



SPRINGFIELD

NEBRASKA

CITY COUNCIL AGENDA - REVISED

Tuesday, January 6, 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 December 16, 2025, Council Meeting
2. Approve Claims and Payroll

REGULAR AGENDA

1. Sarpy County Sheriff's Monthly Service Report
2. Reconsider waiving the floodplain development permit fee for the Knights of Columbus to build an addition onto their existing booth at the Sarpy County Fairgrounds
3. Conduct a **Public Hearing** to consider the following applications:
 - A. An application for a request for zone change filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, requesting a change of zoning classification from AR Agriculture Residential District to MU Mixed Use District PUD Planned Unit Development District on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.56

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

- B. An application for a preliminary plat (Lots 1-310 and Outlots A-K, Village on Main) filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059
- C. An application for a conditional use permit filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, to allow for a unique mix of residential lots and styles to provide a variety of home types and price points in the Mixed Use Zoning District on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059

4. Consider approval of **Ordinance No. 1217** approving a change of zoning classification filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, requesting a change of zoning classification from AR Agriculture Residential District to MU Mixed Use District PUD Planned Unit Development District on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059
5. Consider approval of **Resolution 2025-36** approving a preliminary plat (Lots 1-310 and Outlots A-K, Village on Main) filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059
6. Consider approval of **Resolution 2025-37** approving a conditional use permit filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, to allow for a unique mix of residential lots and styles to provide a variety of home types and price points in the Mixed Use Zoning District on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059
7. Consider a merit increase for Rod Post, seasonal maintenance worker

8. Consider a merit increase for Daelynn Schmitz, seasonal maintenance worker
9. Proclamation of Retirement for Andie Ledebach as Utility Billing Clerk/Assistant City Clerk

DEPARTMENT REPORTS

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

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