



# SPRINGFIELD

## NEBRASKA

---

### **CITY COUNCIL AGENDA - REVISED**

Tuesday, January 6, 2026, at 7:00 p.m.

Springfield City Hall  
170 North 3<sup>rd</sup> 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 December 16, 2025, Council Meeting
2. Approve Claims and Payroll

#### **REGULAR AGENDA**

1. Sarpy County Sheriff's Monthly Service Report
2. Reconsider waiving the floodplain development permit fee for the Knights of Columbus to build an addition onto their existing booth at the Sarpy County Fairgrounds
3. Conduct a **Public Hearing** to consider the following applications:
  - A. An application for a request for zone change filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, requesting a change of zoning classification from AR Agriculture Residential District to MU Mixed Use District PUD Planned Unit Development District on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059
  - B. An application for a preliminary plat (Lots 1-310 and Outlots A-K, Village on Main) filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska consisting of approximately

76.56 acres, more or less, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE 68059

- C. An application for a conditional use permit filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, to allow for a unique mix of residential lots and styles to provide a variety of home types and price points in the Mixed Use Zoning District on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE 68059
- 4. Consider approval of **Ordinance No. 1217** approving a change of zoning classification filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, requesting a change of zoning classification from AR Agriculture Residential District to MU Mixed Use District PUD Planned Unit Development District on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059
- 5. Consider approval of **Resolution 2026-1** approving a preliminary plat (Lots 1-310 and Outlots A-K, Village on Main) filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE 68059
- 6. Consider approval of **Resolution 2026-2** approving a conditional use permit filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, to allow for a unique mix of residential lots and styles to provide a variety of home types and price points in the Mixed Use Zoning District on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE 68059
- 7. Consider a merit increase for Rod Post, seasonal maintenance worker
- 8. Consider a merit increase for Daelynn Schmitz, seasonal maintenance worker
- 9. Proclamation of Retirement for Andie Ledenbach as Utility Billing Clerk/Assistant City Clerk

#### **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, January 6, 2026, 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.

Check #	Account ID	Account Description	Name	Debit Amount
General				
EFTPS	6080-10-10	Health Insurance-Gen	Blue Cross Blue Shield of Nebraska	2,920.58
EFTPS	6080-10-10	Health Insurance-Gen	Metropolitan Life Insurance Co	156.64
EFTPS	6080-10-10	Health Insurance-Gen	PLIC - SBD Grand Island	217.88
EFTPS	6084-10-10	Aflac-Gen	Aflac	224.78
50564	8010-10-10	Office Supplies-Gen	Amazon Business	207.53
50566	6084-10-10	Aflac-Gen	Ameritas Life Insurance Corp.	44.80
50569	7480-10-10	Janitorial-Gen	BSC Janitorial	360.00
50572	7455-10-10	Internet-Gen	Charter Communications	139.99
50574	7045-10-10	Prof Svcs-Tech Support-Gen	Core Technologies, Inc	1,467.50
50579	8140-10-10	R&M Equipment-Gen	Eakes Office Solutions	927.98
50582	7205-10-10	Subscriptions-Gen	First National Bank of Omaha	126.09
50582	7045-10-10	Prof Svcs-Tech Support-Gen	First National Bank of Omaha	16.99
50582	7230-10-10	Postage/Shipping-Gen	First National Bank of Omaha	88.48
50582	7330-10-10	Telephone-Gen	First National Bank of Omaha	264.60

