

AGENDA
CITY OF SPRINGFIELD, NE

July 17, 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 July 3, 2007 Council Meeting
2. Department Reports
3. Proclamation designating August 1, 2007, as the 100th anniversary of World Scouting
4. Public Hearing – Application for Class I Liquor License by I Services, Inc. d/b/a The Fabulous Dew Drop located at 153 Main Street
5. Randy Sump – Developer’s Agreement (discussion)
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. Public Hearing – Request for zone change filed by Double DDWW Investment, LLC (Dan Williams) requesting a change of zoning classification from Agriculture Residential District to R30 General Family Residential (Lots 8, 9 and 19) and Light Industrial (Lots 1-7, 10-18 and 20-30) for Tax Lot 18
8. Public Hearing – Application for Preliminary Plat entitled Springfield Industrial Park filed by Double DDWW Investment, LLC (Dan Williams) for Tax Lot 18
9. Dan Williams – Request to modify standard street widths (discussion)
10. Springfield Business Park (West of Highway 50) – E & A Consulting Group, Inc.’s previous request to modify standard street widths and current request to consider alternate sanitary sewer plan (discussion)
11. Keno Contract Renewal
12. Ratify Interlocal Agreement with City of Louisville for certified sewer personnel services
13. Sewer Department request to purchase Hotsy pressure washer
14. Administrator Position (discussion)
15. Executive Session
16. Executive Session Action
17. 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 July 17, 2007. Present were Mayor Dorothy Richards; Council Members: Eric Hayes, Sandie Shotkoski, Diane Sullivan, Roy Swenson. Absent: None. 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 Sullivan, seconded by Swenson, to approve the Minutes of the July 3, 2007, regular Council Meeting. AYES: Hayes, Shotkoski, Sullivan, Swenson. NAYS: None.

Agenda Item 2. No Department Report from Hayes. Shotkoski noted Agenda Item 13. Sullivan reported that she checked into the cost of turf for the ball field at City Park and that we will be receiving an estimate. She noted that the buffalo bench at Buffalo Park has not been moved yet. Shotkoski said that it will be moved as soon as concrete can be poured to set it in. Sullivan asked if anybody was attending the League of Municipalities meetings and if the City was receiving legislative information. Kathleen Fauver, City Clerk, said that she has not received notification of any regular meetings, but she will check into it. Fauver further stated that the City receives legislative bulletins that she reviews for any bills that may affect the City. Sullivan pointed out an article in the Sunday World-Herald regarding Loup City's development program and how it was funded. Swenson reported that the street repairs are underway. Fauver reported that Patricia Iske has resigned from the Board of Trustees of the Springfield Memorial Library effective July 5, 2007. Fauver asked the Council to review the draft application and cost estimates prepared by Rick Zubrod with Kirkham Michael for Phase 3 of the MoPac Trail. She reported that she just received a quote from HTM Sales, Inc. for a 12" communitor that is used in the shredding process at the plant. The quote was for \$11,100.00. Fauver also pointed out that Randy Fleming had provided an Audit Trail Report to each Council member for their review.

Agenda Item 3. Mayor Richards welcomed and introduced Boy Scout Troop 711 and Cub Scout Pack 389. Motion by Sullivan, seconded by Shotkoski, to authorize Mayor Richards to sign a Proclamation designating August 1, 2007, as the 100th anniversary of World Scouting. AYES: Hayes, Shotkoski, Sullivan, Swenson. NAYS: None.

Agenda Item 4. A Public Hearing of the Springfield City Council was opened at 7:12 p.m. regarding an Application for Class I Liquor License by I Services, Inc. d/b/a The Fabulous Dew Drop located at 153 Main Street. Dan Salcedo and Shawn Phifer, members of I Services, Inc. and managers of The Fabulous Dew Drop, and their attorney, Greg Nelson, were present to discuss their ideas for the new establishment, including hours of operation and the menu. Nelson told the Council that Phifer is a four star chef and Salcedo is currently the owner of a successful restaurant in Omaha. Salcedo and Phifer expressed that they wish to provide a very nice restaurant that is non-smoking and family friendly. Shotkoski expressed her concern with the criminal backgrounds of Salcedo and Phifer. Salcedo and Phifer admitted to their criminal backgrounds and explained their situations. Motion by Sullivan to approve the Application for Class I Liquor License for I Services, Inc. d/b/a The Fabulous Dew Drop. Motion died due to the lack of a second motion. Motion by Hayes, seconded by Swenson, to close the Public Hearing. AYES: Hayes, Shotkoski, Swenson. NAYS: Sullivan. Public Hearing closed at 7:26 p.m.

