



SPRINGFIELD

NEBRASKA

CITY COUNCIL AGENDA

Tuesday, July 7, 2026, 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 June 23, 2026, Council Meeting
2. Approve Claims and Payroll
3. Waive the community building rental fee for Grow Sarpy on Tuesday, August 25 and Wednesday, August 26, 2026, for the assembly of construction and safety kits to be distributed to middle school and high school students in or near Sarpy County
4. Approve requests from the Sarpy County Agricultural Society to waive the noise ordinance, close Railroad Avenue from Main Street to Spruce Street for handicap accessible parking, place a temporary stop sign on Main Street at the fairgrounds entrance, allow parking on the city lot west of the Community Building, waive the large animal ordinance, and allow its members and authorized volunteers between the ages of 16-20 to operate golf carts on city streets during the Sarpy County Fair from July 29, 2026 through August 2, 2026

REGULAR AGENDA

1. Sarpy County Sheriff's Monthly Service Report
2. Appoint a new member to the Springfield City Council to fulfill the vacancy of member Dan Craney. The individual will be chosen from a group of residents who completed the application process prior to the deadline of July 2, 2026. This term will end December 2028.

3. Conduct a public hearing for applications filed by St. Joseph Catholic Church, owner, requesting the following items (a, b, c, and d) all on property legally described as Lots 1, 2, and 3, St. Joseph Addition to the City of Springfield, Sarpy County, Nebraska, consisting of approximately 16.93 acres, more or less, and generally located south of Main Street from 9th Street to 132nd Street:
 - a. Vacation of Plat for Lots 1, 2 and 3, St. Joseph Addition, except for the right-of-way dedicated for Main Street and 132nd Street, that was filed with the Sarpy County Register of Deeds on August 21, 2013, via Instrument No. 2013-26786
 - b. Zone Change from AR (Agricultural Residential) and R87 (Single-Family Residential District) to R87 (Single-Family Residential District) on newly created Lots 1 & 2 and AR (Agricultural Residential) on Part of Tax Lot 37A1A1B1B in the Southeast ¼ of Section 24, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska
 - c. Preliminary Plat for Lots 1 & 2, St. Joseph 2nd Addition
 - d. Final Plat for Lots 1 & 2, St. Joseph 2nd Addition
4. Consider approval of **Resolution 2026-23** to vacate the plat for Lots 1, 2 and 3, St. Joseph Addition, except for the right-of-way dedicated for Main Street and 132nd Street, that was filed with the Sarpy County Register of Deeds on August 21, 2013, via Instrument No. 2013-26786
5. Consider approval of **Ordinance No. 1221** to approve the change of zoning classification from AR (Agricultural Residential) and R87 (Single-Family Residential District) to R87 (Single-Family Residential District) on newly created Lots 1 & 2 and AR (Agricultural Residential) on Part of Tax Lot 37A1A1B1B in the Southeast ¼ of Section 24, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska
6. Consider approval of **Resolution 2026-24** to approve the preliminary plat for Lots 1 & 2, St. Joseph 2nd Addition
7. Consider approval of **Resolution 2026-25** to approve the final plat and subdivision agreement for Lots 1 & 2, St. Joseph 2nd Addition
8. Conduct a public hearing for an application filed by the City of Springfield, Nebraska to amend Section 5.18 BP Business Park District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses
9. Consider approval of **Ordinance No. 1222** to amend Section 5.18 BP Business Park District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses
10. Conduct a public hearing for an application filed by the City of Springfield, Nebraska to amend Section 5.19 LI Light Industrial District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses

11. Consider approval of **Ordinance No. 1223** to amend Section 5.19 LI Light Industrial District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses
12. Caitlin Bolte, Confluence – Presentation of the Springfield Creek Trails & Recreation Area and Soccer Complex Park Master Plan
13. Consider approval of **Resolution 2026-26** to adopt the Springfield Creek Trails & Recreation Area and Soccer Complex Park Master Plan
14. Jill Godsey, 365 Cedar Street – Request a sewer rate adjustment
15. Consider waiving the building permit fee for the Sarpy County Agricultural Society to install pipe rail fencing on South 1st Street between Spruce and Vine Streets
16. Consider approval of a proposal from DH Pace-Norm's Door Service to replace the gate motor on the automatic gate at the soccer complex
17. Threatened litigation
18. **Tabled June 2, 2026.** Discuss Barb Henninger's annual review and consider a proposed merit increase
19. **Tabled June 2, 2026.** Discuss Ember Davis's annual review and consider a proposed merit increase

DEPARTMENT REPORTS

1. Water & Sewer Department – Mike Neitzel
2. Library & Community Building – Michael Herzog
3. Parks Department & Community Events – 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, July 7, 2026, at City Hall. Present were Mayor Bob Roseland; Council Members: Mike Neitzel, Michael Herzog, Kacie Murtha. Members absent were: 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. 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. NAYS: None. ABSENT: None. Motion carried.

Check #	Account ID	Account Description	Name	Debit Amount
General				
EFTPS	6084-10-10	Aflac-Gen	Aflac	239.14
51239	6084-10-10	Aflac-Gen	Ameritas Life Insurance Corp.	63.30
51256	7240-10-10	Mileage-Gen	Barb Henninger	152.69
51256	7185-10-10	Lodging-Gen	Barb Henninger	39.03
51242	7455-10-10	Internet-Gen	Charter Communications	139.99
51244	7045-10-10	Prof Svcs-Tech Support-Gen	Core Technologies, Inc	1,433.50
51248	8140-10-10	R&M Equipment-Gen	Eakes Office Solutions	842.90
51252	7045-10-10	Prof Svcs-Tech Support-Gen	First National Bank of Omaha	16.99
51252	7205-10-10	Subscriptions-Gen	First National Bank of Omaha	239.06
51252	7250-10-10	Publication Costs-Gen	First National Bank of Omaha	403.24
51252	7330-10-10	Telephone-Gen	First National Bank of Omaha	266.67
51247	9010-10-10	Office Equipment-Gen	Five Points Bank	88.42
51257	8030-10-10	Supplies-Gen	Home Depot Credit Services	49.96
EFTPS	6080-10-10	Health Insurance-Gen	Metropolitan Life Insurance Co	167.60
51261	7320-10-10	Natural Gas-General	Metropolitan Utilities District	50.00
EFTPS	7270-10-10	Insurance-Gen	Nebraska Assigned Risk Pool	283.81
51266	7010-10-10	Prof Svcs-Engineer-Gen	Olsson	3,174.20
51267	7310-10-10	Electricity-Gen	OPPD	399.47
EFTPS	6080-10-10	Health Insurance-Gen	PLIC - SBD Grand Island	366.98
51269	7046-10-10	Prof Svcs-Building Inspector	Sarpy County Building Inspector	1,440.05
51270	7060-10-10	Animal Control-Gen	Sarpy County Fiscal Administrator	423.00
51271	7050-10-10	Law Contract-Gen	Sarpy County Treasurer	10,991.00
51274	7020-10-10	Prof Svcs-Legal-Gen	Seidler & Seidler, P.C.	2,274.58
51278	8160-10-10	R&M Grounds-Gen	Ty's Outdoor Power & Service	4.27