50583	8140-10-10	R&M Equipment-Gen	Five Points Bank	126.29
50583	9010-10-10	Office Equipment-Gen	Five Points Bank	88.42
50587	8030-10-10	Supplies-Gen	Home Depot Credit Services	38.91
50587	8130-10-10	R&M Building-Gen	Home Depot Credit Services	23.92
50594	7320-10-10	Natural Gas-Gen	Metropolitan Utilities District	156.53
50599	7010-10-10	Prof Svcs-Engineer-Gen	Olsson	2,401.69
50600	7310-10-10	Electricity-Gen	OPPD	282.33
50601	7340-10-10	Waste Disposal-Gen	Waste Connections of Nebraska, Inc	40.43
50605	7046-10-10	Prof Svcs-Bldg Inspector-Gen	Sarpy County Building Inspector	1,152.85
50606	7060-10-10	Animal Control-Gen	Sarpy County Fiscal Administrator	423.00
50607	7050-10-10	Law Contract-Gen	Sarpy County Treasurer	10,991.00
50609	7020-10-10	Prof Svcs-Legal-Gen	Seidler & Seidler, P.C.	2,330.80
50611	8030-10-10	Supplies-Gen	Springfield Ace Hardware	17.99
50612	7442-10-10	Tobacco License-Gen	Springfield Platteview Community School	30.00
50612	7441-10-10	Liquor License School Fund-Gen	Springfield Platteview Community School	600.00
50613	7250-10-10	Publication Costs-Gen	Suburban Newspapers	282.24
50615	8030-10-10	Supplies-Gen	Tractor Supply Co.	4.00
50615	9040-10-10	Tools & Misc Equip-Gen	Tractor Supply Co.	15.99
50616	7180-10-10	Education-Gen	UNO - Nebraska Clerk Institue	443.00
50617	7280-10-10	Laundry-Gen	Walkers Uniform Rental	163.02
			<b>Total</b>	<b>26,776.25</b>
<b>Sales Tax</b>				
50564	9089-15-10	Community Events-SlsTax	Amazon Business	-19.07
50586	9177-15-10	Library-City SlsTax	Hauptman Architecture	1,080.00
			<b>Total</b>	<b>1,060.93</b>
<b>Library</b>				
EFTPS	6080-20-10	Health Insurance-Lib	Blue Cross Blue Shield of Nebraska	1,043.06
EFTPS	6080-20-10	Health Insurance-Lib	Metropolitan Life Insurance Co	98.56
EFTPS	6080-20-10	Health Insurance-Lib	PLIC - SBD Grand Island	36.86
EFTPS	6084-20-10	Aflac-Lib	Aflac	79.56
50565	8060-20-10	Books/Videos/Maps-Lib	Amazon Capital Services	769.21
50566	6084-20-10	Aflac-Lib	Ameritas Life Insurance Corp.	26.40
50572	7455-20-10	Internet-Lib	Charter Communications	29.98
50574	7330-20-10	Telephone-Lib	Core Technologies, Inc	60.00
50577	8060-20-10	Books/Videos/Maps-Lib	Diamond Lake Books	488.57
50580	9062-20-10	Security System-Lib	Iris Group Holdings LLC	95.04
50582	7330-20-10	Telephone-Lib	First National Bank of Omaha	102.08
50587	8130-20-10	R&M Building-Lib	Home Depot Credit Services	231.31
50591	8060-20-10	Books/Videos/Maps-Lib	MicroMarketing, LLC	39.99
50592	8060-20-10	Books/Videos/Maps-Lib	MidAmerica Books	167.65
50594	7320-20-10	Natural Gas-Lib	Metropolitan Utilities District	245.27

50600	7310-20-10	Electricity-Lib	OPPD	229.18
50601	7340-20-10	Waste Disposal-Lib	Waste Connections of Nebraska, Inc	47.03
50608	7480-20-10	Janitorial-Lib	Marcie Schmieder	300.00
			<b>Total</b>	<b>4,089.75</b>
<b>Library Restricted</b>				
50563	8060-21-10	Books/Videos/Maps-LibRest	Advantage Archives, LLC	1,270.00
50565	8070-21-10	Library Supplies-LibRest	Amazon Capital Services	18.00
50571	8060-21-10	Books/Videos/Maps-LibRest	Center Point Large Print	97.08
50579	8070-21-10	Library Supplies-LibRest	Eakes Office Solutions	129.51
50583	9010-21-10	Office Equipment LibRest	Five Points Bank	93.51
50584	8060-21-10	Books/Videos/Maps-LibRest	Cengage Learning Inc/Gale	77.99
50591	8060-21-10	Books/Videos/Maps-LibRest	MicroMarketing, LLC	189.22
50604	8070-21-10	Library Supplies-LibRest	Quill Corporation	163.46
			<b>Total</b>	<b>2,038.77</b>
<b>Park</b>				
EFTPS	6080-30-10	Health Insurance-Prk	Blue Cross Blue Shield of Nebraska	596.04
EFTPS	6080-30-10	Health Insurance-Prk	Metropolitan Life Insurance Co	29.04
EFTPS	6080-30-10	Health Insurance-Prk	PLIC - SBD Grand Island	35.11
50576	8080-30-10	Promotional Materials-Prk	The Cosgrave Company	599.70
50596	8140-30-10	R&M Equipment-Prk	Mill Creek Auto Parts	54.13
50600	7310-30-10	Electricity-Prk	OPPD	613.02
50601	7340-30-10	Waste Disposal-Prk	Waste Connections of Nebraska, Inc	275.54
50611	8160-30-10	R&M Grounds-Prk	Springfield Ace Hardware	40.98
50614	8140-30-10	R&M Equipment-Prk	Ty's Outdoor Power & Service	107.52
50614	9087-30-10	Lawn Mower-Prk	Ty's Outdoor Power & Service	9,781.83
EFTPS	8120-30-10	Fuel-Prk	Casey's Business Mastercard	156.49
			<b>Total</b>	<b>12,289.40</b>
<b>Soccer</b>				
EFTPS	6080-35-10	Health Insurance-Scr	Blue Cross Blue Shield of Nebraska	298.02
EFTPS	6080-35-10	Health Insurance-Scr	Metropolitan Life Insurance Co	14.52
EFTPS	6080-35-10	Health Insurance-Scr	PLIC - SBD Grand Island	19.02
50596	8140-35-10	R&M Equipment-Scr	Mill Creek Auto Parts	54.12
50600	7310-35-10	Electricity-Scr	OPPD	37.34
50614	8140-35-10	R&M Equipment-Scr	Ty's Outdoor Power & Service	107.50
50614	9087-35-10	Lawn Mower-Scr	Ty's Outdoor Power & Service	9,781.83
EFTPS	8120-35-10	Fuel-Scr	Casey's Business Mastercard	25.97
			<b>Total</b>	<b>10,338.32</b>
<b>Community Building</b>				
50564	8030-40-10	Supplies-CommBldg	Amazon Business	129.37
50564	9040-40-10	Tools & Misc Equip-CommBldg	Amazon Business	75.03
50572	7455-40-10	Internet-CommBldg	Charter Communications	110.00

