



SPRINGFIELD

NEBRASKA

CITY COUNCIL AGENDA

Tuesday, May 20, 2025, 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 May 6, 2025, Council Meeting
2. Approve Claims
3. Approve Treasurer's Report
4. Consider approval of a Special Designated Liquor License to Cornhusker Beverage for a private event on June 5, 2025, from 11:00 a.m. to 8:30 p.m. at the Sarpy County Fairgrounds, 100 Main Street, Springfield
5. Consider approval of a Special Designated Liquor License to Blind Pig for the Springfield Days Beer Garden on June 7-8, 2025, from 10:00 a.m. to 2:00 a.m. at the Sarpy County Fair Grounds Open Pavillion, 100 Main Street, Springfield
6. Consider approval of a Special Designated Liquor License to Blind Pig for the Springfield Days Corn Hole Tournament on June 7-8, 2025 from 10:00 a.m. to 2:00 a.m. at the Sarpy County Fair Grounds 4-H Building, 100 Main Street, Springfield

REGULAR AGENDA

1. Laura Harrison, Grow Sarpy Business & Community Relations Manager – Grow Sarpy 1st Quarter 2025 Presentation
2. Conduct a **Public Hearing** to consider an application submitted by the City of Springfield for a complete update to the Springfield Comprehensive Plan

3. Ordinance approval of **Ordinance No. 1188** adopting a complete update to the Springfield Comprehensive Plan
4. Conduct a **Public Hearing** to consider a conditional use permit filed by Dr. Micah Kohles/Woodland Animal Hospital to operate a Small Animal Veterinary Service on property zoned Downtown Commercial and legally described as Lots 9, 10, 11 and 12, Block 11, Springfield, NE, and generally located at 205 Main Street, Springfield, Nebraska
5. Consider approval of **Resolution No. 2025-11** approving a conditional use permit for Dr. Micah Kohles/Woodland Animal Hospital applicant and owner, for the operation of a Small Animal Veterinary Service located on property zoned Downtown Commercial and legally described as Lot2 9, 10, 11 and 12, Block 11, Springfield, NE and generally located at 205 Main Street, Springfield, Nebraska
6. Consider rehiring Caleb Woodward as a seasonal maintenance employee for the 2025 summer and consider a wage increase

DEPARTMENT REPORTS

1. Water & Sewer Department – Mike Neitzel
2. Library & Community Building – Michael Herzog
3. Parks Department – Kacie Murtha
4. Street Department – Dan Craney
5. Mayor’s Report – Bob Roseland
6. City Staff Reports

The Mayor and City Council reserve the right to adjourn into executive session per Section 84-1410 of the Nebraska Revised Statutes.

ADJOURNMENT

MINUTES

A regular meeting of the Mayor and Council of the City of Springfield, Nebraska was held at 7:00 p.m. on Tuesday, May 20, 2025, at City Hall. Present were Mayor Bob Roseland; Council Members: Mike Neitzel, Kacie Murtha, Dan Craney. Absent: Mike Herzog. 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 Murtha, seconded by Neitzel, to approve the Consent Agenda. AYES: Neitzel, Murtha, Craney. NAYS: None. Absent: Herzog. Motion carried.

Check #	Account ID	Account Description	Name	Debit Amount
General				
49679	7455-10-10	Internet-Gen	Charter Communications	139.99
49680	7030-10-10	Prof Svcs-Planning-Gen	Confluence, Inc	13,338.25
49683	7040-10-10	Prof Svcs-Other-Gen	Mona Kay Investigations	187.25
EFTPS	7270-10-10	Insurance-Gen	Nebraska Assigned Risk Pool	226.29
EFTPS	7270-10-10	Insurance-Gen	Travelers	52.02
EFTPS	7270-10-10	Insurance-Gen	USI Insurance Services LLC	11,962.65
			Total	25,906.45
Community Events				
49682	9089-15-10	Community Events-Sls Tax	J&M Displays, Inc	5,275.00
			Total	5,275.00
EFTPS	7270-20-10	Insurance-Lib	Nebraska Assigned Risk Pool	99.51
EFTPS	7270-20-10	Insurance-Lib	Travelers	24.48
EFTPS	7270-20-10	Insurance-Lib	USI Insurance Services LLC	5,260.81
			Total	5,384.80
49681	8160-30-10	R&M Grounds-Park	Heritage Landscape Supply	55.87
EFTPS	7270-30-10	Insurance-Park	Nebraska Assigned Risk Pool	72.91
EFTPS	7270-30-10	Insurance-Park	Travelers	33.66
EFTPS	7270-30-10	Insurance-Park	USI Insurance Services LLC	3,854.25
			Total	4,016.69
Soccer Complex				
49681	8160-35-10	R&M Grounds-Soccer	Heritage Landscape Supply	316.00
EFTPS	7270-35-10	Insurance-Soccer	Nebraska Assigned Risk Pool	72.91
EFTPS	7270-35-10	Insurance-Soccer	USI Insurance Services LLC	5,736.25
			Total	6,125.16
Community Building				
EFTPS	7270-40-10	Insurance-Community Bldg	Nebraska Assigned Risk Pool	77.47
EFTPS	7270-40-10	Insurance-Community Bldg	Travelers	18.36
EFTPS	7270-40-10	Insurance-Community Bldg	USI Insurance Services LLC	4,095.57
			Total	4,191.40
Water				
49681	8160-50-20	R&M Grounds-Water	Heritage Landscape Supply	35.53

