



SPRINGFIELD

NEBRASKA

CITY COUNCIL AGENDA

Tuesday, October 15, 2024 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 October 1, 2024, Council Meeting
2. Approve Claims
3. Treasurer's Report

REGULAR AGENDA

1. **Public Hearing** for the One & Six Year Road Plan; Consider approval of **Resolution 2024-22** accepting and adopting the One & Six Year Road Plan
2. **Public Hearing** to consider an application filed by the City of Springfield for a text amendment to Article 5 Zoning Districts, Section 5.22 CO Corridor Overlay District adding Franchise Architecture under Subsection Criteria for Appearance
3. Consider approval of **Ordinance No. 1162** amending Springfield Zoning Code Article 5 Zoning Districts, Section 5.22 CO Corridor Overlay District adding Franchise Architecture under Subsection Criteria for Appearance

4. **Public Hearing** to consider an application filed by Springfield American Legion, property owner, for a conditional use permit amendment to add an accessory structure on Lot 1, American Legion Springfield, generally located at 13640 Pflug Road, Springfield, NE 68059, which property is used as a Special Event Venue
5. Consider approval of **Resolution No. 2024-23** approving a conditional use permit to Springfield American Legion, property owner, for a conditional use permit amendment to add an accessory structure on Lot 1, American Legion Springfield, generally located at 13640 Pflug Road, Springfield, NE 68059, which property is used as a Special Event Venue
6. Review Agreement for Connection and Wastewater Service Between the Sarpy County and Cities Wastewater Agency and the City of Springfield (Member Service Agreement)
7. Consider bids for the removal of dead and/or diseased trees at City Park and Springfield Memorial Library
8. Consider approval of Chris Woodman's six-month review and proposed merit increase
9. Consider approval of Jason Iverson's six-month review and proposed merit increase

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 p.m. on Tuesday, October 15, 2024, at City Hall. Present were Mayor Bob Roseland: Council Members: Mike Neitzel, Michael Herzog, Dan Craney. Absent: Kacie Murtha. 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, Craney. NAYS: None. ABSENT: Murtha. Motion carried.

Check #	Account ID	Account Description	Debit Amount	Name
General				
48912	7205-10-10	Subscriptions-Gen	500.00	American Legal Publishing Corp
48913	7455-10-10	Internet-Gen	139.98	Charter Communications
EFTPS 10/16/24	7270-10-10	Insurance-Gen	293.68	Travelers
Total			933.66	
Library				
48913	7455-20-10	Internet-Lib	59.99	Charter Communications
EFTPS 10/16/24	7270-20-10	Insurance-Lib	128.27	Travelers
Total			188.26	
Park				
48911	8120-30-10	Fuel-Park	560.86	BRP Investments
48914	8160-30-10	R&M Grounds-Park	1,600.00	Jensen Gardens
EFTPS 10/16/24	7270-30-10	Insurance-Park	189.03	Travelers
Total			2,349.89	
Community Bldg				
EFTPS 10/16/24	7270-40-10	Insurance-Community Bldg	99.58	Travelers
Total			99.58	
Water				
48910	7230-50-20	Postage/Shipping-Water	234.64	US Postal Service
48911	8120-50-20	Fuel-Water	215.78	BRP Investments
48915	9202-50-20	Lead Pipe Replacement-Water	1,052.55	Sunbelt Rentals
48916	7330-50-20	Telephone-Water	22.03	Verizon Wireless
48916	9155-50-20	GIS-Water	30.02	Verizon Wireless

EFTPS 10/16/24	7270-50-20	Insurance-Water	313.93	Travelers
Total			1,868.95	
Sewer				
48910	7230-60-30	Postage/Shipping-Sewer	234.64	US Postal Service
48911	8030-60-30	Supplies-Sewer	5.19	BRP Investments
48911	8120-60-30	Fuel-Sewer	160.39	BRP Investments
48916	7330-60-30	Telephone-Sewer	22.03	Verizon Wireless
48916	9155-60-30	GIS-Sewer	30.02	Verizon Wireless
EFTPS 10/16/24	7270-60-30	Insurance-Sewer	236.29	Travelers
Total			688.56	
Street				
48911	8120-70-40	Fuel-Street	416.47	BRP Investments
48913	7455-70-40	Internet-Street	109.99	Charter Communications
48916	7330-70-40	Telephone-Street	22.05	Verizon Wireless
48916	9155-70-40	GIS-Street	30.00	Verizon Wireless
EFTPS 10/16/24	7270-70-40	Insurance-Street	427.01	Travelers
Total			1,005.52	
Keno				
48917	7360-80-70	State Lottery Tax	2,082.00	Nebraska Department of Revenue
Total			2,082.00	