50581	7480-40-10	Janitorial-CommBuilding	Executive Janitorial Corporation	250.00
50587	8030-40-10	Supplies-CommBldg	Home Depot Credit Services	114.79
50588	7045-40-10	Prof Svcs-Tech Support-C0mmBldg	KeyinCloud LLP	288.00
50594	7320-40-10	Natural Gas-Community Bldg	Metropolitan Utilities District	464.93
50600	7310-40-10	Electricity-CommBldg	OPPD	116.78
50601	7340-40-10	Waste Disposal-CommBldg	Waste Connections of Nebraska, Inc	104.83
50603	8130-40-10	R&M Building-CommBldg	Precision Drywall Inc	15,700.00
50617	7280-40-10	Laundry-CommBldg	Walkers Uniform Rental	200.91
			<b>Total</b>	<b>17,554.64</b>
<b>Water</b>				
EFTPS	6080-50-20	Health Insurance-Wtr	Blue Cross Blue Shield of Nebraska	1,192.08
EFTPS	6080-50-20	Health Insurance-Wtr	Metropolitan Life Insurance Co	58.08
EFTPS	6080-50-20	Health Insurance-Wtr	PLIC - SBD Grand Island	104.22
EFTPS	6084-50-20	Aflac-Wtr	Aflac	210.80
50566	6084-50-20	Aflac-Wtr	Ameritas Life Insurance Corp.	6.60
50567	8110-50-20	Chemicals-Wtr	Aqua-Chem, Inc.	134.20
50574	7045-50-20	Prof Svcs-Tech Support-Wtr	Core Technologies, Inc	217.50
50578	7430-50-20	Digger's Hotline-Wtr	One Call Concepts, Inc.	32.76
50593	7420-50-20	Testing-Wtr	Midwest Laboratories	206.11
50598	7420-50-20	Testing-Wtr	NEPublic Health Environmental Lab	34.00
50599	9090-50-20	New Well-Wtr	Olsson	4,616.21
50600	7310-50-20	Electricity-Wtr	OPPD	1,598.87
50609	7010-50-20	Prof Svcs-Engineer-Wtr	Seidler & Seidler, P.C.	87.50
50611	8030-50-20	Supplies-Wtr	Springfield Ace Hardware	27.98
EFTPS	8120-50-20	Fuel-Wtr	Casey's Business Mastercard	129.66
			<b>Total</b>	<b>8,656.57</b>
<b>Sewer</b>				
EFTPS	6080-60-30	Health Insurance-Swr	Blue Cross Blue Shield of Nebraska	894.06
EFTPS	6080-60-30	Health Insurance-Swr	Metropolitan Life Insurance Co	43.56
EFTPS	6080-60-30	Health Insurance-Swr	PLIC - SBD Grand Island	86.49
EFTPS	6084-60-30	Aflac-Swr	Aflac	143.03
50566	6084-60-30	Aflac-Swr	Ameritas Life Insurance Corp.	6.60
50574	7045-60-30	Prof Svcs-Tech Support-Swr	Core Technologies, Inc	140.00
50599	7010-60-30	Prof Svcs-Engineer-Swr	Olsson	212.84
50600	7310-60-30	Electricity-Swr	OPPD	38.14
EFTPS	8120-60-30	Fuel-Swr	Casey's Business Mastercard	101.91
			<b>Total</b>	<b>1,666.63</b>
<b>Street</b>				
EFTPS	6080-70-40	Health Insurance-Str	Blue Cross Blue Shield of Nebraska	1,192.08
EFTPS	6080-70-40	Health Insurance-Str	Metropolitan Life Insurance Co	58.08
EFTPS	6080-70-40	Health Insurance-Str	PLIC - SBD Grand Island	70.26

