



# SPRINGFIELD

## NEBRASKA

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### **CITY COUNCIL AGENDA**

Tuesday, July 7, 2026, at 7:00 p.m.  
Springfield City Hall  
170 North 3<sup>rd</sup> Street

### **CALL TO ORDER**

- Public announcement that a copy of the Nebraska Open Meetings Law is posted in the entry to the meeting room
- Roll call
- Pledge of Allegiance

### **CONSENT AGENDA**

*All consent agenda items are approved in one motion unless removed by a Council Member. Removed items will be placed under the Regular Agenda for consideration and action by the Council.*

1. Approve Minutes of the 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 9<sup>th</sup> Street to 132<sup>nd</sup> 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 132<sup>nd</sup> 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 6<sup>th</sup> P.M., Sarpy County, Nebraska
  - c. Preliminary Plat for Lots 1 & 2, St. Joseph 2<sup>nd</sup> Addition
  - d. Final Plat for Lots 1 & 2, St. Joseph 2<sup>nd</sup> 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 132<sup>nd</sup> 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 6<sup>th</sup> P.M., Sarpy County, Nebraska
6. Consider approval of **Resolution 2026-24** to approve the preliminary plat for Lots 1 & 2, St. Joseph 2<sup>nd</sup> Addition
7. Consider approval of **Resolution 2026-25** to approve the final plat and subdivision agreement for Lots 1 & 2, St. Joseph 2<sup>nd</sup> 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 1<sup>st</sup> 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**



# SPRINGFIELD

## NEBRASKA

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### **CITY COUNCIL AGENDA**

Tuesday, June 23, 2026, at 7:00 p.m.  
Springfield City Hall  
170 North 3<sup>rd</sup> Street

### **CALL TO ORDER**

- Public announcement that a copy of the Nebraska Open Meetings Law is posted in the entry to the meeting room
- Roll call
- Pledge of Allegiance

### **CONSENT AGENDA**

*All consent agenda items are approved in one motion unless removed by a Council Member. Removed items will be placed under the Regular Agenda for consideration and action by the Council.*

1. Approve Minutes of the June 2, 2026, Council Meeting
2. Approve Minutes of the June 16, 2026, Council Meeting
3. Approve Claims
4. Approve Treasurer's Report

### **REGULAR AGENDA**

1. Accept Dan Craney's Resignation from the City Council
2. Declare a vacancy for Dan Craney's City Council seat which term expires December 2028 and authorize notice of the vacancy and length of the unexpired term to be posted in three public places within the city (Springfield City Hall, Springfield Post Office, Horizon Bank-Springfield)
3. Approve the health insurance policy renewal with BlueCross BlueShield of Nebraska

**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, June 23, 2026, at City Hall. Present were Mayor Bob Roseland; Council Members: Mike Neitzel, Michael Herzog, Kacie Murtha. Council Members Absent: Dan Craney. Notice of this meeting was given in advance by posting in three public places, one of the designated methods of giving notice. Notice of this meeting was given in advance to the Mayor and all Council Members and a copy of their receipt of notice is attached to these Minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public. The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held.

Mayor Roseland requested a moment of silence in honor of Council Member Dan Craney, who passed away on June 19, 2026. Craney spent 40 years in public education and served on the Springfield City Council for 15+ years.

**Consent Agenda**

Motion by Herzog, second by Neitzel, to approve the Consent Agenda. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: Craney. Motion Carried.

