

AGENDA
CITY OF SPRINGFIELD, NE

June 19, 2007

*(Copies of the Nebraska Open Meeting Laws are available
on the entrance in the back of the meeting room)*

1. Approve Minutes of the June 5, 2007 Council Meeting
2. Department Reports
3. Toby Churchill with Sarpy County EDC – 1st Quarter Report
4. Mike Ostransky with Sarpy County Agricultural Society – Sarpy County Fair Event Requests:
 - Application for Special Designated Liquor License
 - Request to waive noise ordinance
 - Request to close streets
5. Public Hearing – Highview Addition Replat 1 (Preliminary and Final Plats)
6. Public Hearing – Assessments for Water Extension District 2006-1 and Sanitary Sewer Extension District 2006-1
(City Council sitting as a Board of Adjustment)
7. Gary Sasse with JEO Consulting Group, Inc. – 2006 Municipal Well – Application for Payment No. Eight and Final and Recommendation of Acceptance
8. Dan Williams – Request to Modify Standard Street Widths
9. John Hassett with Advanced Gaming – Keno Contract Renewal Discussion
10. Jake Hansen with MAPA – Redevelopment Plan Discussion
11. Happy Slater – Downtown Revamp Discussion
12. LB 564 Liability for Recreational Activities – Required Posting of Signs
13. Approve Kathleen Fauver’s Health Insurance
14. Executive Session
15. Executive Session Action
16. Motion to Adjourn

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 June 19, 2007. Present were Mayor Dorothy Richards; Council Members: Eric Hayes, Sandie Shotkoski, Diane Sullivan. Absent: Roy Swenson. 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. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Agenda Item 1. Motion by Shotkoski, seconded by Sullivan, to approve the Minutes of the June 5, 2007, regular Council Meeting. AYES: Hayes, Shotkoski, Sullivan. NAYS: None.

Agenda Item 2. No Department Report from Hayes. Shotkoski pointed out the monthly report from PeopleServices, Inc.; requested that the Council discuss the hiring of a new water operator/maintenance superintendent in executive session; indicated that new playground equipment will be purchased for City Park using keno community betterment funds; and said that new benches and flower pots have been donated by the Springfield Boosters and will be placed downtown along Main Street. Sullivan asked about LB 564. It was pointed out that LB 564 will be discussed at agenda item 12 of this meeting.

Agenda Item 3. Toby Churchill with Sarpy County EDC provided Council with the 1st Quarter Report. Churchill briefly discussed new development in Sarpy County including Shadow Lake.

Agenda Item 4. Mike Ostransky with the Sarpy County Ag Society was present to discuss the Sarpy County Fair event requests. Motion by Sullivan, seconded by Shotkoski, to approve a Special Designated Liquor License to the Sarpy County Ag Society, contingent upon the applicant following all state and local statutes and regulations, for the Sarpy County Fair Beer Garden being held at the Sarpy County Fairgrounds, August 3 and 4, 2007, from 7:00 p.m. to 1:00 a.m. AYES: Hayes, Shotkoski, Sullivan. NAYS: None.

Motion by Sullivan, seconded by Hayes, to extend the maximum hours of operation as required by Springfield Municipal Code §6-333 to 1:00 a.m., to allow limited traffic access on Railroad Street south of Main Street and Railroad Street from Main Street to Cedar Street and to allow temporary stop signs on Main Street at the Fairgrounds entrance, all during the duration of the 2007 Sarpy County Fair. AYES: Hayes, Shotkoski, Sullivan. NAYS: None.

Agenda Item 5. A Public Hearing was opened at 7:10 p.m. regarding Randy Sump's application for a concurrent plat/small tract subdivision for Highview Addition Replat 1. Gary Sasse with JEO Consulting Group, Inc., City Engineer, was present to review the comments he made in his letter dated June 11, 2007. Sump indicated that he has received his grading permit from the State and he will begin grading in late July or early August. Bill Seidler, City Attorney, noted that the Developer's Agreement could not be signed until all designs have been completely approved by the City's engineer. Seidler also indicated that Sump's street cost obligation will increase because soil compaction tests done by Olsson Associates indicated that the ground is too soft. Brian Chaffin with Olsson Associates will send materials to the State upon Sasse's approval of the water, sewer, sanitary sewer and paving plans/spec book. The City could advertise for bids prior to receiving the State's approval, but the Council could not enter into or obligate the City to

a contract until approval is granted. Motion by Hayes, seconded by Sullivan, to approve Highview Addition Replat 1 Preliminary and Final Plats contingent upon JEO Consulting Group, Inc.'s comments being adhered to. AYES: Hayes, Shotkoski, Sullivan. NAYS: None. Public Hearing closed at 7:33 p.m.