Agenda Item 5. Randy Sump and the Council discussed the final water, sewer, sanitary storm sewer and paving costs provided by Brian Chaffin with Olsson Associates for the Springfield Business Park being developed by RTR Enterprises, Inc. The final cost figures increased due to changes associated with the development. Due to the cost increase, Sump requested that the City increase their share of the paving project from \$150,000.00 to \$184,000.00, which would include one-half of the paving project, one-half of the proposed engineering fees to date and one-half of the future engineering, legal, observation and administration fees. Motion by Sullivan, seconded by Hayes, to approve the City's one-half share of the paving project with a cap of \$184,000.00. AYES: Hayes, Shotkoski, Sullivan, Swenson. NAYS: None.

Bill Seidler, City Attorney, indicated that the Developer Agreement cannot be signed until the next City Council meeting scheduled for August 7, 2007, due to the new cost figures and line of credit amount needing to be changed in the Agreement. Seidler is also waiting to receive a new Exhibit A of the Agreement from Chaffin. Sump indicated that he will begin grading within the next week.

Agenda Item 6. A Public Hearing of the Springfield City Council sitting as a Board of Adjustment was opened at 7:54 p.m. regarding Assessments for Water Extension District 2006-1 and Sanitary Sewer Extension District 2006-1. Gary Sasse with JEO Consulting Group, Inc., City Engineer, prepared a revised summary of assessments as directed by the City Council's decision made at the July 3, 2007, meeting. Sasse was asked to eliminate Tax Lot 6 from the districts, revise Daniel Hrabik's property frontage per Dakota Title's revised research and include Tax Lot 18. The Public Hearing will be continued at the next regularly scheduled Council meeting. Motion by Shotkoski, seconded by Sullivan, to close the Public Hearing. AYES: Hayes, Shotkoski, Sullivan, Swenson. NAYS: None. Public Hearing closed at 7:58 p.m.

Agenda Item 7. A Public Hearing of the Springfield City Council was opened at 7:58 p.m. regarding a request for zone change filed by Double DDWW Investment, LLC (Dan Williams) requesting a change of zoning classification from Agriculture Residential District to R30 General Family Residential (Lots 8, 9 and 19) and Light Industrial (Lots 1-7, 10-18 and 20-30) for Tax Lot 18. No decision could be made by the Council due to a request made by Chris Solberg with Schemmer Associates, City Planner, to first hold a Public Hearing requesting the City's comprehensive plan be changed from Business Park to Industrial for this property. Solberg requested that Williams make this request to the City. This request was made at the July 10, 2007, Planning Commission meeting. Williams presented the Council with his concept and the layout of the designed industrial park. Williams indicated that he would conform to both Sarpy County and the City of Springfield building codes. Seidler pointed out that Double DDWW Investment, Inc. (Williams) is not the current owner of the property. Williams informed the Council that he has entered into a Purchase Agreement with the current owner. No one was present at the Public Hearing to object to this industrial park. No action was taken. A new Public Hearing date will be set for the request to change the comprehensive plan, request for zone change and application for preliminary plat. Motion by Hayes, seconded by Sullivan, to close the Public Hearing. AYES: Hayes, Shotkoski, Sullivan, Swenson. NAYS: None. Public Hearing closed at 8:12 p.m.

Agenda Item 8. A Public Hearing of the Springfield City Council was opened at 8:12 p.m. regarding an application for preliminary plat entitled Springfield Industrial Park filed by Double

DDWW Investment, LLC (Dan Williams) for Tax Lot 18. As per discussion from Agenda Item 7, no action was taken. Motion by Swenson, seconded by Sullivan, to close the Public Hearing. AYES: Hayes, Shotkoski, Sullivan, Swenson. NAYS: None. Public Hearing closed at 8:13 p.m.

Agenda Item 9. Dan Williams made a request to the Council to modify the standard street widths. Williams provided the Council with comparisons of required street widths of area municipalities. The City's current local street width is 28' and the collector street width is 36'. Williams is requesting the local street width be changed to 25' and the collector street width be changed to 30'. Shotkoski said that she confirmed a couple of the other area municipalities' requirements. Williams stated that changing the required street width would decrease the cost of paving. Mark Westergard with E & A Consulting, Inc., Williams' engineer, commented that Springfield needs to stay competitive economically with area cities, which would include staying competitive on the cost of paving. Swenson indicated that he would like to further research this request and take a look at other industrial parks in area cities with smaller street width requirements. Westergard said that he would provide the City with a list of light industrial parks for Swenson to visit. Seidler pointed out that since this is a planning issue that the Planning Commission would first have to discuss this matter at their August meeting. No action was taken.