EFTPS	7270-50-20	Insurance-Water	Nebraska Assigned Risk Pool	242.98
49684	9090-50-20	New Well-Water	Olsson	4,228.73
EFTPS	7270-50-20	Insurance-Water	Travelers	58.14
EFTPS	7270-50-20	Insurance-Water	USI Insurance Services LLC	12,845.20
49685	7330-50-20	Telephone-Water	Verizon Wireless	21.97
49685	9155-50-20	GIS-Water	Verizon Wireless	6.67
			Total	17,439.22
Sewer				
EFTPS	7270-60-30	Insurance-Sewer	Nebraska Assigned Risk Pool	183.25
EFTPS	7270-60-30	Insurance-Sewer	Travelers	42.84
EFTPS	7270-60-30	Insurance-Sewer	USI Insurance Services LLC	9,687.33
49685	7330-60-30	Telephone-Sewer	Verizon Wireless	21.97
49685	9155-60-30	GIS-Sewer	Verizon Wireless	6.67
			Total	9,942.06
Streets				
49679	7455-70-40	Internet-Street	Charter Communications	110.00
EFTPS	7270-70-40	Insurance-Street	Nebraska Assigned Risk Pool	328.93
49684	8215-70-40	R&M Streets & Alleys-Street	Olsson	3,315.72
EFTPS	7270-70-40	Insurance-Street	Travelers	76.50
EFTPS	7270-70-40	Insurance-Street	USI Insurance Services LLC	17,388.94
49685	7330-70-40	Telephone-Street	Verizon Wireless	21.96
49685	9155-70-40	GIS-Street	Verizon Wireless	6.68
			Total	21,248.73
			Grand Total	99,529.51

The City Treasurer reported a balance on hand of \$8,057,408.11 in cash assets; Prestige Treasury, \$211,826.93; Prestige Bond, \$1,414,554.24; Keno Community Betterment, \$533,756.73; Keno Progressive Jackpot, \$50,481.39; Water Deposit Savings, \$4,277.65; Refundable Deposits Savings, \$1,248.87; Water Tower Savings, \$401,829.93; Sewer Restricted, \$400,666.53; Water Capital Facilities Fees, \$182,647.12; Sewer Capital Facilities Fees, \$1,208,809.45; City Sales Tax, \$13,934,665.96; Money Market Library Bricks, \$987.42; Government Securities, \$124,477.99; Library Savings-Estate Donation, \$1,662.28; Pinnacle Bank-ASIP, \$2,746,136.78; Time Certificates as follows: Bond, \$83,964.48; Tower, \$63,219.41; Water, \$136,850.56; Library Restricted, \$34,197.53; Cash Receipts, \$3,204,422.10; Cash Disbursements, \$174,985.18.

Regular Agenda

Agenda Item 1. Laura Harrison, Grow Sarpy Business & Community Relations Manager, presented the Grow Sarpy 1st Quarter 2025 report. Harrison stated that even though building has slowed down in Springfield, the total permit fees have increased due to the progress at Hwy 50 and Capehart Road. Workforce continues to be a challenge for employers. In April, Grow Sarpy hosted an outreach program to hand out construction kits and reached over 100 students interested in the industry. Craney inquired if Metro Community College's new campus was going up at Hwy 370 & Hwy 50. Harrison confirmed that their groundbreaking will be coming up.

Agenda Item 2. A Public Hearing of the Springfield City Council was opened at 7:05 p.m. to consider an application submitted by the City of Springfield for a complete update to the Springfield Comprehensive Plan.