51279	7280-10-10	Laundry-Gen	Walkers Uniform Rental	137.04
51268	7340-10-10	Waste Disposal-Gen	Waste Connections of Nebraska, Inc	40.43
			Total	23,727.32
Sales Tax				
51256	9089-15-10	Community Events-Sales Tax	Barb Henninger	116.80
51255	9177-15-10	Library-City Sales Tax	Hauptman Architecture	2,192.19
51257	9088-15-10	Community Betterment-Sales Tax	Home Depot Credit Services	56.33
51266	9170-15-10	Buffalo Park-Sales Tax	Olsson	8,648.35
51276	9088-15-10	Community Betterment-Sales Tax	Springfield Ace Hardware	25.76
51277	9088-15-10	Community Betterment-Sales Tax	Tractor Supply Co.	11.98
			Total	11,051.41
Library				
EFTPS	6084-20-10	Aflac-Lib	Aflac	110.82
51238	8060-20-10	Books/Videos/Maps-Lib	Amazon Capital Services	971.77
51239	6084-20-10	Aflac-Lib	Ameritas Life Insurance Corp.	38.60
51254	8060-20-10	Books/Videos/Maps-Lib	Cengage Learning Inc/Gale	103.50
51241	8060-20-10	Books/Videos/Maps-Lib	Center Point Large Print	97.08
51244	7330-20-10	Telephone-Lib	Core Technologies, Inc	120.00
51250	9062-20-10	Security System-Lib	Everon	103.61
51252	7330-20-10	Telephone-Lib	First National Bank of Omaha	102.00
51273	7480-20-10	Janitorial-Lib	Marcie Schmieder	300.00
EFTPS	6080-20-10	Health Insurance-Lib	Metropolitan Life Insurance Co	136.53
51261	7320-20-10	Natural Gas-Lib	Metropolitan Utilities District	50.49
51259	8060-20-10	Books/Videos/Maps-Lib	MicroMarketing, LLC	249.25
EFTPS	7270-20-10	Insurance-Lib	Nebraska Assigned Risk Pool	149.31
51267	7310-20-10	Electricity-Lib	OPPD	431.78
EFTPS	6080-20-10	Health Insurance-Lib	PLIC - SBD Grand Island	235.54
51274	7020-20-10	Prof Svcs-Legal-Lib	Seidler & Seidler, P.C.	122.50
51281	8130-20-10	R&M Building-Lib	Summit Fire Protection	202.95
51278	8160-20-10	R&M Grounds-Lib	Ty's Outdoor Power & Service	4.27
51268	7340-20-10	Waste Disposal-Lib	Waste Connections of Nebraska, Inc	47.03
			Total	3,577.03
Library Restricted				
51248	8070-21-10	Library Supplies-Lib Rest	Eakes Office Solutions	354.63
51249	8130-21-10	R&M Building-Lib Rest	Electrical Contractors Inc	1,387.00
51253	8130-21-10	R&M Building-Lib Rest	Floors Inc	525.00
51280	9141-21-10	Story Walk-Lib	Pannier	6,340.00
			Total	8,606.63
Park				
EFTPS	6084-30-10	Aflac-Park	Aflac	39.62
EFTPS	8120-30-10	Fuel-Park	Casey's Business Mastercard	497.94
51246	7350-30-10	Rental-Park	Eagle Services	630.00

51249	8160-30-10	R&M Grounds-Park	Electrical Contractors Inc	157.50
51257	8130-30-10	R&M Building-Park	Home Depot Credit Services	445.68
51257	8160-30-10	R&M Grounds-Park	Home Depot Credit Services	154.87
51258	8160-30-10	R&M Grounds-Park	Island Sprinkler Supply Company	41.40
EFTPS	6080-30-10	Health Insurance-Park	Metropolitan Life Insurance Co	31.07
51262	8150-30-10	R&M Vehicle-Park	Mill Creek Auto Parts	24.78
EFTPS	7270-30-10	Insurance-Park	Nebraska Assigned Risk Pool	386.33
51267	7310-30-10	Electricity-Park	OPPD	883.78
EFTPS	6080-30-10	Health Insurance-Park	PLIC - SBD Grand Island	63.47
51276	9040-30-10	Tools & Misc Equip-Parks	Springfield Ace Hardware	39.76
51277	8160-30-10	R&M Grounds-Park	Tractor Supply Co.	131.97
51277	9040-30-10	Tools & Misc Equip-Parks	Tractor Supply Co.	5.75
51278	8140-30-10	R&M Equipment-Park	Ty's Outdoor Power & Service	61.95
51278	8160-30-10	R&M Grounds-Park	Ty's Outdoor Power & Service	4.27
51268	7340-30-10	Waste Disposal-Park	Waste Connections of Nebraska, Inc	275.54
			Total	3,875.68
Soccer Complex				
EFTPS	6084-35-10	Aflac-Soccer	Aflac	39.62
EFTPS	8120-35-10	Fuel-Soccer	Casey's Business Mastercard	450.60
51246	7350-35-10	Rental-Soccer	Eagle Services	130.00
EFTPS	6080-35-10	Health Insurance-Soccer	Metropolitan Life Insurance Co	15.54
EFTPS	7270-35-10	Insurance-Soccer	Nebraska Assigned Risk Pool	386.33
51267	7310-35-10	Electricity-Soccer	OPPD	129.92
EFTPS	6080-35-10	Health Insurance-Soccer	PLIC - SBD Grand Island	32.84
51278	9040-35-10	Tools & Misc Equip-Soccer	Ty's Outdoor Power & Service	-18.00
51278	8140-35-10	R&M Equipment-Soccer	Ty's Outdoor Power & Service	61.94
51278	8160-35-10	R&M Grounds-Soccer	Ty's Outdoor Power & Service	4.27
			Total	1,233.06
Community Building				
51242	7455-40-10	Internet-Community Bldg	Charter Communications	110.00
51251	7480-40-10	Janitorial-Community Building	Executive Janitorial Corporation	250.00
51261	7320-40-10	Natural Gas-Community Bldg	Metropolitan Utilities District	50.00
EFTPS	7270-40-10	Insurance-Community Bldg	Nebraska Assigned Risk Pool	138.21
51267	7310-40-10	Electricity-Community Bldg	OPPD	285.83
51279	7280-40-10	Laundry-Community Bldg	Walkers Uniform Rental	169.52
51268	7340-40-10	Waste Disposal-Community Bldg	Waste Connections of Nebraska, Inc	104.83
			Total	1,108.39
Water				
EFTPS	6084-50-20	Aflac-Water	Aflac	308.87
EFTPS	8120-50-20	Fuel-Water	Casey's Business Mastercard	322.05
51244	7045-50-20	Prof Svcs-Tech Support-Water	Core Technologies, Inc	153.00
EFTPS	6080-50-20	Health Insurance-Water	Metropolitan Life Insurance Co	46.60