Check #	Account ID	Account Description	Name	Debit Amount
General				

51196	7480-10-10	Janitorial-Gen	BSC Janitorial	360.00
EFTPS	7270-10-10	Insurance-Gen	Nebraska Assigned Risk Pool	283.87
51210	7230-10-10	Postage/Shipping-Gen	Petty Cash	36.05
51210	8030-10-10	Supplies-Gen	Petty Cash	1.41
51210	8200-10-10	Miscellaneous-Gen	Petty Cash	17.48
51206	7030-10-10	Prof Svcs-Planning-Gen	Sightline Planning and Zoning LLC	4,965.00
EFTPS	7270-10-10	Insurance-Gen	USI	12,830.15
			<b>Total</b>	<b>18,493.96</b>
<b>Sales Tax</b>				
51199	9176-15-10	Soccer Fields-City Sales Tax	Confluence, Inc	6,148.65
51200	9089-15-10	Community Events-Sales Tax	Construction Containers & Excavating	6,702.83
51201	9177-15-10	Library-City Sales Tax	Hauptman Architecture	2,192.19
51201	9170-15-10	Buffalo Park-Sales Tax	Hauptman Architecture	21,420.00
51201	9172-15-10	Downtown/Urban Park-Sales Tax	Hauptman Architecture	21,420.00
			<b>Total</b>	<b>57,883.67</b>
<b>Library</b>				
51197	7455-20-10	Internet-Lib	Charter Communications	29.99
EFTPS	7270-20-10	Insurance-Lib	Nebraska Assigned Risk Pool	149.35
EFTPS	7270-20-10	Insurance-Lib	USI	5,642.31
			<b>Total</b>	<b>5,821.65</b>
<b>Park</b>				
51202	8160-30-10	R&M Grounds-Park	Jensen Gardens	1,409.19
EFTPS	7270-30-10	Insurance-Park	Nebraska Assigned Risk Pool	386.42
51207	8160-30-10	R&M Grounds-Park	Smartbox	2,199.00
51208	7290-30-10	Uniform Allowance-Park	Special Tee's Screenprinting	105.00
EFTPS	7270-30-10	Insurance-Park	USI	4,133.75
			<b>Total</b>	<b>8,233.36</b>
<b>Soccer</b>				
EFTPS	7270-35-10	Insurance-Soccer	Nebraska Assigned Risk Pool	386.42
51204	8160-35-10	R&M Grounds-Soccer	Derek McMillin	1,700.00
51208	7290-35-10	Uniform Allowance-Soccer	Special Tee's Screenprinting	45.00
EFTPS	7270-30-10	Insurance-Soccer	USI	4,133.75
			<b>Total</b>	<b>6,265.17</b>
<b>Community Building</b>				
EFTPS	7270-40-10	Insurance-Community Bldg	Nebraska Assigned Risk Pool	138.24
EFTPS	7270-40-10	Insurance-Community Bldg	USI	4,392.57
			<b>Total</b>	<b>4,530.81</b>
<b>Water</b>				
51203	8140-50-20	R&M Equipment-Water	Layne Christensen Company	1,150.00
EFTPS	7270-50-20	Insurance-Water	Nebraska Assigned Risk Pool	208.34
51205	7330-50-20	Telephone-Water	Nebraska Technology & Telecomm	284.20

51208	7290-50-20	Uniform Allowance-Water	Special Tee's Screenprinting	39.50
51176	7230-50-20	Postage/Shipping-Water	US Postal Service	225.70
51209	7330-50-20	Telephone-Water	Verizon Wireless	48.65
51209	9155-50-20	GIS-Water	Verizon Wireless	6.67
EFTPS	7270-40-10	Insurance-Water	USI	13,776.70
			<b>Total</b>	<b>15,739.76</b>
<b>Sewer</b>				
EFTPS	7270-60-30	Insurance-Sewer	Nebraska Assigned Risk Pool	407.75
51208	7290-60-30	Uniforms Allowance-Sewer	Special Tee's Screenprinting	12.00
51176	7230-60-30	Postage/Shipping-Sewer	US Postal Service	225.70
51209	7330-60-30	Telephone-Sewer	Verizon Wireless	8.63
51209	9155-60-30	GIS-Sewer	Verizon Wireless	6.67
EFTPS	7270-60-30	Insurance-Sewer	USI	10,389.83
			<b>Total</b>	<b>11,050.58</b>
<b>Street</b>				
51198	8090-70-40	Asphalt & Concrete-Street	Concrete Delivered LLC	3,317.95
EFTPS	7270-70-40	Insurance-Street	Nebraska Assigned Risk Pool	216.61
51205	7330-70-40	Telephone-Street	Nebraska Technology & Telecomm	104.55
51208	7290-70-40	Uniform Allowance-Street	Special Tee's Screenprinting	122.50
51209	7330-70-40	Telephone-Street	Verizon Wireless	8.63
51209	9155-70-40	GIS-Street	Verizon Wireless	6.68
EFTPS	7270-70-40	Insurance-Street	USI	18,649.94
			<b>Total</b>	<b>22,426.86</b>
			<b>Grand Total</b>	<b>150,445.82</b>