Caitlin Bolte, Principal in Charge with Confluence, presented the Comprehensive Plan Draft. Bolte stated that there were 4 phases to this project. Phase 1 began in February 2024 with a project pre kick off meeting, research and analysis. Phase 2 focused on the vision, input and direction. Phase 3 included a draft plan presentation at the public open house. Phase 4 is the final plan and adoption. Bolte reviewed a snapshot of the 8 chapters included in the comprehensive plan, summarizing what the residents wanted in their community. Jeff Ray, Senior Planner with JEO Consulting Group and a member of the Comprehensive Plan steering committee, stated that the industrial businesses will stay on the west side of Highway 50 only. Meta's footprint has relocated the residential, and it was clear the residents do not want to see more data centers or big box businesses as an entry into town. Bolte noted that there were many edits to the plan as everything moved forward. Murtha stated that they did a great job updating the plan with what the residents in the community were looking for.

Linda Dorothy, representing the Glesmann Family Property, 14305 Capehart Rd., stated that she has concerns with the zoning constraints on their property. Scannell Properties, a well-known and highly respected build-to-suit developer, is interested in purchasing Glesmann's property. Dorothy stated that although the family understands and respects the City's vision for the entrance to the city, they feel there are too many limitations with no flexibility, and this will hinder their sale. Kathleen Gottsch, City Administrator, stated that she asked a representative from Scannell Properties to provide her with their concept for the property. What Scannell submitted did not meet the intent of the new comprehensive plan. Bolte noted that office space along the highway corridor with warehouse to the east would be allowed under Business Park, as staff revised the Business Park definition to allow for ancillary warehouse storage. Dorothy stated that the city needs to meet with Scannell Properties to discuss what is acceptable for the property. Murtha stated that the zoning would allow for smaller store fronts with warehouse towards the back. Dorothy stated that they may need to split the property into more than one lot because no store front business will need 78 acres for their project. Craney stated that the developer needs to come to the table with what they propose, and we can tweak it from there to see if the project will work for everyone. Mayor Roseland asked if the city had met with the developers yet. Gottsch stated that she corresponded with Scannell throughout the comp plan process. Adriana Agulla, Glesmann Family Property representative, 14305 Capehart Rd., stated that the property is a large parcel of land and not allowing outside storage would limit the use of the property. The developers cannot come with a plan without knowing the restrictions. Agulla stated the city needs to compromise.

Marty Giff, property owner of 12330 Main Street, stated that he understands that the Springfield City Council is entrusted by the citizens to control growth, keeping that small town feel. Giff asked, what is the definition of small-town feel? Giff stated that he has 20 acres of land and all he wants to do is put 2 houses on the land. Giff referred to the comp plan map showing Rural Residential and noted that the current comprehensive plan requires Agriculture Residential to have 5 acres minimum. The SCCWWA sewer fee for plating 3 acres or less or 20 acres or more is \$6,000, while anything between 3-20 acres is \$30,000/acre. If he split his property into two lots for two homes, the whole property would cost \$600,000 in sewer connection fees and the current phasing of sewer lines is not available on the property. Giff stated that every other jurisdiction has a way to plot less than 3-acre lots, but Springfield does not. Sarpy

County would allow a build through development. Mayor Roseland stated that the rules were in place when Giff purchased the land and Giff bought the land knowing the facts. Bolte stated that the definition the residents gave for small town feel is when their kids can ride their bikes to school or the park, without supervision, and still feel safe. 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 Neitzel, to close the public hearing. AYES: Neitzel, Murtha, Craney. NAYS: None. Absent: Herzog. Motion carried. Public Hearing closed at 8:22 p.m.

Agenda Item 3. Council Member Murtha introduced **Ordinance No. 1188** entitled:

AN ORDINANCE OF THE CITY OF SPRINGFIELD, NEBRASKA TO ADOPT A COMPLETE UPDATE TO THE SPRINGFIELD COMPREHENSIVE PLAN; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE

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, Murtha, Craney. The following voted NAY: None. The following were ABSENT: Herzog. 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. 1188 be passed and adopted?" Upon roll call vote, the following Council Members voted AYE: Neitzel, Murtha, Craney. The following voted NAY: None. The following were ABSENT: Herzog. 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. 1188

AN ORDINANCE OF THE CITY OF SPRINGFIELD, NEBRASKA TO ADOPT A COMPLETE UPDATE TO THE SPRINGFIELD COMPREHENSIVE PLAN; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA:

Section 1. Adoption of Comprehensive Plan. On February 6, 2024, the City of Springfield entered into an agreement with Confluence, Inc. and JEO Consulting Group, Inc. to update the city's comprehensive plan. Consultants of Confluence, Inc. and JEO Consulting Group Inc. worked with the comprehensive plan steering committee, which was comprised of Planning Commission, City Council, city staff and key community representatives, to prepare a complete update to the comprehensive plan. On May 13, 2025, the Springfield Planning Commission conducted a public hearing on the matter of updating the comprehensive plan and reported a recommendation of approval to the City Council of the prepared plan with identified changes. On May 20, 2025, the City Council held a public hearing on said proposed update of the comprehensive plan and found and determined that said proposed update is

advisable and in the best interests of the City. The City Council further found and determined that public hearings were duly held, and notices given. Therefore, the City Council hereby adopts said updated comprehensive plan.