EFTPS	6084-70-40	Aflac-Str	Aflac	120.29
50568	8140-70-40	R&M Equipment-Str	BOO, Inc.	73.43
50570	8140-70-40	R&M Equipment-Str	K & H Truck & Trailer Repair	2,672.41
50572	7455-70-40	Internet-Str	Charter Communications	110.00
50573	8090-70-40	Asphalt & Concrete-Str	Concrete Delivered LLC	16,899.11
50575	9036-70-40	Heavy Machinery-Plow-Str	Cornhusker International Trucks, Inc.	111,000.00
50576	8080-70-40	Promotional Material- Str	The Cosgrave Company	101.90
50587	8030-70-40	Supplies-Str	Home Depot Credit Services	23.18
50589	8130-70-40	R&M Building-Str	Langfeldt Overhead Door Inc.	693.45
50590	8225-70-40	R&M Street Signs&Posts-Str	Michael Todd & Company	282.36
50594	7320-70-40	Natural Gas-Str	Metropolitan Utilities District	922.26
50595	9040-70-40	Tools & Misc Equip-Str	Murphy Tractor & Equipment Co., Inc.	13,550.00
50596	8030-70-40	Supplies-Str	Mill Creek Auto Parts	86.70
50596	8140-70-40	R&M Equipment-Str	Mill Creek Auto Parts	598.16
50596	8150-70-40	R&M Vehicle-Street	Mill Creek Auto Parts	97.85
50596	9040-70-40	Tools & Misc Equip-Str	Mill Creek Auto Parts	36.15
50597	8030-70-40	Supplies-Str	Nebraska-Iowa Industrial Fasteners Corp	12.17
50599	7010-70-40	Prof Svcs-Engineer-Str	Olsson	28.54
50600	7310-70-40	Electricity-Str	OPPD	2,923.91
50601	7340-70-40	Waste Disposal-Str	Waste Connections of Nebraska, Inc	159.53
50602	9040-70-40	Tools & Misc Equip-Str	Powerplan	405.00
50610	8090-70-40	Asphalt & Concrete-Str	Silex Group, LLC	300.96
50611	8030-70-40	Supplies-Str	Springfield Ace Hardware	237.25
50611	8130-70-40	R&M Building-Str	Springfield Ace Hardware	18.48
50611	8140-70-40	R&M Equipment-Str	Springfield Ace Hardware	46.33
50611	9040-70-40	Tools & Misc Equip-Str	Springfield Ace Hardware	478.00
50614	9040-70-40	Tools & Misc Equip-Str	Ty's Outdoor Power & Service	149.98
50615	8030-70-40	Supplies-Str	Tractor Supply Co.	24.98
50615	8140-70-40	R&M Equipment-Str	Tractor Supply Co.	16.98
50615	8225-70-40	R&M Street Signs&Posts-Str	Tractor Supply Co.	30.18
50615	9040-70-40	Tools & Misc Equip-Str	Tractor Supply Co.	45.98
50617	7290-70-40	Uniform Allowance-Str	Walkers Uniform Rental	29.34
EFTPS	8120-70-40	Fuel-Str	Casey's Business Mastercard	1,161.77
			<b>Total</b>	<b>154,657.05</b>
<b>Keno</b>				
50585	9174-80-70	Keno CB Project	Kathleen Gottsch	407.40
			<b>Total</b>	<b>407.40</b>
			<b>Grand Total</b>	<b>239,535.71</b>

### Regular Agenda

**Agenda Item 1.** Cpt. Tori Boldt reviewed the Sarpy County Sheriff's monthly service report. She congratulated Andie Ledenbach on her recent retirement. She apologized for the layout of the monthly recap report, noting that the department is working on a more user-friendly layout. Cpt. Boldt distributed maps showing auto accidents and crimes in Sarpy County, noting that Springfield has less incidents compared to the surrounding areas. She noted that the I-80 corridor and the Gretna Outlet Mall are the hot spots for incidents. Neitzel asked if calls were still on the rise for the group home. Cpt. Boldt stated that the sheriff's department is currently being called often; however, most calls are nothing severe. Many calls are for mental health issues and incidents occurring outside of the building when people driving by the facility are not aware of the situation and are calling concerned.