The City Treasurer reported a balance on hand of \$7,284,782.58 in cash assets; Prestige Treasury, \$214,460.59; Prestige Bond, \$1,597,543.80; Keno Community Betterment, \$518,797.98; Keno Progressive Jackpot, \$50,466.72; Water Deposit Savings, \$4,303.36; Refundable Deposits Savings, \$1,256.37; Water Tower Savings, \$451,564.91; Sewer Restricted, \$452,757.56; Water Capital Facilities Fees, \$184,917.99; Sewer Capital Facilities Fees, \$1,223,838.77; City Sales Tax, \$9,809,291.69; City Sales Tax-Sweep, \$55,414,451.93; Money Market Library Bricks, \$993.34; Government Securities, \$126,355.82; Library Savings-Estate Donation, \$1,672.26; Pinnacle Bank-ASIP, \$388,360.83; Time Certificates as follows: Bond, \$87,739.13; Tower, \$66,192.47; Water, \$142,277.50; Library Restricted, \$35,746.01; Cash Receipts, \$2,539,056.89; Cash Disbursements, \$378,200.34

### **Regular Agenda**

**Agenda Item 1.** Motion by Herzog, seconded by Neitzel, to accept Dan Craney's resignation from the City Council. AYES: Neitzel, Herzog, Murtha. NAYS: None. Motion carried.

**Agenda Item 2.** Motion by Neitzel, seconded by Herzog, to declare a vacancy for Dan Craney's City Council seat which term expires December 2028 and to authorize notice of the vacancy and length of the unexpired term to be posted in three public places within the city (Springfield City Hall, Springfield Post Office, Horizon Bank – Springfield Location). AYES: Neitzel, Herzog, Murtha. NAYS: None. Motion carried.

**Agenda Item 3.** Barb Henninger, City Clerk, shared the current Blue Cross Blue Shield health insurance policy and the policy renewal information. Motion by Murtha, second by Neitzel, to approve the Blue Cross Blue Shield health insurance policy renewal. AYES: Neitzel, Herzog, Murtha. NAYS: None. Motion carried.

### **Department Reports**

**Agenda Item 1.** Neitzel reported that Heath Shemek, Water/Sewer Operator, responded to a water leak in Southcrest. The location of the leak ended up being the homeowner's responsibility. Jody Baughman, Utility Billing Clerk, sent out approximately twenty-three (23) letters to residents for non-working meters. To date, four (4) have been installed and they are scheduling the others to be installed. Neitzel also reported that Bryan Cherry, Street Commissioner, is finishing up a street project on Maple Street and will begin work on North 7<sup>th</sup> Street soon.

**Agenda Item 2.** Herzog reported that the library had a successful book drive. Further noting that at this time the library is not taking donations of books until further notice. The 100 Year Celebration at the library has been rescheduled to August 22, 2026.

**Agenda Item 3.** Murtha reported that Tyler Holdorf, Parks Director, has reached out regarding the parts order for the splash pad repair. Holdorf is expecting the part to arrive by the end of the month. Murtha stated that she attended the Springfield Platteview Partnership program. There were different stations, i.e.: team sports, technology, internships and more. It ended with a presentation thanking all the partners helping with the event.

**Agenda Item 4.** No department report from Craney.

**Agenda Item 5.** Mayor Roseland reported that he has a sewer agency meeting tomorrow. They are reclassifying the secretary/administrative position to part-time.

**Agenda Item 6.** Henninger provided an update to Beth Meister's Block Party/Street Closure Request from the June 2, 2026, Council meeting, stating that Meister has gotten approval for the closure from all but one resident, who lives at the end of the block and would have access to their driveway if needed. She is ok to move forward. Henninger noted that the vacant house next to and owned by the Methodist Church will be used for fire department training on Wednesday. They will only be inside the home. Henninger stated that she asked them to inform the Sarpy County Sheriff's Office just in case they should receive a phone call of suspicious activity.

### **Adjournment**

Motion by Herzog, second by Neitzel, to adjourn. AYES: Nietzel, Herzog, Murtha. NAYS: None. Meeting adjourned at 7:25 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 June 23, 2026; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting; and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

Barbara Henninger  
City Clerk

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Robert Roseland, Mayor

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Date

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Barbara Henninger, City Clerk