The City Treasurer reported a balance on hand of \$4,557,637.06 in cash assets; Prestige Treasury, \$209,813.06; Prestige Bond, \$1,364,307.04; Keno Community Betterment, \$483,153.32; Keno Progressive Jackpot, \$50,000.00; Water Deposit Savings, \$4,256.70; Refundable Deposits Savings, \$1,242.76; Water Tower Savings, \$364,473.59; Sewer Restricted, \$369,718.06; Water Capital Facilities Fees, \$180,167.70; Sewer Capital Facilities Fees, \$1,197,317.07; City Sales Tax, \$8,731,954.64; Money Market Library Bricks, \$982.59; Government Securities, \$123,195.16; Library Savings-Estate Donation, \$1,654.15; Pinnacle Bank-ASIP, \$1,996,006.22; Time Certificates as follows: Bond, \$81,982.85; Tower, \$61,141.12; Water, \$134,903.67; Library Restricted, \$33,816.95; Cash Receipts, \$492,595.61; Cash Disbursements, \$456,740.17.

Regular Agenda

Agenda Item 1. A Public Hearing of the Springfield City Council was opened at 7:01 p.m. to consider the One and Six Year Road Plan. No one from the public spoke in favor of or in opposition to the plan. Motion by Herzog, seconded by Craney, to close the public hearing. AYES: Neitzel, Herzog, Craney. NAYE: None. ABSENT: Murtha. Motion carried. Public Hearing ended at 7:02 p.m.

Council Member Herzog introduced Resolution 2024-22 and moved its adoption. Council Member Neitzel seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Herzog, Craney. The following voted NAY: None. The following were ABSENT: Murtha. 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
2024-22**

One and 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, the City of Springfield, Nebraska, has conducted a public hearing in accordance with the requirements of the Board of Public Roads Classification and Standard.

NOW, 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 15th day of October, 2024.

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

Record of Vote:

Ayes: Neitzel, Herzog, Craney.

Nays: None

Abstain: None

Absent: Murtha

Resolution adopted, signed and billed as adopted.

Approved: Robert Roseland, Mayor

SEAL

Attest: Barbara Henninger, City Clerk

Agenda Item 2. A Public Hearing of the Springfield City Council was opened at 7:03 p.m. to consider an application filed by the City of Springfield for a text amendment to Article 5 Zoning Districts, Section 5.22 CO Corridor Overlay District adding Franchise Architecture under Subsection Criteria for Appearance. No one from the public spoke in favor of or in opposition to the text amendment. Motion by Herzog, seconded by Neitzel, to close the public hearing. AYES:

Neitzel, Herzog, Craney. NAYS: None. ABSENT: Murtha. Motion carried. Public Hearing ended at 7:05 p.m.

Agenda Item 3. Council Member Herzog introduced **Ordinance No. 1162** entitled:

AN ORDINANCE TO AMEND ARTICLE 5 “ZONING DISTRICTS”, SECTION 5.22 “CO CORRIDOR OVERLAY DISTRICT” OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA TO ADD FRANCHISE ARCHITECTURE TO SUBSECTION E CRITERIA FOR APPEARANCE; TO REPEAL ORDINANCES IN CONFLICT; 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 AYES: Neitzel, Herzog, Craney. The following voted NAY: None. The following were ABSENT: Murtha. 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 Herzog moved for final passage of the ordinance, which motion was seconded by Council Member Craney. The Mayor then stated the question “Shall Ordinance No. 1162 be passed and adopted?” Upon roll call vote, the following Council Members voted AYE: Neitzel, Herzog, Craney. The following voted NAY: None. The following were ABSENT: Murtha. 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. 1162

AN ORDINANCE TO AMEND ARTICLE 5 “ZONING DISTRICTS”, SECTION 5.22 “CO CORRIDOR OVERLAY DISTRICT” OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA TO ADD FRANCHISE ARCHITECTURE TO SUBSECTION E CRITERIA FOR APPEARANCE; TO REPEAL ORDINANCES IN CONFLICT; 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. Approval of Amendment to Zoning Ordinance. On October 8, 2024, the Springfield Planning Commission conducted a public hearing on the matter of amending Section 5.22 of the zoning ordinance to add Franchise Architecture under Subsection E Criteria for Appearance and reported a recommendation of approval to the City Council. On October 15, 2024, the City Council held a public hearing on said proposed amendment to the zoning ordinance and found and determined that said proposed amendment to the zoning ordinance is advisable, in the best interests of the City, and consistent with the Comprehensive Plan. The City

Council further found and determined that public hearings were duly held and notices given. Therefore, the City Council hereby approves said proposed amendment to the zoning ordinance as set forth in this Ordinance.