**Agenda Item 2.** Mayor Roseland recapped the findings of the Council's previous waiver of the floodplain development fee at the fairgrounds. Neitzel stated that to be consistent he is good with approving the fee waiver. Motion by Herzog, seconded by Murtha, to waive the floodplain development permit fee for the Knights of Columbus to build an addition onto their existing Sarpy County Fair booth. AYES: Neitzel, Herzog, Murtha. NAYS: None. Abstain: Craney. Absent: None. Motion carried.

**Agenda Item 3.** A Public Hearing of the Springfield City Council was opened at 7:09 p.m. to consider the following applications filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059: (A) a request to change the zoning classification from AR Agriculture Residential District to MU Mixed Use District PUD Planned Unit Development District, (B) a preliminary plat (Lots 1-310 and Outlots A-K, Village on Main), and (C) a conditional use permit to allow for a unique mix of residential lots and styles to provide a variety of home types and price points in the Mixed Use Zoning District.

Melvin Sudbeck, Sudbeck Development, 16255 Woodland Drive, Omaha, stated that this approximately 76-acre residential development will be located on the southeast corner at 132<sup>nd</sup> & Main Streets and be completed in three phases. It will include five different product types: multi-family, traditional single-family dwellings, townhomes, cottages, and bungalows. The multi-family portion will not be completed in phase one. Townhomes will be built four units to a structure, and all units will be for sale. Bungalows will be 1920s style with garages to the rear. Cottages will be in clusters and share driveway access. All single-family homes, cottages and bungalows will be custom-built starting at \$300,000+. Sudbeck noted that the sewer will be a force main connecting at Pflug Road. Neitzel asked what phase one would consist of. Sudbeck stated that phase one would be on the west side of the property but not directly adjacent to 132<sup>nd</sup> Street and include four of the five types of housing on 52 lots. Herzog questioned why the developer was building a miniature city, stating that it doesn't fit into Springfield with all the different types of housing. Murtha stated that this would bring kids back to Springfield after college offering starter homes and allow older generations to downsize and stay in Springfield. Sudbeck noted that most plans would adapt to a zero-entry floor plan. Murtha asked how long each phase would take to build out. Sudbeck said approximately two years. Neitzel asked what happened if phase one flops. Sudbeck stated that they would be locked into the project and they would grade the whole project at once. Christopher Poole, 1095 Cedar Circle, Springfield, stated that he works for the US Core of Engineers and that the land currently is heavily terraced for a reason. Springfield Pines has ground water issues, and some residents are using double sump pumps to keep the water out. Herzog questioned Sudbeck on the testing for ground water on the property. Sudbeck stating that they have walked the property and do not see any live springs. Jeff Kallhoff, 12904 North Shore Drive, Springfield, asked how many families would be expected for this project. Sudbeck stated that there are 304 total lots in all phases of development. Kallhoff asked how