51260	7420-50-20	Testing-Water	Midwest Laboratories	86.11
51262	8150-50-20	R&M Vehicle-Water	Mill Creek Auto Parts	12.40
EFTPS	7270-50-20	Insurance-Water	Nebraska Assigned Risk Pool	208.29
EFTPS	2200-50-20	Sales Tax-Water	Nebraska Department of Revenue	4,737.03
51264	7200-50-20	Dues-Water	Nebraska Rural Water Association	400.00
51265	7330-50-20	Telephone-Water	Nebraska Technology & Telecommunication	284.17
51263	7420-50-20	Testing-Water	NEPublic Health Environmental Lab	18.00
51266	7010-50-20	Prof Svcs-Engineer-Water	Olsson	64.00
51266	9091-50-20	Tower-Water	Olsson	3,429.56
51266	9092-50-20	Water Main Extension-Water	Olsson	14,222.43
51245	7430-50-20	Digger's Hotline-Water	One Call Concepts, Inc.	52.01
51267	7310-50-20	Electricity-Water	OPPD	1,896.52
EFTPS	6080-50-20	Health Insurance-Water	PLIC - SBD Grand Island	97.56
51274	7020-50-20	Prof Svcs- Legal-Water	Seidler & Seidler, P.C.	87.50
51278	8160-50-20	R&M Grounds-Water	Ty's Outdoor Power & Service	4.27
			Total	26,430.37
Sewer				
EFTPS	6084-60-30	Aflac-Sewer	Aflac	241.10
EFTPS	8120-60-30	Fuel-Sewer	Casey's Business Mastercard	47.46
51244	7045-60-30	Prof Svcs-Tech Support-Sewer	Core Technologies, Inc	153.00
EFTPS	6080-60-30	Health Insurance-Sewer	Metropolitan Life Insurance Co	31.07
51262	8150-60-30	R&M Vehicle-Sewer	Mill Creek Auto Parts	12.39
EFTPS	7270-60-30	Insurance-Sewer	Nebraska Assigned Risk Pool	407.66
51266	7010-60-30	Prof Svcs-Engineer-Sewer	Olsson	55.00
51267	7310-60-30	Electricity-Sewer	OPPD	40.02
EFTPS	6080-60-30	Health Insurance-Sewer	PLIC - SBD Grand Island	66.00
51272	7083-60-30	SCCWWA User Fees-Sewer	Sarpy County & Cities Wastewater Agency	48,159.52
			Total	49,213.22
Streets				
EFTPS	6084-70-40	Aflac-Street	Aflac	133.87
51240	8140-70-40	R&M Equipment-Street	BOO, Inc.	96.99
EFTPS	8120-70-40	Fuel-Street	Casey's Business Mastercard	674.45
51242	7455-70-40	Internet-Street	Charter Communications	110.00
51243	8090-70-40	Asphalt & Concrete-Street	Concrete Delivered LLC	2,902.08
EFTPS	6080-70-40	Health Insurance-Street	Metropolitan Life Insurance Co	62.14
51261	7320-70-40	Natural Gas-Street	Metropolitan Utilities District	125.78
51262	8150-70-40	R&M Vehicle-Street	Mill Creek Auto Parts	12.40
51262	9040-70-40	Tools & Misc Equip-Street	Mill Creek Auto Parts	345.79
51262	8030-70-40	Supplies-Street	Mill Creek Auto Parts	119.70
EFTPS	7270-70-40	Insurance-Street	Nebraska Assigned Risk Pool	216.56
51265	7330-70-40	Telephone-Street	Nebraska Technology & Telecommunication	104.54
51266	7010-70-40	Prof Svcs-Engineer-Street	Olsson	21.02

51267	7310-70-40	Electricity-Street	OPPD	3,180.27
EFTPS	6080-70-40	Health Insurance-Street	PLIC - SBD Grand Island	126.27
51275	8090-70-40	Asphalt & Concrete-Street	Silex Group, LLC	100.00
51276	9040-70-40	Tools & Misc Equip-Street	Springfield Ace Hardware	72.98
51276	8030-70-40	Supplies-Street	Springfield Ace Hardware	71.97
51277	9040-70-40	Tools & Misc Equip-Street	Tractor Supply Co.	17.23
51278	8140-70-40	R&M Equipment-Street	Ty's Outdoor Power & Service	69.66
51278	8160-70-40	R&M Grounds-Street	Ty's Outdoor Power & Service	4.27
51279	7280-70-40	Laundry-Street	Walkers Uniform Rental	29.66
51268	7340-70-40	Waste Disposal-Street	Waste Connections of Nebraska, Inc	159.53
			Total	8,757.16
Total				137,580.27

Regular Agenda

Agenda Item 1. Cpt. Tori Boldt reviewed the Sarpy County Sheriff's report. Cpt. Boldt extended condolences to Council on behalf of the Sarpy County Sheriff's Department for the recent passing of Dan Craney. Cpt. Boldt reported that there has been an uptick in violent crime in Sarpy County, but things in Springfield are going quite well. Cpt. Boldt indicated that the road patrol is hitting parking violations hard, and she is happy to report that last evening there were no citations issued. Murtha inquired how things are going since the accident on the highway near Pflug Road. Cpt. Boldt stated that things have been quiet but noted that the incident is still under investigation.

Agenda Item 2. Mayor Roseland nominated Jack Liebentritt, 440 Chestnut Street, for the vacant City Council position. Motion by Murtha, seconded by Herzog, to approve Mayor Roseland's appointment of Jack Liebentritt, 440 Chestnut Street, to the City Council. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: None. Motion carried. Liebentritt will be sworn in at the July 21, 2026, Council meeting, and will fill the term until December 2028.

Agenda Items 3a, 3b, 3c, and 3d. A Public Hearing of the Springfield City Council was opened at 7:09 p.m. to consider applications filed by St. Joseph Catholic Church, owner, requesting the following items all on property legally described as Lots 1, 2, and 3, St. Joseph Addition to the City of Springfield, Sarpy County, Nebraska, consisting of approximately 16.93 acres, more or less, and generally located south of Main Street from 9th Street to 132nd Street: (a) Vacation of Plat for Lots 1, 2 and 3, St. Joseph Addition, except for the right-of-way dedicated for Main Street and 132nd Street, that was filed with the Sarpy County Register of Deeds on August 21, 2013, via Instrument No. 2013-26786; (b) Zone Change from AR (Agricultural Residential) and R87 (Single-Family Residential District) to R87 (Single-Family Residential District) on newly created Lots 1 & 2 and AR (Agricultural Residential) on Part of Tax Lot 37A1A1B1B in the Southeast ¼ of Section 24, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska; (c) Preliminary Plat for Lots 1 & 2, St. Joseph 2nd Addition; and (d) Final Plat for Lots 1 & 2, St. Joseph 2nd Addition. Kathleen Gottsch, City Administrator, explained the need to vacate the 2013 plat for current Lots 1, 2, and 3 so that the proposed Preliminary and Final Plats for the new Lots 1 and 2 can be approved. Gottsch stated that new Lot 1 will be expanded to include the current south driveway for the church so all on one lot, and the new Lot 2, which is located in the southwest corner of the plat, will be for the new church rectory. Gottsch noted that the new plat meets the guidelines for the Sarpy County and Cities Wastewater Agency ("SCCWWA") so no connection fees will be charged as the size of these two new lots