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Date

**City of Springfield**  
**Cash Disbursements Journal**  
**For the Period From July 2026**

Name	Amount	Account Description	Check #
Aflac	1,113.04	Aflac-Gen/Lib/Prk/Scr/Wtr/Swr/Str	EFTPS
Amazon Capital	971.77	Books-Lib	
Ameritas Life	101.90	Aflac-Gen/Lib	
Blue Cross Blue Shield	Bill Not Received	Health Ins-Gen/Lib/Prk/Scr/Wtr/Swr/Str	EFTPS
Bobcat of Omaha	96.99	R&M Equip-Str	
Casey's General	1,992.50	Fuel-Prk/Scr/Wtr/Swr/Str	
Center Point	97.08	Books-Lib	
Charter Communication	359.99	Internet-Gen/CommBldg/Str	
Concrete Delivered	2,902.08	Asphalt & Concrete-Str	
CoreTech	1,859.50	Prof Svcs Tech Support-Gen/Wtr/Swr; Telephone-Lib	
Diggers (One Call Concepts)	52.01	Diggers Hotline-Wtr	
Eagle Services	760.00	Rental-Prk/Scr	
(Eakes) Five Points Bank	88.42	Office Equipment-Gen	
Eakes Office Solutions	480.92	R&M Office Equip-Gen; Library Supplies-LibRest	
Electrical Contractors	1,387.00	R&M Building-LibRest	
Everon	103.61	Security System-Lib	
Executive Janitorial	250.00	Janitorial-Comm Bldg	
		Prov Svcs-Tech Support-Gen; Subscriptions-Gen; Publication	
First National Bank	1,027.96	Costs-Gen; Telephone-Gen/Lib	
Floors Inc	525.00	R&M Building-LibRest	
Gale	103.50	Books-Lib	
Hauptman Architecture	2,160.00	Library-Sls Tx	
Henninger, Barb	308.52	Mileage-Gen; Lodging-Gen; Comm Events-Sls Tx	
Home Depot	706.84	Supplies-Gen; R&M Bldg-Prk; R&M Grounds-Prk; Comm Betterment-Sls Tx; North Park (SCTRA)-Sls Tx	
Island Sprinkler	41.40	R&M Grounds-Prk	
Metlife	490.55	Health Insurance-Gen/Lib/Prk/Scr/Wtr/Swr/Str	EFTPS
MicroMarketing	249.25	Books-Lib	
Midwest Labs	Bill Not Received	Testing-Wtr	
MUD	276.27	Natural Gas-Gen/Lib/Comm Bldg/Str	
		R&M Vehicle-Prk/Scr/Wtr/Swr/Str; Supplies-Str; Tools & Misc	
NAPA	527.46	Equip-Str	
Nebraska Assigned Risk (Travelers)	Bill Not Received	Insurance-Gen/Lib/Pks/Comm Bldg/Wtr/Swr/Str	EFTPS
Nebraska Public Health Environmental Lab	18.00	Testing-Wtr	
NRWA	400.00	Dues-Wtr	
NT&T	Bill Not Received	Telephone-Wtr/Str	
		Prof Svcs-Engineer-Gen/Str/Swr/Wtr; Tower-Wtr; Water Main	
Olsson Associates	29,614.56	Extension-Wtr; Buffalo Park-SlsTx	
OPPD	7,247.59	Electricity-Gen/Lib/Prk/Scr/Comm Bldg/Wtr/Swr/Str	
Pannier Graphics - Requested W-9	6,340.00	Story Walk- Lib Rest	
Papillion Sanitation	627.36	Waste Disposal-Gen/Lib/Prk/Comm Bldg/Str	
Principal Life Insurance Company	552.26	Health Insurance-Gen/Lib/Prk/Scr/Wtr/Swr/Str	EFTPS
Sarpy County Building Inspector	1,440.05	Prof Svcs-Bldg Inspector-Gen	
Sarpy County Fiscal Administrator	423.00	Animal Control-Gen	
Sarpy County Treasurer	10,991.00	Law Contract-Gen	
SCCWWA	48,159.52	SCCWWA User Fees-Swr	
Schmieder, Marcie	300.00	Janitorial-Lib	
Seidler & Seidler	2,484.58	Prof Svcs-Legal-Gen/Lib/Wtr	
Silex Group	100.00	Asphalt & Concrete-Str	
		Tools & Misc Equip-Prk/Str; Supplies-Str; Community Betterment-	
Springfield Ace Hardware	210.47	Sls Tx	
Summit Fire Protection - Requested W-9	202.95	R&M Building-LibRest	
		R&M Grounds-Prk; Tools & Misc-Prk/Str; Community Betterment-	
Tractor Supply	166.93	Sls Tx	
		Tools & Misc Equip-Scr; R&M Equip-Prk/Scr/StrR&M Grounds-	
TY's Outdoor Power	201.17	Gen/Lib/Prk/Scr/Wtr/Str	
Walkers Uniform Rental	336.22	Laundry-Gen/Comm Bldg; Uniform Allowance-Str	
Water Deposits Refunds			

Approval Date : \_\_\_\_\_

Continued on reverse side

Signature: \_\_\_\_\_





# SPRINGFIELD

NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JULY 7, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Consent Agenda Item 3	Grow Sarpy request to waive Community Building rental fees for construction kit assembly event	Barb Henninger City Clerk

### **Synopsis**

Laura Harrison, Grow Sarpy Business & Community Relations Manager, has requested a waiver of the community building rental fee on Tuesday, August 25, and Wednesday, August 26, 2026. Grow Sarpy will once again be receiving donations and assembling their construction kits to hand out in the Sarpy County school districts.