many children were expected to be in the development and attend schools in the district. Kathleen Gottsch, City Administrator, said that the school district has a ratio of children per household they can use depending upon the type of residential unit, noting that apartments often have a different ratio than single-family homes. She noted that the school district receives all development applications. Neitzel said he spoke with members of the school board and, based on those conversations, he feels there is enough space for new students, noting that approximately 25% of current students are option in. Kallhoff said his biggest concern is that current opt in students will be kicked out of the district. Colleen Poole, 1095 Cedar Circle, Springfield, asked Sudbeck how many other cities he has proposed this type of project too. Sudbeck stated none. Poole stated that she knows of one in Valley that was denied. Sudbeck stated that they never submitted an application to Valley. Poole then stated that at 25<sup>th</sup> and Cornhusker in Bellevue there is a subdivision that is half empty. Sudbeck stated that the housing market is beginning to open back up again. Poole asked if Sudbeck is still actively building in Bellevue because county assessors website shows another builder named Orchard Valley, LLC owning the lots. Sudbeck stated that Orchard Valley and Sudbeck Homes are the same company, they just offer different products. Poole stated that over all she is opposed to this project, citing the other two residential developments also being considered at this time, Springfield Pines II with 100+ units and Springview with 94 units. She asked what the extra traffic will do to the roads and what will be their effect to schools and fire and rescue services. Murtha said the school district may need to shift boundaries for elementary school attendance. Gottsch stated that the school district has a strategic plan for this type of growth. Mayor Roseland mentioned that Springfield residents want to have a grocery store and more businesses to create jobs in town but residential growth is needed for Springfield to be considered for these types of businesses. Poole stated that multiple subdivisions cause major growing pains and affect small-town friendliness. He said traffic will increase as most people work in Omaha which will create congestion, especially at 132<sup>nd</sup> & Platteview Road. Mayor Roseland stated that the 4-way stop makes that roadway a lot better. Nietzel noted that Sarpy County will be hosting a public open house soon regarding improvements at 132<sup>nd</sup> & Platteview Road, specifically as to whether or not to install a traffic light or roundabout. Poole questioned the environmental effects on the water quality and farmland. Craney stated that there will be retention ponds to gather water collected. The water will flow away, and the sledge will stay in the retention pond to be dredged out. He pointed out that the proposed subdivisions are close to the center of town, keeping the small-town feel. It keeps everyone together. Poole questioned why all three developments were being considered at the same time. Neitzel stated that they won't all hit at once, it will be slow growth, keeping the younger generation and old originals in town. Gottsch explained that this growth is all because of timing and phasing. We knew that once the regional sewer system was in place the city would open up for development. The fire department, school and everyone knew it was coming. Rather than the city spend millions of dollars on a new sewer plant and spread the cost among 1,500 residents, it made more sense to develop the regional sewer system. Developers are excited that there is finally sewer capacity available for this area. Christopher Poole stated the D.R. Horton homes built in Springfield Pines are too small for the subdivision. Gottsch stated that Springfield Pines has covenants that dictate size. He said he feels like we are trying to grow Springfield to stop Papillion from annexing us. Gottsch noted that the city has a boundary agreement with the City of Papillion and state statute offers protection as well. Gottsch reported that the new comp plan covers a lot of questions being asked such as work force, housing types (cottage and bungalows were well received), walk ability, and making people feel like they are part of the community. Craney added that there are people who want to own a home with minimal work. He also expressed the city's interest in offering senior living options. He said if the community wants to have a grocery store or new business opportunities then housing options need to be expanded. Growing from the inside out is the right thing to do. Poole inquired if this project will be built with TIF funds. Gottsch said no and noted that the city has not had any TIF projects. Christopher Poole stated that the location of this particular development is a problem, citing that the property is terraced for a reason and development will mess up drainage. He said

it is not well suited for residential development. He said that low density would work better or acreages would be fine. Christopher Poole also noted that 132<sup>nd</sup> & Main can be seen from his backyard and he continually watches people blow through the stop signs there and feels that a roundabout is the only thing that will help that intersection. Brenda Promes, 13007 Lakeview Drive, Springfield stated that it sounds like a geotech company needs to be involved. Gottsch noted that the NRD has reviewed the application and found it to be acceptable. Murtha added that we have many other homes built by creeks. We are called Springfield for a reason. Christopher Poole stated that there will be water problems and traffic nightmares, but he knows that he can't say anything that will change anyone's mind. Herzog agreed that 132<sup>nd</sup> will drain to the low spot in the field. Christopher Poole also added that at the zoning meeting a comment of affordable housing is not true at \$300,000+. The median income in Springfield is \$90,000. The math shows a median affordable housing price to be \$280,000. Neitzel stated that current residents will usually move to new homes. Christopher Poole stated that would not help the burden. Craney said that back when Southcrest was built a lot of people moved into the new subdivision and sold their older properties. Gottsch stated the comp plan calls for a variety of housing options for a variety of people. 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 8:13 p.m.