is roughly the same size as the current Lot 1. Gottsch indicated that any future development on the additional property will trigger Agency fees at that time. Gottsch also stated that the church plans to expand the fellowship hall. Neitzel inquired if fees will be charged when they expand the hall. Gottsch indicated that there is already water and sewer service to the current church so no new fees for the expansion will be charged. Neitzel then inquired if the expansion or rectory will be done first. Gottsch stated the rectory. Herzog inquired if additional parking will be added. Tom Welsh, 9144 S. 147th Street, Omaha, Nebraska, representative of St. Joseph's Catholic Church, indicated that parking will be added with the expansion. After all those wishing to speak were offered an opportunity to be heard, the Mayor recommended the hearing be closed. Motion by Herzog, seconded by Murtha, to close the public hearing. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: None. Motion carried. Public Hearing closed at 7:16 p.m.

Agenda Item 4. Council Member Murtha introduced the following resolution and moved its adoption. Council Member Herzog seconded the motion for the adoption of the resolution and on roll call the following Council Members voted in favor of said motion: Neitzel, Herzog, Murtha. The following voted against the same: None. The following were absent: None. The Mayor declared the motion carried and the resolution adopted. A true, correct, and complete copy of said resolution is as follows:

**RESOLUTION
2026-23**

Vacate Plat for Lots 1-3, St. Joseph Addition

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA VACATING THE PLAT FOR LOTS 1-3, ST. JOSEPH ADDITION, EXCEPT FOR THE RIGHT-OF-WAY DEDICATED FOR MAIN STREET AND 132ND STREET THAT WAS FILED WITH THE SARPY COUNTY REGISTER OF DEEDS ON AUGUST 21, 2013, VIA INSTRUMENT NO. 2013-26786 AND PROVIDING FOR SURVIVAL OF TERMS OF DEVELOPER'S AGREEMENT DATED AUGUST 13, 2013, INSTRUMENT NO. 2013-26787.

WHEREAS, St. Joseph Catholic Church, owner, of the above-described property has made application to vacate the plat for Lots 1-3, St. Joseph Addition, except for the right-of-way dedicated for Main Street and 132nd Street; and

WHEREAS, the final plat for Lots 1-3, St. Joseph Addition was filed with the Sarpy County Register of Deeds on August 21, 2013, via Instrument No. 2013-26786; and

WHEREAS, the City and St. Joseph Church of Springfield entered into a Developer's Agreement on August 15, 2013, via Instrument No. 2013-26787; 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 June 9, 2026, regarding the application and has made a recommendation of approval to the City Council to vacate the plat for Lots 1-3, St. Joseph Addition, 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 July 7, 2026, and is agreeable to vacate the plat for Lots 1-3, St. Joseph Addition.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the request to vacate the plat for Lots 1-3, St. Joseph Addition, except for the right-of-way dedicated for Main Street and 132nd Street that was filed with the Sarpy County Register of Deeds on August 21, 2013, via Instrument No. 2013-26786, that all terms and conditions in the Developer's Agreement dated August 15, 2013, shall remain in effect, and provided that all necessary South Sarpy Sewer Agency Connection Fees shall be collected on any future development of TL37A1A1B1B and TL37A1A1B1A in Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

PASSED AND APPROVED THIS 7TH DAY OF JULY 2026.

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

Record of Vote:

Ayes: Neitzel, Herzog, Murtha
Nays: None
Abstain: None
Absent: None

Resolution adopted, signed and billed as adopted.

Approved: Robert Roseland, Mayor
SEAL
Attest: Barbara Henninger, City Clerk

Agenda Item 5. Council Member Murtha introduced Ordinance No. 1221 entitled:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM AR AGRICULTURE RESIDENTIAL DISTRICT AND R87 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R87 SINGLE-FAMILY RESIDENTIAL DISTRICT ON NEWLY CREATED LOTS 1 AND 2, ST. JOSEPH 2ND ADDITION AND AR AGRICULTURE RESIDENTIAL DISTRICT ON PART OF TAX LOT 37A1A1B1B IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND GENERALLY LOCATED SOUTH OF MAIN STREET FROM 9TH STREET TO 132ND STREET

and moved that the statutory rule requiring reading on three different days be suspended. Council Member Neitzel seconded the motion to suspend the rules and upon roll call vote on the motion the following Council Members voted AYE: Neitzel, Herzog, Murtha. 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 Neitzel. The Mayor then stated the question "Shall Ordinance No. 1221 be passed and adopted?" Upon roll call vote, the following Council Members voted AYE: Neitzel, Herzog, Murtha. The following voted NAY: None. 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. 1221

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM AR AGRICULTURE RESIDENTIAL DISTRICT AND R87 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R87 SINGLE-FAMILY RESIDENTIAL DISTRICT ON NEWLY CREATED LOTS 1 AND 2, ST. JOSEPH 2ND ADDITION AND AR AGRICULTURE RESIDENTIAL DISTRICT ON PART OF TAX LOT 37A1A1B1B IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND GENERALLY LOCATED SOUTH OF MAIN STREET FROM 9TH STREET TO 132ND STREET.

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 St. Joseph Catholic Church, owner, requesting a change of zoning classification from AR Agriculture Residential and R87 Single-Family Residential to R87 Single-Family Residential on newly created Lots 1 and 2, St. Joseph 2nd Addition and AR Agriculture Residential on part of Tax Lot 37A1A1B1B in the southeast quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, and generally located south of Main Street from 9th Street to 132nd Street.

Section 2. Approval to change the zoning classification from AR Agriculture Residential and R87 Single-Family Residential to R87 Single-Family Residential on newly created Lots 1 and 2, St. Joseph 2nd Addition and AR Agriculture Residential on part of Tax Lot 37A1A1B1B in the southeast quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska. On June 9, 2026, the Springfield Planning Commission conducted a public hearing on the matter of changing the zoning classification from AR Agriculture Residential and R87 Single-Family Residential to R87 Single-Family Residential on newly created Lots 1 and 2, St. Joseph 2nd Addition and AR Agriculture Residential on part of Tax Lot 37A1A1B1B in the southeast quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska and reported to the City Council that it recommended approval of the rezone. On July 7, 2026, the City Council opened a public hearing on said proposed changes and found and determined that the zoning classification was advisable and in compliance with the Springfield Comprehensive Plan. The City Council hereby approved said proposed change in zoning classification from AR Agriculture Residential and R87 Single-Family Residential to R87 Single-Family Residential on newly created Lots 1 and 2, St. Joseph 2nd Addition and AR Agriculture Residential on part of Tax Lot 37A1A1B1B in the southeast quarter of Section 24, Township 13 North, Range 11 East of the 6th 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 7TH DAY OF JULY 2026.