Section 2. Repeal of Ordinances in Conflict. All other ordinances in conflict are hereby repealed.

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED THIS 20TH DAY OF MAY 2025.

Robert Roseland, Mayor

(SEAL)

Attest: Barbara Henninger, City Clerk

Agenda Item 4. A Public Hearing of the Springfield City Council was opened at 8:23 p.m. to consider a conditional use permit filed by Dr. Micah Kohles/Woodland Animal Hospital to operate a Small Animal Veterinary Service on property zoned Downtown Commercial and legally described as Lots 9, 10, 11 and 12, Block 11, Springfield, NE, and generally located at 205 Main Street, Springfield, Nebraska. Gottsch noted that this application was presented and approved at the March 18, 2025, City Council meeting, the only difference is an address change. After all those wishing to speak were offered an opportunity to be heard, the Mayor recommended the hearing be closed. Motion by Neitzel, seconded by Murtha, to close the public hearing. AYES: Neitzel, Murtha, Craney. NAYS: None. Absent: Herzog. Motion carried. Public Hearing closed at 8:24 p.m.

Agenda Item 5. Council Member Neitzel introduced Resolution 2025-11 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: None. The following were absent: 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 2025-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A CONDITIONAL USE PERMIT FOR WOODLAND ANIMAL HOSPITAL, APPLICANT, TO OPERATE A SMALL ANIMAL VETERINARY SERVICE ON LOTS 9, 10, 11 AND 12, BLOCK 11, SPRINGFIELD ADDITION TO THE CITY OF SPRINGFIELD, NEBRASKA, GENERALLY LOCATED AT 205 MAIN STREET, SPRINGFIELD, NEBRASKA, WHICH PROPERTY IS ZONED DOWNTOWN COMMERCIAL.

WHEREAS, the applicant has made application for approval of a conditional use permit to operate a small animal veterinary service on property located at 205 Main Street, Springfield, which is zoned Downtown Commercial; 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 May 13, 2025, regarding the application and has made a recommendation of approval to the City Council for the conditional use permit amendment contingent upon certain conditions and restrictions as set forth in the conditional use permit agreement; and

WHEREAS, the City Council of the City of Springfield held a public hearing regarding such application on May 20, 2025, and is agreeable to the conditional use permit, subject to certain conditions and restrictions as set forth in the conditional use permit agreement attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves and issues the conditional use permit agreement to Woodland Animal Hospital, applicant, to operate a small animal veterinary service on property zoned Downtown Commercial and legally described as Lots 9, 10, 11 and 12, Block 11, Springfield Addition to the City of Springfield, Nebraska, subject to certain conditions and restrictions as set forth in the conditional use permit agreement attached hereto as Exhibit "A".

PASSED AND APPROVED THIS 20TH DAY OF MAY, 2025.

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

Record of Vote:

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

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

Agenda Item 6. Motion by Murtha, seconded by Craney, to rehire Caleb Woodward as a seasonal maintenance employee for the summer of 2025 with \$1.00/hour wage increase. AYES: Neitzel, Murtha, Craney. NAYS: None. Absent: Herzog. Motion carried.

Department Reports

Agenda Item 1. Neitzel reported that the company that we had been using to clean the water tower is too busy to schedule us. Heath Shemek, Water/Sewer Coordinator, is researching to find a new contractor.

Agenda Item 2. No department report from Herzog.

Agenda Item 3. Murtha reported that the splash pad is ready for the summer. Tyler Holdorf, Parks Director, has been working with the maintenance staff to get the mowing and trimming completed.

Agenda Item 4. Craney reported that street tear out is in progress. 2nd and Vine Streets will be poured tomorrow.

Agenda Item 5. Mayor Roseland reported that he has been working with Chris Woodman, Maintenance Manager, to find a place to store the crushed rock that has been offered to the city.

Agenda Item 6. Gottsch reported that the Sarpy County Agricultural Society has submitted a floodplain development permit application. The plans are currently at the city engineer and NRD for review. Andie Ledenbach, Utility Billing Clerk, is working with the new water tower contractor to get the required paperwork in order so Shemek can get us on the schedule. We will be sending out the cross-connection survey by the end of the month. Garage sales and Springfield Days are coming up. We had an issue last weekend at the fairgrounds event with a vendor selling liquor without a Special Designated Liquor License. The sheriff's department shut down the vendor.

Motion by Murtha, seconded by Craney, to adjourn. AYES: Neitzel, Murtha, Craney. NAYS: None. Absent: Herzog. Meeting adjourned at 8:33 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 May 20, 2025; 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