**Agenda Item 4.** Council Member Murtha introduced **Ordinance No. 1217** entitled:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM AGRICULTURE RESIDENTIAL TO MIXED USE-PLANNED UNIT DEVELOPMENT ON PROPERTY LEGALLY DESCRIBED AS THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 76.56 ACRES, MORE OR LESS, AND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 132<sup>ND</sup> STREET AND MAIN STREET, SPRINGFIELD, NEBRASKA; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF

and moved that the statutory rule requiring reading on three different days be suspended. Council Member Craney 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 following were ABSENT: 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. 1217 be passed and adopted?" Upon roll call vote, the following Council Members voted AYE: Murtha, Craney, Mayor Roseland. The following voted NAY: Nietzel, Herzog. The following were ABSENT: 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. 1217**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM AGRICULTURE RESIDENTIAL TO MIXED USE-PLANNED UNIT DEVELOPMENT ON PROPERTY LEGALLY DESCRIBED AS THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 76.56 ACRES, MORE OR

LESS, AND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 132<sup>ND</sup> STREET AND MAIN STREET, SPRINGFIELD, NEBRASKA; 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 SM2 Sudbeck Development, applicant, and Centipede LLC, owner, requesting a change of zoning classification from Agriculture Residential to Mixed Use-Planned Unit Development on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 76.56 acres, and generally located at the southeast corner of 132<sup>nd</sup> Street and Main Street, Springfield, Nebraska.

Section 2. Approval to change the zoning classification from Agriculture Residential to Mixed Use-Planned Unit Development on the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. On December 9, 2025, the Springfield Planning Commission conducted a public hearing on the matter of changing the zoning classification from Agriculture Residential to Mixed Use-Planned Unit Development and reported to the City Council that it recommended approval of the rezone. On January 6, 2026, the City Council opened a public hearing on said proposed changes and found and determined that the zoning classification from Agriculture Residential to Mixed Use-Planned Unit Development was advisable and in compliance with the Springfield Comprehensive Plan. The City Council hereby approved said proposed change in zoning classification from Agriculture Residential to Mixed Use-Planned Unit Development on the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, contingent upon the final plat for this property being recorded with the Sarpy County Register of Deeds.

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 6<sup>TH</sup> DAY OF JANUARY 2026.

Robert Roseland, Mayor

(SEAL)

Attest: Barbara Henninger, City Clerk

**Agenda Item 5.** Council Member Murtha introduced **Resolution 2026-1** and moved its adoption. Council Member Craney seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Murtha, Craney, Mayor Roseland. The following voted NAY: Neitzel, Herzog. 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  
2026-1**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A PRELIMINARY PLAT (LOTS 1-310 AND OUTLOTS A-K, VILLAGE ON MAIN) OF A SUBDIVISION LOCATED ON THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 13 NORTH,

RANGE 12 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 76.56 ACRES.

WHEREAS, SM2 Sudbeck Development, applicant, and Centipede LLC, owner, of the above-described property have made application for approval of a preliminary plat for proposed Lots 1-310 and Outlots A-K, Village on Main; and

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

WHEREAS, the Springfield Planning Commission held a public hearing on December 9, 2025, regarding the application and has made a recommendation of approval to the City Council of the preliminary plat for Lots 1-310 and Outlots A-K, Village on Main, 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 January 6, 2026, and is agreeable to the approval of the preliminary plat for Lots 1-310 and Outlots A-K, Village on Main, contingent upon (1) final approval of the change of zoning classification from Agriculture Residential to Mixed Use – Planned Unit Development on said property, (2) final approve of the conditional use permit to allow for a unique mix of residential lots and styles to provide a variety of home types and price points in the Mixed Use Zoning District, and (3) the final plat being recorded with the Sarpy County Register of Deeds.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the preliminary plat of Lots 1-310 and Outlot A-K, Village on Main, contingent upon (1) final approval of the change of zoning classification from Agriculture Residential to Mixed Use – Planned Unit Development on said property, (2) final approve of the conditional use permit to allow for a unique mix of residential lots and styles to provide a variety of home types and price points in the Mixed Use Zoning District, and (3) the final plat being recorded with the Sarpy County Register of Deeds.

PASSED AND APPROVED THIS 6<sup>TH</sup> DAY OF JANUARY 2025.

City Council Member Murtha moved the adoption of said resolution.

City Council Member Craney seconded the motion.

Record of Vote:

Ayes: Murtha, Craney, Mayor Roseland

Nays: Neitzel, Herzog

Abstain: None

Absent: None

Resolution adopted, signed and billed as adopted.