The city waived Grow Sarpy's rental fee in 2024 & 2025 for their kit assembly and the facility worked well for them. We had no issues with their use of the facility.

### **Recommendation**

Council consideration.

### **Attachments**

None



# SPRINGFIELD

## NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JULY 7, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Consent Agenda Item 4	Sarpy County Fair Requests	Barb Henninger City Clerk

### **Synopsis**

The Sarpy County Agricultural Society has requested the city waive/allow the following items for the Sarpy County Fair scheduled for July 29 through August 2, 2026:

- 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
- Allow members of the Sarpy County Agricultural Society and authorized volunteers between the ages of 16-20 to operate golf carts on city streets

### **Recommendation**

Staff recommends approval. Council has approved these requests in previous years.

### **Attachments**

None



# SPRINGFIELD

## NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JULY 7, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 2	Appoint New Council Member	Barb Henninger City Clerk

### **Synopsis**

The city received one application for the City Council vacancy, which term ends December 2028:

- Tommy Wenzel, 475 Hilltop Avenue

**UPDATE** – On Monday, July 6, Jack Liebenritt, 440 Chestnut Street, contacted the office about the vacancy. He plans to submit his application on Tuesday, July 7. Kathleen spoke with him about the vacancy and process.

Mayor Roseland will submit the name of an applicant to fill the vacancy. The Council will then vote upon such nominee and, if a majority votes in favor of such nominee, the vacancy shall be declared filled. If the nominee fails to receive a majority of the votes, the nomination shall be rejected and the Mayor shall, at the next regular meeting (July 21), submit the name of another applicant to fill the vacancy. If the subsequent nominee fails to receive a majority of the votes, the Mayor shall continue submitting names at the same meeting and the Council shall continue to vote on the applicants until the vacancy is filled.

### **Recommendation**

Mayor nomination and Council approval.

### **Attachments**

None



# SPRINGFIELD

## NEBRASKA

MAYOR AND CITY COUNCIL REPORT  
JULY 7, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Items 3-7	Applications for Vacation of Plat, Change of Zoning Classification, Preliminary Plat, and Final Plat submitted by St. Joseph Catholic Church (“Subdivider” and “Owner”) for property generally located south of Main Street from 9 <sup>th</sup> Street to 132 <sup>nd</sup> Street, Springfield, NE	Kathleen Gottsch City Administrator

### Synopsis

Thompson, Dreessen & Dorner, Inc. (TD2) (“Agent”) submitted the following requests on May 4, 2026, on behalf of St. Joseph’s Church (“Subdivider”) related to the 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, and generally located south of Main Street from 9<sup>th</sup> Street to 132<sup>nd</sup> Street, owned by St. Joseph’s Church (“Owner”):

1. Vacation of existing plat for Lots 1, 2, and 3, St. Joseph Addition, except for the right-of-way dedicated for Main Street and 132<sup>nd</sup> Street
2. 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 6<sup>th</sup> P.M., Sarpy County, Nebraska
3. Preliminary Plat of Lots 1-2, St. Joseph 2<sup>nd</sup> Addition
4. Final Plat of Lots 1-2, St. Joseph 2<sup>nd</sup> Addition

The following exhibits were provided:

1. Preliminary Plat
2. Final Plat
3. Search Report

The Owner is requesting these items for the purpose of creating a new residential lot for a new rectory. They plan to demolish the existing rectory and construct a new one on the newly created lot. This relocation will allow space for a future fellowship hall addition south of the existing church.

The documents were forwarded to the Planning Review Team, which is comprised of Bill Seidler, Jr. (city attorney), Jeff Ray (city planner), Jeff Thompson (engineer for Sarpy County & Cities Wastewater Agency (SCCWWA)), Brian Schuele (city engineer with Olsson), MUD, NDOT, OPPD Land Management, Papio Missouri River Natural Resources District, Sarpy County (Admin/Engineering/Public Works), Sarpy County Emergency Management Agency, Sarpy County GIS, Sarpy County Planning, Sarpy County Sheriff, Chad Zimmerman (Springfield Fire Chief), and Ryan Saunders (Springfield Platteview Community Schools).