Robert Roseland, Mayor

(SEAL)

Attest: Barbara Henninger, City Clerk

Agenda Item 6. Council Member Murtha introduced the following resolution and moved its adoption. Council Member Neitzel seconded the motion for the adoption of the resolution and on roll call the following Council Members voted in favor of said motion: Neitzel, Herzog, Murtha. The following voted against the same: None. The following were absent: None. The Mayor declared the motion carried and the resolution adopted. A true, correct, and complete copy of said resolution is as follows:

**RESOLUTION
2026-24**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A PRELIMINARY PLAT (LOTS 1-2, ST. JOSEPH 2ND ADDITION) BEING A PLATTING OF TAX LOTS 37A2 AND 37A1A1B1B IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 6.969 ACRES, MORE OR LESS.

WHEREAS, St. Joseph Catholic Church, owner, of the above-described property has made application for approval of a preliminary plat for proposed Lots 1-2, St. Joseph 2nd Addition; 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 June 9, 2026, regarding the application and has made a recommendation of approval to the City Council of the preliminary plat for Lots 1-2, St. Joseph 2nd Addition, 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 July 7, 2026, and is agreeable to the approval of the preliminary plat for Lots 1-2, St. Joseph 2nd Addition, contingent upon (1) final approval of the change of zoning classification from AR Agriculture Residential District and R87 Single-Family Residential District to R87 Single-Family Residential District on Lots 1 and 2, St. Joseph 2nd Addition and AR Agriculture Residential District on part of Tax Lot 37A1A1B1B in the southeast quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska and (2) 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 1-2, St. Joseph 2nd Addition, contingent upon (1) final approval of the change of zoning classification from AR Agriculture Residential District and R87 Single-Family Residential District to R87 Single-Family Residential District on Lots 1 and 2, St. Joseph 2nd Addition and AR Agriculture Residential District on part of Tax Lot 37A1A1B1B in the southeast quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska and (2) the final plat being recorded with the Sarpy County Register of Deeds.

PASSED AND APPROVED THIS 7TH DAY OF JULY 2026.

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

Record of Vote:

Ayes: Neitzel, Herzog, Murtha

Nays: None

Abstain: None

Absent: None

Resolution adopted, signed and billed as adopted.

Approved: Robert Roseland, Mayor

SEAL

Attest: Barbara Henninger, City Clerk

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

**RESOLUTION
2026-25**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE SUBDIVISION AGREEMENT AND FINAL PLAT (LOTS 1-2, ST. JOSEPH 2ND ADDITION) OF A PLATTING OF TAX LOTS 37A2 AND 37A1A1B1B IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, St. Joseph Catholic Church, applicant and owner, of the above-described property has made application for approval of a final plat for proposed St. Joseph 2nd Addition; 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 June 9, 2026, regarding the application and has made a recommendation of approval to the City Council of the final plat for St. Joseph 2nd Addition, subject to the resolution of items specified in the City Planner's staff report 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 July 7, 2026, and is agreeable to the approval of the final plat for St. Joseph 2nd Addition, contingent upon (1) final approval of the change of zoning classification from AR Agriculture Residential District and R87 Single-Family Residential District to R87 Single-

Family Residential District on Lots 1 and 2, St. Joseph 2nd Addition and AR Agriculture Residential District on part of Tax Lot 37A1A1B1B in the southeast quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, (2) final approval of a Subdivision Agreement for said development, and (3) completion of the conditions identified in the Subdivision Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the final plat of Lots 1-2, St. Joseph 2nd Addition, contingent upon (1) final approval of the change of zoning classification from AR Agriculture Residential District and R87 Single-Family Residential District to R87 Single-Family Residential District on Lots 1 and 2, St. Joseph 2nd Addition and AR Agriculture Residential District on part of Tax Lot 37A1A1B1B in the southeast quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, (2) the applicant executing the final plat attached hereto as Exhibit "A," (3) final approval of a Subdivision Agreement for said development, and (4) completion of the conditions identified in the Subdivision Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves and authorizes the Mayor to enter into a Subdivision Agreement with St. Joseph Catholic Church contingent upon (1) the applicant executing the final plat attached hereto as Exhibit "A," (2) the applicant executing the Subdivision Agreement attached hereto as Exhibit "B," and (3) completion of the conditions identified in the Subdivision Agreement.

PASSED AND APPROVED THIS 7TH DAY OF JULY 2026.

City Council Member Murtha moved the adoption of said resolution.

City Council Member Herzog seconded the motion.

Record of Vote:

Ayes: Neitzel, Herzog, Murtha

Nays: None

Abstain: None

Absent: None

Resolution adopted, signed and billed as adopted.

Approved: Robert Roseland, Mayor

SEAL

Attest: Barbara Henninger, City Clerk

Agenda Item 8. A Public Hearing of the Springfield City Council was opened at 7:20 p.m. to consider an application filed by the City of Springfield, Nebraska to amend Section 5.18 BP Business Park District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses. Gottsch stated that professional staff is working on broader changes to the entire zoning districts as part of the zoning ordinance update which is slated for completion this fall. She indicated that the reason for this application now is to coincide with Scannell's proposed Business Park development at the southeast corner of Hwy 50 and Capehart Road. Gottsch noted that the text amendment will temporarily permit office complexes with ancillary warehouse and distribution facilities

as conditional uses until the zoning ordinance update has been adopted. Gottsch also stated that this update will match the Comprehensive Plan that was adopted last May. Herzog inquired if this change is in line with state regulations. Gottsch stated that there are no state regulations related to this; the change is based on city regulations. Gottsch also indicated that staff recommends approval. After all those wishing to speak were offered an opportunity to be heard, the Mayor recommended the hearing be closed. Motion by Herzog, seconded by Neitzel, to close the public hearing. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: None. Motion carried. Public Hearing closed at 7:24 p.m.

Agenda Item 9. Council Member Murtha introduced Ordinance No. 1222 entitled:

AN ORDINANCE TO AMEND ARTICLE 5 “ZONING DISTRICTS,” SECTION 5.18 BP BUSINESS PARK DISTRICT OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA; 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 AYE: Neitzel, Herzog, Murtha. 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 Herzog. The Mayor then stated the question “Shall Ordinance No. 1222 be passed and adopted?” Upon roll call vote, the following Council Members voted AYE: Neitzel, Herzog, Murtha. The following voted NAY: None. 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. 1222

AN ORDINANCE TO AMEND ARTICLE 5 “ZONING DISTRICTS,” SECTION 5.18 BP BUSINESS PARK DISTRICT OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA; 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 June 9, 2026, the Springfield Planning Commission conducted a public hearing on the matter of amending Section 5.18 of the zoning ordinance to amend the list of permitted uses and permitted conditional uses and reported a recommendation of approval to the City Council. On July 7, 2026, the City Council held a public hearing on said proposed amendment to the zoning ordinance and found and determined that said proposed change 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 5.18 is hereby amended to read as follows:

Section 5.18 BP Business Park District

A. *Intent:* The purpose of this district is to allow commercial and business park uses and uses providing all public facilities and supporting facilities to locate in areas along major corridors where infrastructure allows for such development and where such uses will complement the adjacent uses. This district is also intended to allow for a combination of office, commercial, business park developments, as well as ancillary light industrial uses such as warehouse and distribution facilities or limited activities such as testing, fabrication, manufacturing, and assembly of materials when incorporated into a master planned site, and other uses within the area designated below through the use of aesthetic, architectural, and other standards in a manner that encourages development that is considered appropriate for the main entryways into and through the City of Springfield. Such Business Park Zoning District shall require a rezoning inclusion of the HCO Highway Corridor Overlay District in which such aesthetic, architectural and other standards are prescribed. Such uses may require additional zoning to PUD District.