Section 2. Amendment to Zoning Ordinance. Pursuant to Section 11.01 of the Springfield Zoning Ordinance, Section 5.22, Subsection E Criteria for Appearance, 4 Building Design is hereby amended as follows:

Section 5.22 CO Corridor Overlay District

E. Criteria for Appearance:

4. Building Design

- a. Architectural design and style are not restricted; however architectural style should be consistent throughout the subdivision. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- b. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- c. The primary building material of all portions of the structures shall be negotiated with the City, however, sample materials shall include but not be limited to materials of high quality, such as brick (clay), stucco, wood, glass, split faced concrete masonry units (CMU) with integrated color pigmentation and stone material native to Eastern Nebraska. The materials shall be similar and compatible throughout the entire development. The Springfield staff may allow other primary building designs (of good architectural character i.e. CMU, poured-in-place concrete) for portions of the building not visible from public areas. Other secondary building materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
- d. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
- e. Materials shall be of durable quality.
- f. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- g. Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.
- h. Colors shall be harmonious and shall use only compatible accents
- i. Colors shall be of “low reflectance, subtle, neutral, or earth tones” and shall not be of high-intensity or metallic colors unless the colors are true to the materials beings used.

- j. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- k. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
- l. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.
- m. Building orientation shall be toward an arterial street, unless it is demonstrated that this would not be feasible. The second floors of existing two story structures, are encouraged to be converted to a residential use and/or office use.
- n. Structures where the upper floors are not utilized for residential or office use shall utilize decorative features such as displays, curtains, and other materials to enhance the appearance of the overall structure.
- o. Flat roofs on commercial buildings shall have parapets.
- p. Metal Buildings shall not be allowed to have visible exterior metal walls facing the corridor without use of acceptable brick, stone or other product on 25% of the frontage.
- q. All openings in the façade of a building (windows, doorways, etc.) shall be proportioned to reflect pedestrian scale and designed in a manner that encourages interest at the street level. Main or primary entrances to buildings must be delineated through the use of architectural detailing appurtenant to the architectural style of the building. The main or primary entrances shall be oriented toward the front or side street setback.
- r. Windows shall not carry the appearance of vacancy or deterioration, and shall utilize decorative features such as displays, curtains, and other materials to minimize an appearance of vacancy or deterioration. Windows shall maintain the architectural character of the structure they are a part of.
- s. Awnings or canopies shall be made of metal or of cloth material.
- t. Walkway coverings shall be of sheet metal, metal shingles or of standing-seam construction, or of canvas or cloth.
- u. Iron railings shall be of utilitarian styling as represented in the district.
- v. Planter boxes and screening walls, when used shall be compatible with the primary structure.
- w. Facades consisting of brick or masonry shall not be painted if they have not previously been painted.
- x. Franchise Architecture: Franchise architecture that meets minimum standards is allowed. National “standard”, prototype, or trademark designs shall be adapted to be compatible with these standards. Corporate colors utilized as a minimal accent color shall be compatible with the surrounding buildings.

Section 3. Repeal Ordinances in Conflict. All other ordinances in conflict are hereby repealed.

Section 4. 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 15TH DAY OF OCTOBER, 2024.

Robert Roseland, Mayor
(SEAL)

Attest: Barbara Henninger, City Clerk

Agenda Item 4. A Public Hearing of the Springfield City Council was opened at 7:06 p.m. to consider a conditional use permit amendment to add an accessory structure on Lot 1, American Legion Springfield which property is used as a Special Event Venue. No one from the public spoke in favor of or in opposition to the conditional use permit. After all those wishing to speak were offered an opportunity to be heard, the Mayor recommended the hearing be closed. Motion by Craney, seconded by Neitzel, to close the public hearing. AYES: Neitzel, Herzog, Craney. NAYS: None. ABENT: Murtha. Motion carried. Public Hearing closed at 7:08 p.m.

Agenda Item 5. Council Member Craney introduced Resolution 2024-23 and moved its adoption. Council Member Herzog seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Herzog, Craney. The following voted NAY: None. The following were ABSENT: Murtha. 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
2024-23**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A CONDITIONAL USE PERMIT AMENDMENT FOR SPRINGFIELD AMERICAN LEGION, PROPERTY OWNER AND APPLICANT, TO ADD AN ACCESSORY STRUCTURE ON LOT 1, AMERICAN LEGION SPRINGFIELD, SARPY COUNTY, NEBRASKA, GENERALLY LOCATED AT 13640 PFLUG ROAD, WHICH IS ZONED RURAL ARTS AND TOURISM AND USED AS A SPECIAL EVENT VENUE.