A copy of the synopsis of comments from the Planning Review team, as well as the submitted documents and exhibits, are attached.

### **Recommendation**

The Planning Commission recommended approval of the vacation of the original plat, zone change, preliminary plat and final plat subject to staff recommendations. Refer to staff comments in synopsis.

### **Attachments**

#### Synopsis of Comments

St Joseph 2nd Addition Final Plat-A2444-114A - COMMENTS 5-11-26.pdf

St. Joseph Addition Lots 1, 2, 3 Final Plat 201326786 5-12-26.pdf

Developers Agreement 201326787 – 5-12-26.pdf

#### Request for Zone Change Application

Preliminary Plat Application

Preliminary Plat

Final Plat Application

Final Plat

Search Report

Resolution 2026-23

Ordinance No. 1221

Resolution 2026-24

Resolution 2026-25

Subdivision Agreement



# SPRINGFIELD

## NEBRASKA

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June 5, 2026

### SYNOPSIS OF PROFESSIONAL STAFF COMMENTS FOR PLANNING COMMISSION & CITY COUNCIL

#### **Lots 1-2 – St. Joseph 2<sup>nd</sup> Addition** **St. Joseph’s Church (Owner)/St. Joseph’s Church (Subdivider)/TD2 (Agent)** **Request for Zone Change Application, Preliminary Plat Application, & Final Plat Application**

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Thompson, Dreessen & Dorner, Inc. (TD2) (“Agent”) submitted the following requests on May 4, 2026, on behalf of St. Joseph’s Church (“Subdivider”) related to the 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, and generally located south of Main Street from 9<sup>th</sup> Street to 132<sup>nd</sup> Street, owned by St. Joseph’s Church (“Owner”):

1. Vacation of existing plat for Lots 1, 2, and 3, St. Joseph Addition, except for the right-of-way dedicated for Main Street and 132<sup>nd</sup> Street
2. 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 6<sup>th</sup> P.M., Sarpy County, Nebraska
3. Preliminary Plat of Lots 1-2, St. Joseph 2<sup>nd</sup> Addition
4. Final Plat of Lots 1-2, St. Joseph 2<sup>nd</sup> Addition

The following exhibits were provided:

1. Preliminary Plat
2. Final Plat
3. Search Report

The Owner is requesting these items for the purpose of creating a new residential lot for a new rectory. They plan to demolish the existing rectory and construct a new one on the newly created lot. This relocation will allow space for a future fellowship hall addition south of the existing church.

The documents were forwarded to the Residential Planning Review Team, which is comprised of Bill Seidler, Jr. (city attorney), Jeff Ray (city planner), Jeff Thompson (engineer for Sarpy County & Cities Wastewater Agency (SCCWWA)), Brian Schuele (city engineer with Olsson), MUD, NDOT, OPPD Land Management, Papio Missouri River Natural Resources District, Sarpy County (Admin/Engineering/Public Works), Sarpy County Emergency Management Agency, Sarpy County GIS, Sarpy County Planning, Sarpy County Sheriff, Chad Zimmerman (Springfield Fire Chief), and

Ryan Saunders (Springfield Platteview Community Schools). Below is a synopsis of their comments.

**Bill Seidler, Jr., City Attorney**

1. The proposed Saint Joseph 2nd Addition is two lots separated by an unplatted area.
  - a. Lot 2 appears to be a lot for a dwelling.
  - b. Lot 2's southern boundary is Lot 1 and 2 of Southcrest Hills Replat 1 and Lot 102 of Southcrest Hills.
  - c. Lot 2 has frontage on Main Street.
  - d. There is no platted street forming a northern boundary of Lot 2.
2. The agricultural land is left unplatted.
  - a. It is unknown if any further subdivision of this land is contemplated.
3. It is unknown whether any future streets are completed for this area.