B. *Permitted Uses:*

The following principal uses are permitted in the BP District.

1. Business services including: attorneys, banks, insurance, real estate offices, postal stations, credit services, security brokers, dealers and exchange, title abstracting, finance services and investment services.
2. Child care center.
3. Museum, art gallery.
4. Publicly owned and operated facilities.
5. Public overhead and underground local distribution utilities.
6. Secondary education facilities.

~~7.—Data Centers:~~

C. *Permitted Conditional Uses:*

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the BP District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Public utility substations, distribution centers, regulator stations, pumping, treatment facilities, storage, equipment buildings, garages, towers, or similar uses.
2. Hospitals, sanitariums, rest homes, nursing homes, convalescent homes, or other similar institutions, philanthropic institutions.
3. Brew Pubs
4. Coffee Kiosks
5. Micro-breweries when in conjunction with a restaurant.
6. Automated Teller Machines when not within the interior of a primary use
7. Hotels and Motels
8. Convenience store with limited fuel sales.

9. Office complexes and corporate campuses including those with (1) ancillary warehouse and distribution facilities and limited activities such as testing, fabrication, manufacturing, and assembly of materials when incorporated into a master planned site or (2) limited support

retail or commercial activities such as restaurants, cafes, coffee shops, and similar service-retail businesses as part of a planned mixed-use development.

~~Outdoor Storage Containers, limited to two containers per business and subject to Section 8.18.~~

D. *Accessory Uses*

The following accessory uses are permitted in the BP District:

1. Buildings and uses customarily incidental to the principal uses
2. Parking lots, of-street, public, and private

E. *Temporary Uses*

Such uses require a permit from the city and shall be valid for only a specific amount of time as indicated on said permit.

1. Temporary structures as needed for sidewalk and other outdoor sales events.
2. Buildings and uses incidental to construction work which shall be removed upon completion or abandonment of the construction work.
3. Temporary structure for festivals or commercial events.
4. Temporary food service or merchandise sale from vehicles or trailers on private or public parking lots subject to provisions of Municipal Code.

F. *Height and Area Requirements*

The height and minimum lot requirements shall be:

	<u>Lot</u> <u>Area</u>	<u>Front</u> <u>Yard</u>	<u>Side</u> <u>Yard</u>	<u>Side</u> <u>Street</u> <u>Yard</u>	<u>Rear</u> <u>Yard</u>	<u>Maximum</u> <u>Height</u>
Permitted Uses	10,000 sq. ft.	25'	0'-25' ¹	25'	15'	45'-125' ²

¹ 25 feet side yard when abutting a lot with residential use.

² Maximum height may be increased above the 45' limit to a maximum height of 125'; provided that for each foot of incremental height above 45' the required horizontal setback shall be increased by an increment of one foot for the portion of the building or structure above 45'. For example, if the proposed building height is 100', the incremental horizontal setback would be an additional 55'. The foregoing incremental horizontal setback is only applicable to the portion of a building or structure which exceeds 45' in height and would not preclude a building or structure which is 45' or less in height from being situated within such incremental horizontal setback. (*Ordinance No. 1003 4/2/19*)

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 7TH DAY OF JULY 2026.

Robert Roseland, Mayor
(SEAL)

Attest: Barbara Henninger, City Clerk

Agenda Item 10. A Public Hearing of the Springfield City Council was opened at 7:26 p.m. to consider an application filed by the City of Springfield, Nebraska to amend Section 5.19 LI Light Industrial District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses. Gottsch stated that the city's current Comprehensive Plan allows for data centers in the Industrial Future Land Use category. Since data centers were removed from the Business Park Zoning District above, this application was filed now so that data centers are listed in our current zoning ordinance. After all those wishing to speak were offered an opportunity to be heard, the Mayor recommended the hearing be closed. Motion by Herzog, seconded by Neitzel, to close the public hearing. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: None. Motion carried. Public Hearing closed at 7:26 p.m.

Agenda Item 11. Council Member Murtha introduced Ordinance No. 1223 entitled:

AN ORDINANCE TO AMEND ARTICLE 5 "ZONING DISTRICTS," SECTION 5.19 LI LIGHT INDUSTRIAL DISTRICT OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA; 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 AYE: Neitzel, Herzog, Murtha. 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 Herzog. The Mayor then stated the question "Shall Ordinance No. 1223 be passed and adopted?" Upon roll call vote, the following Council Members voted AYE: Neitzel, Herzog, Murtha. The following voted NAY: None. 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. 1223

AN ORDINANCE TO AMEND ARTICLE 5 "ZONING DISTRICTS," SECTION 5.19 LI LIGHT INDUSTRIAL DISTRICT OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA; 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 June 9, 2026, the Springfield Planning Commission conducted a public hearing on the matter of amending Section 5.19 of the zoning ordinance to amend the list of permitted uses and height and area requirements and reported a recommendation of approval to the City Council. On July 7, 2026, the City Council held a public hearing on said proposed amendment to the zoning ordinance and found and determined that said proposed change 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 5.19 is hereby amended to read as follows:

Section 5.19 LI Light Industrial District

- A. *Intent.* Provide standards for areas suitable for commercial and industrial uses to provide for employment opportunities which shall meet and conform with environmental specifications as to pollution and nuisance free performance.
- B. *Permitted Uses*
1. Assembly of metal products
 2. Dying and cleaning establishments
 3. Farm and industrial equipment sales establishments
 4. Laboratories
 5. Manufacture and assembly of electrical and electronic appliances
 6. Assembly, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials
 7. Production of light sheet metal products, including heating and ventilation equipment
 8. Machine shops or other metal working
 9. Printing and publishing businesses
 10. Stone and monument works
 11. Storage of farm and agricultural products
 12. Truck and freight terminals
 13. Public local distribution and main transmission utilities
 14. Warehouses and wholesale businesses
 15. Agricultural farms, truck gardens, greenhouses, plant nurseries, orchards, grain storage facilities, and the usual agricultural farm buildings and structures
 16. Highway maintenance buildings
 17. Distribution centers
 18. Animal hospitals
 19. Automotive sales, rental and service within an enclosed building
 20. Data centers
- C. *Permitted Conditional Uses*
1. Public utility main transmission lines, including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses
 2. Concrete products manufacture
 3. Farm and industrial equipment manufacture
 4. Fertilizer storage or processing
 5. Fuel storage
 6. Acetylene gas manufacturing or storage
 7. Cement, lime, gypsum, or plaster-of-paris manufacture
 8. Fireworks or explosives manufacture