Agenda Item 10. Mark Westergard with E & A Consulting Group, Inc. reviewed his March 2007 request to modify the standard street widths for the Springfield Business Park that is being developed by Jerry Torczon. Westergard reiterated comments made during the discussion in Agenda Item 9. Westergard further discussed his June 2007 request to consider an alternate sanitary sewer plan for the business park. Shotkoski reported that Sasse is reviewing the proposed sewer plan and will respond to the City. No action was taken.

Agenda Item 11. Seidler reviewed the new City of Springfield Lottery Operator Agreement with Advanced Gaming Technologies, Inc. The current agreement is scheduled to expire July 31, 2007. Seidler indicated that the Council needs to decide how the keno game will be audited, whether it is done by the City's CPA or by City personnel. The Council decided to have the CPA perform the audit and report to the City. The Council also decided to give the keno operator more discretion in how to run the keno progressive jackpot. The hours of keno operation were also discussed in comparison to the actual hours of operation of the bar in which keno is played. Motion by Sullivan, seconded by Swenson, to extend the current City of Springfield Lottery Operator Agreement with Advanced Gaming Technologies, Inc. until August 7, 2007 (the next regularly scheduled City Council meeting). AYES: Hayes, Shotkoski, Sullivan, Swenson. NAYS: None.

Agenda Item 12. Shotkoski offered Resolution 2007-1.

RESOLUTION
2007-1

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

WHEREAS, the City of Springfield, Nebraska, a Municipal Corporation, and the City of Louisville, Nebraska, a Municipal Corporation, wish to enter into an Interlocal Agreement for the purpose of the City of Louisville providing certified sewer personnel for required sewer testing by the State of Nebraska; and

WHEREAS, the City of Springfield and the City of Louisville enter into this Agreement by authority of the Interlocal Cooperation Act of the State of Nebraska § 13-801 et seq., R.R.S., 1943, as amended (the Interlocal Cooperation Act); and

WHEREAS, the Interlocal Agreement will delineate responsibilities and rights as well as charges for the services provided; and

WHEREAS, the Interlocal Agreement shall be effective as of the date signed by the Mayor of Springfield and the Mayor of Louisville.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the City of Springfield, Nebraska, that the Mayor is authorized to enter into the Interlocal Agreement attached hereto as Exhibit "A".

Introduced and Passed July 17, 2007.

Ayes ___ 4 ___

Nays ___ 0 ___

Abstain ___ 0 ___

Absent ___ 0 ___

Approved:

Mayor

SEAL

Attest:

City Clerk

Swenson seconded the forgoing motion. AYES: Hayes, Shotkoski, Sullivan, Swenson. NAYS: None. Whereupon the Mayor declared said motion carried and said resolution passed and adopted.

Agenda Item 13. Motion by Hayes, seconded by Swenson, to purchase a Hotsy pressure washer in the sum of \$1,470.00 for the sewer department. AYES: Hayes, Shotkoski, Sullivan, Swenson. NAYS: None.

Agenda Item 14. Sullivan requested the Council discuss the issue of whether or not the City needs an administrator. She pointed out that the administrator position is defined in the Springfield Municipal Code. Swenson brought up redefining the current job descriptions and changing the code book to reflect that no administrator is needed for the City at this time. Sullivan asked who is currently supervising all of the employees. Shotkoski indicated that the Council is to be watching over the employees. It was noted that some Council members have more involvement with employees than other members currently do. Shotkoski and Swenson indicated that Louie Post is currently acting as an unofficial supervisor of the two employees in the street, water and sewer departments. Shotkoski described the setup of another municipality in the area, indicating that they all worked together without having one supervisor over all the employees. One employee does act as an unofficial supervisor of the employees in the street, water and sewer departments, just as Springfield is currently operating. Shotkoski said that the employees in the street, water and sewer departments will hopefully all be cross trained and then be put on an even level pay scale. No action was taken.

Agenda Item 15. There was no executive session.

Agenda Item 16. There was no executive session action.

Council briefly discussed Springfield's pool ordinance.

Council briefly discussed the Audit Trail Report provided by Randy Fleming.

Monte and Jill Daniels, 601 Mulberry Lane, were present to address the Council. They indicated that they were new to the community. They expressed full support of Dan Williams' industrial park. They showed concern of the number of people who speed along South 6th Street heading out of town. Council requested Fauver contact Lt. Russ Zeeb about this issue and check into what can be done to monitor this problem.

Agenda Item 17. Motion by Swenson, seconded by Hayes, to adjourn. AYES: Hayes, Shotkoski, Sullivan, Swenson. NAYS: None. Meeting was adjourned at 9:12 p.m.