Approved: Robert Roseland, Mayor

SEAL

Attest: Barbara Henninger, City Clerk

**Agenda Item 6.** Council Member Murtha introduced **Resolution 2026-2** and moved its adoption. Council Member Craney seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Murtha, Craney. The following voted NAY: Herzog. 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**  
**2026-2**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A CONDITIONAL USE PERMIT FOR SM2 SUDBECK DEVELOPMENT, APPLICANT, AND CENTIPEDE LLC, OWNER, TO ALLOW A UNIQUE MIX OF RESIDENTIAL LOTS AND STYLES TO PROVIDE A VARIETY OF HOME TYPES AND PRICE POINTS ON PROPERTY ZONED MIXED USE, LEGALLY DESCRIBED AS THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA (PRELIMINARY PLAT OF LOTS 1-310 AND OUTLOTS A-K, VILLAGE ON MAIN), AND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 132<sup>ND</sup> STREET AND MAIN STREET, SPRINGFIELD, NEBRASKA.

WHEREAS, the applicant and owner of the above-described property have made application for approval of a conditional use permit to allow a unique mix of residential lots and styles to provide a variety of home types and price points based upon the criteria prescribed in Springfield Zoning Ordinance on property zoned Mixed Use; and

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

WHEREAS, the Springfield Planning Commission held a public hearing on December 9, 2025, regarding the application and has made a recommendation of approval to the City Council for the conditional use permit; and

WHEREAS, the City Council of the City of Springfield held a public hearing regarding such application on January 6, 2026, and is agreeable to the conditional use permit, subject to certain 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 the conditional use permit to SM2 Sudbeck Development, applicant, and Centipede LLC, property owner, to allow a unique mix of residential lots and styles to provide a variety of home types and price points on the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, (Preliminary Plat of Lots 1-310 and Outlots A-K, Village on Main) subject to certain conditions and agreements as set forth in the conditional use permit agreement attached hereto as Exhibit "A" and contingent upon (1) final approval of the change of zoning classification from Agriculture Residential to Mixed Use–Planned Unit Development on said property, (2) approval of the preliminary plat for Lots 1-310 and Outlots A-K, Village on Main, and (3) a final plat for Village on Main being recorded with the Sarpy County Register of Deeds.

PASSED AND APPROVED THIS 6<sup>TH</sup> DAY OF JANUARY 2026.

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

Record of Vote:

Ayes: Neitzel, Murtha, Craney

Nays: Herzog

Abstain: None

Absent: None

Resolution adopted, signed and billed as adopted.

Approved: Robert Roseland, Mayor

SEAL

Attest: Barbara Henninger, City Clerk

**Agenda Items 7 & 8.** Motion by Murtha, seconded by Craney, to move agenda items 7 and 8, regarding consideration of a merit increase for Rod Post and Daelynn Schmitz, Seasonal Maintenance Workers, into executive session. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

**Agenda Item 9.** The Mayor and City Council proclaimed their deepest gratitude and appreciation honoring Andie Ledebach for 12 years of dedicated service to the City of Springfield.

### **Department Reports**

**Agenda Item 1.** Neitzel reported Heath Shemek, Water/Sewer Operator, has been working on locates for the new power poles along Hwy 50. He said the crew will be taking down Christmas decorations.

**Agenda Item 2.** Herzog reported that library winter programs are going well. The New Years Eve party was well attended. They have begun planning for their 100 years celebration.

**Agenda Item 3.** Murtha reported that Tyler Holdorf, Parks Director, will be working on cleaning up Christmas decorations. Holdorf will also begin cross training with Shemek.

**Agenda Item 4.** Craney reported that the alley by the post office is open. Final grading will be completed when weather permits.

**Agenda Item 5.** Mayor Roseland reported that the 2026 legislative session has begun.

**Agenda Item 6.** Gottsch reported that Andie Ledebach's retirement party is Friday from 4-7pm and invited everyone to attend. Library staff recently met with the architect working on the library master plan. The electronic sign foundation has been poured. Gottsch reminded Council that she still needs their feedback on the shade structures that were handed out at the last Council meeting.

### **Executive Session**

Motion by Herzog, seconded by Neitzel, to enter into executive session at 8:26 p.m. for the purpose of personnel matters. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Motion by Herzog, seconded by Neitzel, to leave executive session at 8:36 p.m. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Motion by Neitzel, seconded by Murtha, to approve a \$1.00/hour merit increase to Rod Post, Seasonal Maintenance Worker. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

Motion by Neitzel, seconded by Craney, to approve a \$1.00/hour merit increase to Daelynn Schmitz, Seasonal Maintenance Worker. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

### **Adjournment**

Motion by Herzog, seconded by Neitzel, to adjourn. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried. Meeting adjourned at 8:36 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 January 6, 2026; 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

---

Robert Roseland, Mayor

---

Date

---

Barbara Henninger, City Clerk

---

Date