9. Gunpowder manufacture or storage
10. Boiler works
11. Burlap manufacture
12. Coal and coke yards
13. Bakery products manufacture
14. Feed and forage plants
15. Grain mill products manufacture
16. Meat products manufacture
17. Manufacture, fabrication, or treatment of sheet metal or shaped metal products including such industries as farm machinery, farm equipment, construction materials and machinery, heating, ventilating, plumbing equipment, and household appliances
18. Fabrication, manufacture and treatment of lumber or wood products
19. Alfalfa dehydrating plants
20. Oil, rubber, or leather goods manufacture
21. Outdoor signs or devices for advertising, display, announcements, notices, or property identifications
22. Satellite dish antennas that conform with the supplementary regulations of this Ordinance
23. Auction Houses that warehouse sale items and sell said items within the auction facility and/or outside of the auction facility, but on the premises
24. Sexually Oriented Businesses in accordance with Section 8.17 of these regulations.
25. Outdoor Storage Containers, not limited in quantity but subject to Section 8.18
26. Storage of Fireworks.
27. Building materials and fuel yards.
28. Contractor yards.
29. Highway maintenance yards.
30. Fixed plants for processing stone, gravel or clay.
31. Licensed Recreational Vehicle Storage – Out of Doors and/or Within an Enclosed Building.
32. Unlicensed Recreational Vehicle Storage – Out of Doors and/or Within an Enclosed Building.
33. Self-storage facility, enclosed.

D. *Accessory Uses*

The following accessory uses are permitted in the LI Light Industrial District:

1. Uses customarily incidental to the principal uses
2. Off-street parking lots, service area, storage areas, and access roads

E. *Temporary Uses*

Such uses require a permit from the city and shall be valid for only a specific amount of time as indicated on said permit.

1. Temporary structures as needed for sidewalk and other outdoor sales events.
2. Buildings and uses incidental to construction work which shall be removed upon completion or abandonment of the construction work.
3. Temporary structure for festivals or commercial events.
4. Firework sales subject to provisions of Municipal Code.
5. Temporary food service or merchandise sale from vehicles or trailers on private or public parking lots subject to provisions of Municipal Code.

F. *Height and Area Requirements*

The height and minimum lot requirements shall be:

	<u>Lot Area</u>	<u>Front Yard</u>	<u>Side Yard</u>	<u>Side Street Yard</u>	<u>Rear Yard</u>	<u>Maximum Height</u>
Permitted Uses	10,000 sq. ft.	25'	*	25'	15'	45'- 125'

*25 feet side yard when abutting a lot with residential use.

² Maximum height may be increased above the 45' limit to a maximum height of 125'; provided that for each foot of incremental height above 45' the required horizontal setback shall be increased by an increment of one foot for the portion of the building or structure above 45'. For example, if the proposed building height is 100', the incremental horizontal setback would be an additional 55'. The foregoing incremental horizontal setback is only applicable to the portion of a building or structure which exceeds 45' in height and would not preclude a building or structure which is 45' or less in height from being situated within such incremental horizontal setback.

G. *Performance Standards (as per Section 8.11 of these Regulations)*

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 7TH DAY OF JULY 2026.

Robert Roseland, Mayor

(SEAL)

Attest: Barbara Henninger, City Clerk

Agenda Item 12. Caitlin Bolte, Confluence, Omaha, Nebraska, extended condolences to Council on behalf of Confluence for the recent passing of Dan Craney. Bolte then presented the draft Springfield Creek Trails & Recreation Area and Soccer Complex Park Master Plan. She noted that public engagement played a central role in shaping the Master Plan, and per community input, "Spearman Prairie Park was chosen as the name for the north half of the park, focusing on restored natural uplands, while "Springfield Creek Commons" was chosen for the south half to highlight its role as a central gathering space along the creek. Bolte stated that key site improvements include the construction of a large recreation building, outdoor pickleball courts, and upgraded soccer facilities with dedicated concessions and restrooms. Multiple nature-themed playgrounds, shelters, and an amphitheater are distributed across the site to provide space for both informal play and organized community events. Bolte also noted that accessibility is prioritized through a comprehensive trail network that includes three primary half-mile loops, two new trail bridges across Springfield Creek, and neighborhood connections. The plan also maintains and expands existing assets like the arboretum and community garden, while adding dedicated dog park areas and improved parking facilities at both northern and southern entrances. These improvements are integrated into a restored landscape of prairie, forest, and riparian buffers that define the park's overall structure.

Welsh inquired about the dirt area on the east side of what will be “Springfield Creek Commons.” Blaine, intern with Confluence, indicated that additional parking will be added at the north end of the area off of Platteview, and then a trail will be added in that area. Ralph Meister, 300 S. 9th Street, Springfield, inquired about the current access from the Springfield Cemetery to what will be “Spearman Prairie Park.” Bolte stated she does not anticipate that access changing. Welsh inquired about what was meant by “nature playground.” Bolte stated that it could be based on the use of natural woods and boulders, or it could be nature-themed structures. Bolte also indicated that logs and stepping stones would be used. Gottsch added that the city does not want “standard” playground equipment. Welsh inquired if possibly the Springfield Farmer’s Market could move to this location. Gottsch stated that it could possibly move to the north area. Jack Liebentritt, 440 Chestnut Street, Springfield, inquired if the planned loop on the north end will be flat. Gottsch indicated that it will follow the natural flow of the landscape. Murtha inquired about having the added parking spaces be larger. Bolte indicated that the new spaces will be 10’ X 20’. Lastly, Bolte indicated the phases, in order of importance as identified by the community, as soccer fields, south trail connections, south amenities, north drive and amenities, trail lighting, and rec. building.

Agenda Item 13. Council Member Murtha introduced the following resolution and moved its adoption. Council Member Neitzel seconded the motion for the adoption of the resolution and on roll call the following Council Members voted in favor of said motion: Neitzel, Herzog, Murtha. The following voted against the same: None. The following were absent: None. The Mayor declared the motion carried and the resolution adopted. A true, correct, and complete copy of said resolution is as follows:

RESOLUTION 2026-26

Adopt the Springfield Creek Trails & Recreation Area and Soccer Complex Park Master Plan

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

WHEREAS, the city contracted with Confluence to prepare a Master Plan for the Springfield Creek Trails & Recreation Area and Soccer Complex; and

WHEREAS, city staff, elected officials, and residents were called upon to help identify projects and needed improvements for the park area that will benefit the entire community; and

WHEREAS, projects that were identified include those necessary to maintain current park assets while others may be necessary or desired for continued community growth; and

WHEREAS, the plan is intended to guide decision makers within the community and empower them to look toward the future with confidence to achieve future growth and development of the park property.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Springfield, Nebraska to adopt the Springfield Creek Trails & Recreation Area and Soccer Complex Park Master Plan attached hereto as Exhibit “A.”