**Jeff Ray, City Planner**

1. There appears to be a discrepancy in the legal description for the subject site. The Sarpy County Assessor's records list the area as Lots 1, 2, and 3 not as a tax lot.
2. The Preliminary Plat and Final Plat should indicate remaining land (currently labeled as Part of Tax Lot 37A1A1B1B) as Outlot A.
3. The Preliminary Plat should illustrate all of the existing improvements.
4. A portion of the plat is zoned AR, Agricultural Residential District, not AG as noted on the Preliminary Plat.
5. The proposed Lot 1 and 2 comply with the proposed R-87 zoning and are not subject to the MSO site plan review.
6. The proposed zone change to R-87 is consistent with the Comprehensive plan.
7. The entire area within the Final Plat should be conditioned to be annexed upon recordation of the plat.

**Jeff Thompson, SCCWWA Engineer**

*SCCWWA staff review is based on the SCCWWA policy and procedures currently in effect at the time of this review.*

1. The original St. Joseph's final plat was recorded as Instrument No. 2013-26786 on August 21, 2013. (***See attached St. Joseph Addition Lots 1, 2, 3 Final Plat 201326786 5-12-26.pdf.***) Subsequently, a Developer's Agreement accompanied the final plat recording on the same date under Instrument No. 2013-26787. (***See attached Developers Agreement 201326787 – 5-12-26.pdf.***) The description provided within the plat application for review describes the nature of the action will need to include vacating the existing St. Joseph Addition plat except the right-of-way dedicated for Main Street and 132<sup>nd</sup> Street.
2. Based on the original Developer's Agreement, Springfield Water and Sewer Connection Capital Facilities Fees for Lot 1, St. Joseph Addition were not to be collected.
  - a. Lot 1's originally platted and recorded lot size was 6.97 acres.
  - b. The current cumulative proposed lot size for Lot 1 (6.700 acres) and Lot 2 (0.269 acres) being proposed under St. Joseph 2nd Addition is 6.969 acres, which is slightly less.





- a. It is not clear what will become of the remaining portions of those lots after this replat.
2. The topo survey appears to be over 10 years old, as it does not include the NE building addition or the expanded parking lots, etc.
3. Recommend updating the survey and also showing the proposed site improvements on the prelim plat to confirm that the new lot captures all the existing and proposed improvements.
4. Need an estimate of how much space will be needed for detention before the new lot lines are set.
  - a. No drainage report was submitted with the preliminary and final plats.
  - b. If developer will manage detention, then detention will be reviewed during the building permit process.

#### **MUD**

1. Metropolitan Utilities District is the supplier of natural gas and water to St. Joseph 2<sup>nd</sup> Addition at S. 9<sup>th</sup> Street & Main Street.
2. MUD has an existing 4" & 3" natural gas main in Main Street, and an existing 2" natural gas main in S. 9<sup>th</sup> Street.
3. Additional gas main extensions should not be required in accordance with MUD rules and regulations.

#### **NDOT**

No comments received.

#### **OPPD**

1. Developer to contact OPPD Utility Coordination for the following:
  - a. Existing facilities within Lot 1 and 3-phase facilities adjacent to, on North side of property line.
    - i. Please discuss any relocation needs if necessary.
  - b. Discuss installation of electrical design needs for Lot 2 prior to obtaining building permit for future improvements.
    - i. Existing underground facilities adjacent to south side of property line.
  - c. Additional easements may be necessary outside dedicated easement dependent on future improvements and electrical needs.

#### **Papio Missouri River Natural Resources District**

No comments.

#### **Sarpy County Admin/Engineer/Public Works**

##### **Admin/Engineer**

No comments.

##### **Public Works**

1. Agent to verify if property is not part of Tax Lot 37A1A1B1B.
  - a. Top of Final Plat states "Being a platting of tax lots 37A2 and 37A1A1B1B...".
  - b. Additionally, the Surveyor's Certificate states "...be known as St. Joseph 2<sup>nd</sup> Addition, Lots 1 and 2, being a platting of tax lots 37A2 and 37A1A1B1B...".



- i. **See attached St Joseph 2nd Addition Final Plat-A2444-114A - COMMENTS 5-11-26.pdf.**

**Sarpy County Emergency Management Agency**

No comments received.

**Sarpy County GIS**

Address provided for new Lot 2.

**Sarpy County Planning**

1. Developer to coordinate with Sarpy County Building division for any inspection needs.

**Sarpy County Sheriff**

No comments.

**Springfield Fire Chief**

No comments.

**Ryan Saunders (Springfield Platteview Community Schools)**

No comments received.