Agenda Item 6. A Public Hearing of the Springfield City Council sitting as a Board of Adjustment was opened at 7:34 p.m. regarding Assessments for Water Extension District 2006-1 and Sanitary Sewer Extension District 2006-1. Eric Hayes was removed from the Council for this discussion due to personal interest in property located within the districts. Dan Hrabik, 4207 Victoria Avenue, Bellevue; Dan Williams, Williams Enterprises, LLC, 8011 Maui Circle, Papillion; David Kildow, 640 South 1st Street, Springfield; Darren Maynard and David Hermsen, H & M Storage, LLC; DHD Properties, LLC, 480 South 6th Street, Springfield; Larry Goldman, 435 Vine Street, Springfield; and Steve Haffke, Haffke Rentals, LLC, 14516 South 84th Street, Papillion, provided written objections of the assessments to the City Council. Goldman questioned and disagreed with the City Council sitting as a Board of Adjustment. Seidler stated that according to state law the Council is required to sit as a Board of Adjustment for this particular matter. Goldman also questioned why the property located on the east side of 1st Street (Tax Lot 18) was not assessed and why the property owners were charged for the rock to be put down on the street. He indicated that the property owners purchased the rock themselves. Kildow stated that he agreed with Goldman's objections. He said that he was thankful that the water and sewer systems were put in, but he felt that the east side of the street (Tax Lot 18) should be assessed too. He also pointed out that the owners were being charged the cost of the fire hydrants and he questioned whether or not the City should be paying for them. No answer about the fire hydrants was provided. Haffke objected to his property even being included in the districts. He commented that he paid for water and sewer to be put in on the north side of his property fifteen years ago. He said that even though his building faces 1st Street, he does not benefit from the water and sewer districts. He also stated that he was never notified of the districts. Haffke requested that he be put on the next Council meeting's agenda to discuss this personal matter. Hrabik claimed that the property front footage used to assess his property was incorrect. Hrabik was advised to contact Dakota Title & Escrow Co. or the Sarpy County Register of Deeds to make any corrections to his property's front footage. Seidler addressed the owners' objection to the east side of 1st Street (Tax Lot 18) not being assessed. He pointed out that Tax Lot 18 was included in Ordinance No. 712 and 713 in which the districts were created. The proposed assessments did not include Tax Lot 18 because it is not located within city limits. Seidler went on to discuss how state law treats agricultural land in the context of being part of a district. Since Swenson was not in attendance at the meeting and Hayes had to remove himself from the Council, a quorum could not be reached and, therefore, no action could be taken. The public hearing will be continued to the next Council meeting scheduled for July 3, 2007. Public Hearing closed at 8:01 p.m.

Agenda Item 7. Gary Sasse with JEO Consulting Group, Inc. presented the Council with the Application for Payment No. Eight and Final and the Recommendation of Acceptance for the 2006 Municipal Well. Sasse indicated that the warranty for the well will begin upon signing the Recommendation of Acceptance. He also said that Louie Post has completed the necessary training sessions. Motion by Sullivan, seconded by Hayes, to sign and pay the Application for

Payment No. Eight and Final in the sum of \$14,310.00 and to sign the Recommendation of Acceptance for the 2006 Municipal Well.

Motion by Sullivan, seconded by Hayes, to move item 8 after item 13. AYES: Hayes, Shotkoski, Sullivan. NAYS: None.

Agenda Item 8. Dan Williams was not present at the meeting.

Agenda Item 9. John Hassett with Advanced Gaming was present to discuss the City's Lottery Operator Contract, which is due to be renewed July 31, 2007. Kathleen Fauver, City Clerk, informed Hassett of some changes the City would like to see in the contract. Hassett, Fauver, Seidler and Sullivan scheduled to meet and discuss changes to the contract next week. No action was taken.

Agenda Item 10. Jake Hansen with MAPA was present to answer questions about the status of and procedure to follow for a redevelopment plan for downtown. The City's contract with MAPA terminated June 30, 2007; however, an extension to the contract was made. Hansen informed the Council about the use of tax increment financing to stimulate improvements to the properties located downtown. He suggested that the City and local businesses work together to decide whether or not the redevelopment plan would be something of interest for them to proceed with. Hansen indicated that the next step in this plan, if the City wished to proceed, would be to make a blight declaration. Council decided to look into this plan and see if the downtown businesses show an interest in proceeding.

Agenda Item 11. Happy Slater and Keith Hentzen indicated to the Council their, and many others, interest in revamping downtown. They provided a list of projects, both small and large, that could be done to update the downtown area. Projects included planting trees by the Community Building, purchasing new trash receptacles, adding canopies to all store fronts and purchasing new lamp posts. Hentzen said that members of the Springfield Business Association are interested in the ideas. Shotkoski pointed out that the Springfield Boosters donated new benches and flower pots for the downtown area. Further discussion will be needed.

Agenda Item 12. Seidler stated that no action is required from the City regarding LB 564, Liability for Recreational Activities, because the City does not have a skate park or motorized vehicle park. No action was taken.

Agenda Item 13. Motion by Sullivan, seconded by Shotkoski, to approve Kathleen Fauver for health insurance. AYES: Hayes, Shotkoski, Sullivan. NAYS: None.

Agenda Item 14. Motion by Sullivan, seconded by Hayes, to enter into executive session at 9:10 p.m. for the purpose of personnel discussion. AYES: Hayes, Shotkoski, Sullivan. NAYS: None.

Motion by Hayes, seconded by Sullivan, to leave executive session at 9:46 p.m. AYES: Hayes, Shotkoski, Sullivan. NAYS: None.

Agenda Item 15. Motion by Shotkoski, seconded by Hayes, to offer employment to Larry Nolte at a starting wage of \$15.50 per hour with a pay increase upon achieving his Grade 2 Wastewater Treatment License. AYES: Hayes, Shotkoski, Sullivan. NAYS: None.

Agenda Item 16. Motion by Sullivan, seconded by Hayes, to adjourn. AYES: Hayes, Shotkoski, Sullivan. NAYS: None. Meeting was adjourned at 9:47 p.m.