculture Residential to Business Park on said legally described property was advisable and in conformance with the comprehensive plan. The City Council further found and determined that public hearings were duly held and notices were duly given. The City Council hereby approves said proposed change of zoning classification from Agriculture

Residential to Business Park on said legally described property, contingent upon the final plat being recorded with the Sarpy County Register of Deeds and the applicant closing on the real estate transaction with property owner.

Section 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 4TH DAY OF OCTOBER, 2022.

Robert Roseland, Mayor
(SEAL)

Attest: Kathleen Gottsch, City Clerk

Agenda Item 7. Council Member Murtha introduced the following resolution and moved its adoption. Council Member Neitzel seconded the motion for the adoption of the resolution and on roll call the following Council Members voted in favor of said motion: Neitzel, Herzog, Murtha, Craney. The following voted against the same: None. The Mayor declared the motion carried and the resolution adopted. A true, correct, and complete copy of said resolution is as follows:

**RESOLUTION
2022-41**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A PRELIMINARY PLAT (LOTS 4-5 AND OUTLOT B, GEMINI) OF A SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THAT PORTION DEDICATED TO SARPY COUNTY FOR RIGHT-OF-WAY DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 91-11939.

WHEREAS, Raven Northbrook, LLC, applicant, and Stovall 6, LLC, owner, of the above-described property have made application for approval of a preliminary plat for proposed Lots 4-5 and Outlot B, Gemini; and

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

WHEREAS, the Springfield Planning Commission held a public hearing on September 13, 2022, regarding the application and has made a recommendation of approval to the City Council of the preliminary plat for Lots 4-5 and Outlot B, Gemini, as it meets the general requirements of the zoning ordinance and subdivision regulations; and

WHEREAS, the City Council of the City of Springfield held a public hearing regarding such application on October 4, 2022, and is agreeable to the approval of the preliminary plat for Lots 4-5 and Outlot B, Gemini, contingent upon (1) final approval of a comprehensive plan amendment changing the future land use designation from Agriculture Residential to Business Park on said property, (2) final approval of the change of zoning classification from Agriculture Residential to Business Park on said property, and (3) the final plat being recorded with the Sarpy County Register of Deeds and the applicant closing on the real estate transaction with property owner.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the preliminary plat of Lots 4-5 and Outlot B, Gemini, contingent upon (1) final approval of a

comprehensive plan amendment changing the future land use designation from Agriculture Residential to Business Park on said property, (2) final approval of the change of zoning classification from Agriculture Residential to Business Park on said property, and (3) the final plat being recorded with the Sarpy County Register of Deeds and the applicant closing on the real estate transaction with property owner.

PASSED AND APPROVED THIS 4TH DAY OF OCTOBER, 2022.

City Council Member Murtha moved the adoption of said resolution.
City Council Member Neitzel 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: Kathleen Gottsch, City Clerk

Agenda Item 8. Council Member Murtha introduced the following resolution and moved its adoption. Council Member Neitzel seconded the motion for the adoption of the resolution and on roll call the following Council Members voted in favor of said motion: Neitzel, Herzog, Murtha, Craney. The following voted against the same: None. The Mayor declared the motion carried and the resolution adopted. A true, correct, and complete copy of said resolution is as follows:

**RESOLUTION
2022-42**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE SECOND AMENDMENT TO SUBDIVISION AGREEMENT AND FINAL PLAT (LOTS 4-5 AND OUTLOT B, GEMINI) OF A SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THAT PORTION DEDICATED TO SARPY COUNTY FOR RIGHT-OF-WAY DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 91-11939.

WHEREAS, Raven Northbrook, LLC, applicant, and Stovall 6, LLC, owner, of the above-described property have made application for approval of a final plat for proposed Lots 4-5 and Outlot B, Gemini; and

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

WHEREAS, the Springfield Planning Commission held a public hearing on September 13, 2022, regarding the application and has made a recommendation of approval to the City

Council of the final plat for Lots 4-5 and Outlot B, Gemini, as it meets the general requirements of the zoning ordinance and subdivision regulations; and

WHEREAS, the City Council of the City of Springfield held a public hearing regarding such application on October 4, 2022, and is agreeable to the approval of the final plat for Gemini, contingent upon (1) final approval of a comprehensive plan amendment changing the future land use designation from Agriculture Residential to Business Park on said property, (2) final approval of the change of zoning classification from Agriculture Residential to Business Park on said property, (3) final approval of a Second Amendment to Subdivision Agreement for said development, and (4) the applicant closing on the real estate transaction with property owners.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the final plat of Lots 4-5 and Outlot B, Gemini, contingent upon (1) final approval of a comprehensive plan amendment changing the future land use designation from Agriculture Residential to Business Park on said property, (2) final approval of the change of zoning classification from Agriculture Residential to Business Park on said property, (3) final approval of a Second Amendment to Subdivision Agreement for said development, and (4) the applicant closing on the real estate transaction with property owners.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Springfield hereby approves and authorizes the Mayor to enter into a Second Amendment to Subdivision Agreement, with Raven Northbrook LLC, contingent upon (1) the developers executing the final plat attached hereto as Exhibit "A," (2) the developers executing the Subdivision Agreement attached hereto as Exhibit "B," and (3) the applicant closing on the real estate transaction with property owners.

PASSED AND APPROVED THIS 4TH DAY OF OCTOBER, 2022.