WHEREAS, the owner/applicant of the above described property has made application for approval of a conditional use permit amendment to add an accessory structure to its property which is zoned Rural Arts and Tourism and used as a special event venue; 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 October 8, 2024, regarding the application and has made a recommendation of approval to the City Council for the conditional use permit amendment contingent upon the accessory structure meeting all pertinent building and fire codes; and

WHEREAS, the City Council of the City of Springfield held a public hearing regarding such application on October 15, 2024, and is agreeable to the conditional use permit amendment, subject to the accessory structure meeting all pertinent building and fire codes in addition to certain other conditions and agreements as set forth in the conditional use permit agreement attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves and issues the conditional use permit amendment to Springfield American Legion, property owner and applicant, to add an accessory structure to its property for the continued operation of a special event venue on property zoned Rural Arts and Tourism and legally described as Lot 1, American Legion Springfield, Sarpy County, Nebraska, subject to the accessory structure meeting all pertinent building and fire codes in addition to certain other conditions and agreements as set forth in the conditional use permit agreement attached hereto as Exhibit "A".

PASSED AND APPROVED THIS 15TH DAY OF OCTOBER, 2024.

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

Record of Vote:

Ayes: Neitzel, Herzog, Craney

Nays: None

Abstain: None

Absent: Murtha

Approved: Robert Roseland, Mayor

SEAL

Attest: Barbara Henninger, City Clerk

Agenda Item 6. Kathleen Gottsch, City Administrator, reviewed the current draft of the Agreement for Connection and Wastewater Service between the Sarpy County and Cities Wastewater Agency and the City of Springfield.

Agenda Item 7. Tyler Holdorf, Parks Director, obtained two bids for the removal of dead and/or diseased trees at City Park and Springfield Memorial Library. Neitzel inquired as to why city maintenance staff weren't removing the trees. Gottsch pointed out that the trees included in

the bids are for either very large trees or trees located in tight spaces next to buildings. The city doesn't have the proper equipment to handle tall trees. City maintenance staff will be removing other dead and/or diseased trees for which they do have the proper equipment to complete the job safely. Motion by Herzog, seconded by Craney, to approve the bid from Omaha Tree Service in the amount of \$12,500 for the removal of seven (7) large dead and/or diseased trees at City Park and Springfield Memorial Library. AYES: Herzog, Craney. NAYS: Neitzel. ABSENT: Murtha. Motion carried.

Agenda Items 8 and 9. Motion by Herzog, seconded by Neitzel, to move agenda items 8 and 9, regarding a six-month review and proposed merit increase for Chris Woodman, Director of Buildings, Equipment & Vehicles, and Jason Iverson, Maintenance Laborer, into executive session.

Department Reports

Agenda Item 1. Neitzel reported that Tractor Supply requested their water meter, so they are moving right along with their project.

Agenda Item 2. No department report from Herzog.

Agenda Item 3. No department report from Murtha.

Agenda Item 4. Craney reported the south side Main Street sidewalk was poured today. He noted that Bryan Cherry, Street Commissioner, also prepared a couple of small pours at City Hall and the library. City staff will begin tarring after those projects are complete.

Agenda Item 5. Mayor Roseland reported that he has met with interested developers, and he will attend the wastewater agency meeting next week.

Agenda Item 6. Gottsch reported she met the new general manager of the Springfield Tractor Supply at the Springfield Business Association meeting last week. They are on track for a soft opening in November and a grand opening after the first of the year. The lead pipe inventory was submitted to the state. The lines marked unknown or galvanized by residents will require follow-up, but the city has additional time to do that. Gottsch reported that Marty Giff submitted a growth management plan exception request to build one home on his property east of town. If Council is agreeable, said request will be submitted to the SCCWWA for consideration of approval. Gottsch asked if any Council Members would like to attend a meeting with property owners who own land in the vicinity of 144th and Capehart Road. Both Mayor Roseland and Craney plan to attend.

Executive Session

Motion by Herzog, seconded by Neitzel, to enter into executive session at 7:42 p.m. for the purpose of personnel discussion. AYES: Neitzel, Herzog, Craney. NAYS: None ABSENT: Murtha. Motion carried.

Motion by Neitzel, seconded by Herzog, to leave executive session at 7:58 p.m. AYES: Neitzel, Herzog, Craney. NAYS: None ABSENT: Murtha. Motion carried.

Motion by Neitzel, seconded by Craney, to approve a 4% merit increase to Chris Woodman, Director of Buildings, Equipment & Vehicles.

Motion by Neitzel, seconded by Herzog, to approve a 3% merit increase to Jason Iverson, Maintenance Laborer.

ADJOURNMENT

Motion by Herzog, seconded by Craney, to adjourn. AYES: Neitzel, Herzog, Craney. NAYS: None. ABSENT: Murtha. Meeting adjourned at 7:59 p.m.

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 15, 2024; 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.

Barbara Henninger
City Clerk