PASSED AND APPROVED THIS 7TH DAY OF JULY 2026.

City Council Member Murtha moved the adoption of said resolution.

City Council Member Neitzel seconded the motion.

Record of Vote:

Ayes: Neitzel, Herzog, Murtha

Nays: None

Abstain: None

Absent: None

Resolution adopted, signed and billed as adopted.

Approved: Robert Roseland, Mayor

SEAL

Attest: Barbara Henninger, City Clerk

Agenda Item 14. Gottsch explained that Jill Godsey, 365 Cedar Street, Springfield, is requesting a sewer rate adjustment due to a malfunction with the whole house humidifier, which caused an exponential increase in their water usage over several months, which included two of the three months used to calculate the sewer average rate for the year. Neitzel commented that there is no way to know when the humidifier is in use, so he is not inclined to grant an adjustment. Herzog commented that it is the homeowner's responsibility to monitor if and when the humidifier is running. Herzog also inquired if adjustments were granted in the past. Gottsch stated that adjustments have been made for leaks. Murtha stated that based on the documentation provided, she would not be in favor of issuing a refund, but she would be in favor of allowing an adjustment for the remainder of the period. Herzog stated he can agree with an adjustment. Motion by Murtha, seconded by Herzog, to adjust the sewer rate average to a rate using usage values for January and February 2025, along with December 2025, to calculate the sewer average rate for the remainder of the period for the property at 356 Cedar Street. AYES: Herzog, Murtha. NAYS: Neitzel. ABSENT: None. Motion carried.

Agenda Item 15. Gottsch stated that the Sarpy County Agricultural Society is requesting the city waive the fee for their building permit application that is required prior to the installation of fencing along S. 1st Street and Spruce Street. Gottsch indicated that the proposed placement of the fence shows a portion in city property and it does not meet all setback requirements. Neitzel inquired why the Council should consider waiving the fee. Gottsch stated that they allow the city to use the fairgrounds without charging a fee. Andie Ledenbach, City Events Coordinator, stated that the city uses the fairgrounds during Springfield Days. Herzog inquired as to the purpose of adding additional fencing. Mayor Roseland stated it is to segment an area for employee parking. Herzog suggested that Council table this item until updated drawings are submitted that meet the zoning regulations. Mayor Roseland indicated that the fencing materials are scheduled to be delivered on Friday, July 10. Neitzel inquired about what will happen if work is done without a permit being issued. Gottsch stated that a stop work order will be issued. Neitzel stated he does not think this application should be pushed through. Gottsch stated the fee could be waived contingent upon receipt of updated drawings that show the fence placement adhering to the zoning regulations. Motion by Murtha, seconded by Herzog, to waive the building permit fee contingent upon receipt of updated drawings showing that the placement of fence adheres to zoning regulations. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: None. Motion carried.

Agenda Item 16. Gottsch reported that Jason Iverson, Director of Buildings/Safety Officer, obtained two proposals from DH Pace-Norm's Door Service, one to repair the automatic gate control box at the Soccer

Complex and one to replace the automatic gate control box at the Soccer Complex. Gottsch indicated that staff recommends full replacement. Neitzel inquired if the gate will go away based on the information presented by Bolte in the Springfield Creek Trails & Recreation Area and Soccer Complex Park Master Plan. Gottsch stated we will have the gate for years until major renovations are made. Motion by Murtha, seconded by Herzog, to approve the bid from DH Pace Company, Inc. in the amount of \$9,550.00 to replace the automatic gate control box at the Soccer Complex. AYES: Herzog, Murtha. NAYS: Neitzel. ABSENT: None. Motion carried.

Agenda Items 17-19. Motion by Herzog, seconded by Neitzel, to move (1) agenda item 17, regarding threatened litigation, (2) agenda item 18, regarding City Clerk Barb Henninger's annual review and proposed merit increase, and (3) agenda item 19 regarding Executive Assistant Ember Davis's annual review and proposed merit increase, into executive session. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: None. Motion carried.

Department Reports

Agenda Item 1. Neitzel reported that Heath Shemek, Water Operator, has been busy replacing meters. Neitzel stated replacements are going well and there have been no leaks.

Agenda Item 2. Herzog extended his thanks to the Maintenance Department for their assistance over the weekend related to a large tree branch that had fallen along the trail, as well as a sewer backup. Herzog also reported that the library has been busy with their summer programs and noted that the music fest was well attended.

Agenda Item 3. Murtha reported that the splash pad is still not running. Gottsch stated that we are still waiting for the part but were told that the new anticipated ship date is July 10. Neitzel inquired from where the part is coming. Gottsch stated it is coming from Canada. Murtha inquired about the possibility for a hydrant party down on Railroad. Gottsch asked Ledenbach to look into scheduling a hydrant party. Murtha also reported that the June 28 farmer's market was well attended. Ledenbach indicated that the attendance count was 429 people.

Agenda Item 4. Neitzel stated that the Street Department has completed replacement of a portion of N. 7th Street and has torn out a portion of N. 3rd Street for replacement.

Agenda Item 5. Mayor Roseland reported that the United Cities has been discussing property tax and sales tax issues.

Agenda Item 6. Gottsch reported that a nuisance letter was mailed to Greg Mahloch on June 24, 2026, regarding tall weeds on his property at the southwest corner of 132nd and Platteview Road. Gottsch indicated that this was farmland, but due to the pending Springfield Highlands development, the land was not farmed, but the sale has not yet been finalized, so the land is overgrown with weeds. Gottsch inquired as to what should be done as the city has received several complaints. Herzog stated that the weeds are too tall to mow but noted there are a lot of bald spots on the land. Neitzel inquired about the land being disced up. Gottsch inquired who would do the discing. Gottsch did state that the grading permit has been issued, but we have not been informed as to when they plan to start grading. Murtha noted that the city should wait to see if there is any activity since the property owner has been notified and the grading permit has been issued to the Springfield Highlands engineering firm. Mayor Roseland stated the city should pause for now and revisit in August if nothing has been done.

Executive Session

Motion by Murtha, seconded by Herzog, to enter into executive session at 8:31 p.m. for the purpose of threatened litigation and personnel matters. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: None. Motion carried.

Mayor Roseland excused himself at 8:31 p.m. and returned at 8:35 p.m.

Motion by Herzog, seconded by Neitzel, to leave executive session at 9:12 p.m. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: None. Motion carried.

Motion by Murtha, seconded by Herzog, to give Barb Henninger, City Clerk, a 3% annual merit increase. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: None. Motion carried.

Motion by Neitzel, seconded by Herzog, to give Ember Davis, Executive Assistant, a 4% annual merit increase. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: None. Motion carried.

Adjournment

Motion by Herzog, seconded by Neitzel, to adjourn. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: None. Meeting adjourned at 9:13 p.m. Motion carried.

I, the undersigned, City Clerk for the City of Springfield, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on July 7, 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.

Minutes prepared by: Ember Davis, Executive Assistant

Robert Roseland, Mayor

Date

Barbara Henninger, City Clerk

Date