City Council Member Murtha moved the adoption of said resolution.

City Council Member Neitzel 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: Kathleen Gottsch, City Clerk

Agenda Item 9. Council Member Murtha introduced the following resolution and moved its adoption. Council Member Neitzel seconded the motion for the adoption of the resolution and on roll call the following Council Members voted in favor of said motion: Neitzel, Herzog, Murtha, Craney. The

following voted against the same: None. The Mayor declared the motion carried and the resolution adopted. A true, correct, and complete copy of said resolution is as follows:

**RESOLUTION
2022-43**

BE IT RESOLVED by the Mayor and City Council of the City of Springfield, Nebraska, as follows:

WHEREAS, the City of Springfield, Sarpy County, Nebraska and the County of Sarpy, Nebraska wish to enter into a First Amendment to Interlocal Cooperation Agreement outlining the terms and conditions for the construction and funding of future public road infrastructure improvements to Capehart Road, Fairview Road and 156th Street; and

WHEREAS, the City of Springfield, Sarpy County, Nebraska, and the County of Sarpy, Nebraska, are political subdivisions, duly created and validly existing under the laws of the State of Nebraska; and

WHEREAS, the Interlocal Cooperation Act, Neb. Rev. Stat. §13-801, et. Seq., authorizes cities and counties to cooperate on the basis of mutual advantage to thereby provide for services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of the local communities; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Springfield, Nebraska, by a majority vote resolved that the Mayor of the City of Springfield shall have the authority to sign said First Amendment to Interlocal Cooperation Agreement in the form of attached Exhibit "A" which is incorporated by reference.

Introduced and Passed this 4th day of October, 2022.

City Council Member Murtha moved the adoption of said resolution.
City Council Member Neitzel 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: Kathleen Gottsch, City Clerk

Agenda Item 10. Motion by Herzog, seconded by Neitzel, to table agenda item 10, regarding the purchase of a new flagpole for Buffalo Park, until the October 18, 2022, Council meeting. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Item 11. Motion by Murtha, seconded by Craney, to approve the bid from Spectrum for the installation of internet at the Community Building. AYES: Neitzel, Murtha, Craney. NAYS: Herzog. Motion carried.

Agenda Item 12. Council reviewed operation and maintenance information provided by SSAP for the soccer field complex. Council requested staff arrange a meeting with Kurt Schanou, SSAP, to continue discussions regarding the city acquiring the complex.

Agenda Item 13. Elliott Smart, Director of Vehicles, Equipment and Facilities, and Tyler Holdorf, Parks Director, presented the Council with information pertaining to the purchase of a new telehandler. They noted that all of the city's existing attachments will work with the new machine. They described projects that the telehandler will be used for. Council noted that they want to purchase a basket for the telehandler so employees can safely access heights. Smart and Holdorf reported that there are two local welders from whom they can obtain bids. Bobcat does not make a basket attachment. Motion by Murtha, seconded by Herzog, to approve the bid from Bobcat of Omaha in the amount of \$80,373.52 for the purchase of a Bobcat Telehandler. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Item 14. Elliott Smart, Director of Vehicles, Equipment and Facilities, and Tyler Holdorf, Parks Director, presented the Council with information pertaining to the purchase of a new 600-gallon water tank. They noted that the current 220-gallon water tank will be used for street repairs, while the new 600-gallon tank will be used primarily for parks. It will also be used to clean up streets after a water main break, to clean out stop boxes and to have on hand during controlled grass burns. Motion by Murtha, seconded by Craney, to approve the purchase of the Northstar heavy-duty trailer with 600-gallon water tank from Northern Tool & Equipment in the amount of \$5,999.99. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Agenda Item 15. Motion by Craney, seconded by Murtha, to approve the purchase of two Super Z 72" Kawasaki FX1000 35HP mowers from Ty's Outdoor Power & Service in the amount of \$25,589.68 minus a \$12,000 trade-in allowance for the city's current mowers for a total purchase price of \$13,589.68. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Department Reports

Agenda Item 1. No Department Report from Neitzel.

Agenda Item 2. Herzog reported that a craft fair was recently held at the Community Building. The library has a UNO intern assisting them this fall. Connie Manzer retired effective October 1 as Library Director, but she is still working at the library part-time. Kellie Seiber is the new Library Director.

Agenda Item 3. Murtha reported that the parks department is making plans to set the basketball hoops and stripe the new court at City Park. She said she attended the Springfield Elementary School open house. The school is amazing.

Agenda Item 4. Craney reported that the street department is hoping to complete a couple more pours yet this fall. Pours are scheduled for Platteview Drive, North 3rd Street and North 4th Street. They will also begin tarring cracks. He noted that he recently attended a high school girls softball game and the players commented to him that they enjoy playing on the City Park field.

Agenda Item 5. Mayor Roseland reported that the school open house was a wonderful event. He said he would be attending Turner Construction's BBQ contest. He will also be speaking at the next Springfield Business Association meeting on October 13 along with Sarpy County Commissioner Jim Warren.

Agenda Item 6. Kathleen Gottsch, City Administrator, updated the Council on the status of the old elementary school playground. She said the school board is still trying to determine what they want to do with it. The school asked the city to take over maintenance of the playground equipment; however, they don't want to sell the city the property.

Adjournment

Motion by Herzog, seconded by Neitzel, to adjourn. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Meeting adjourned at 8:04 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 October 4, 2022; 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