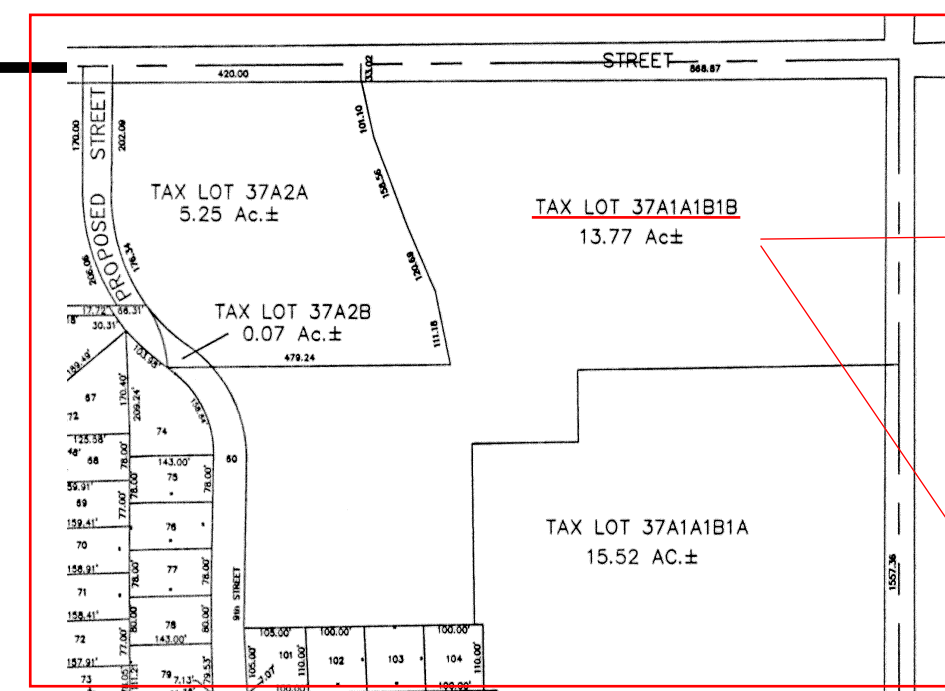
**Attachments:**

- St Joseph 2nd Addition Final Plat-A2444-114A - COMMENTS 5-11-26.pdf
- St. Joseph Addition Lots 1, 2, 3 Final Plat 201326786 5-12-26.pdf
- Developers Agreement 201326787 – 5-12-26.pdf



Reviewed by: MJS  
05/07/2026 8:32:06 AM

Reviewed by: JMB  
05/07/2026 7:50:52 AM



# ST. JOSEPH 2ND ADDITION

## PART OF ????? LOTS 1 AND 2

BEING A PLATTING OF TAX LOTS 37A2 AND 37A1A1B1B IN THE SE 1/4 OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE ST. JOSEPH CATHOLIC CHURCH, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ST. JOSEPH 2ND ADDITION, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY WATER AND NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTAGES OF ALL LOTS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

ST. JOSEPH CATHOLIC CHURCH

BY: REVEREND SCOTT A. HASTINGS, PASTOR



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS ST. JOSEPH 2ND ADDITION, LOTS 1 AND 2, BEING A PLATTING OF TAX LOTS 37A2 AND 37A1A1B1B IN THE SE 1/4 OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THAT PART DEDICATED FOR ROAD RIGHT-OF-WAY ON FINAL PLAT OF ST. JOSEPH ADDITION RECORDED AS INSTRUMENT NUMBER 2013-26786, RECORDS OF SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 1, SOUTHCREST HILLS REPLAT 1, A SUBDIVISION IN SAID SARPY COUNTY; THENCE N00°05'47"W (BEARINGS REFERENCED TO DOUGLAS / SARPY COUNTIES COMBINED LOW DISTORTION PROJECTION) 90.00 FEET; THENCE N89°54'13"E 130.00 FEET; THENCE S00°05'47"E 90.00 FEET TO THE NORTH LINE OF SOUTHCREST HILLS, A SUBDIVISION IN SAID SARPY COUNTY; THENCE S89°54'13"W 130.00 FEET ON THE NORTH LINES OF SAID SOUTHCREST HILLS AND SOUTHCREST HILLS REPLAT 1 TO THE POINT OF BEGINNING. AND COMMENCING AT THE NW CORNER OF LOT 1, SAID SOUTHCREST HILLS REPLAT 1; THENCE N00°05'47"W (SAID DOUGLAS/SARPY LDP) 288.53 FEET ON THE EAST LINE OF 9TH STREET; THENCE NORTHWESTERLY ON THE EAST LINE OF SAID 9TH STREET ON A 230.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N04°45'33"W, CHORD DISTANCE 37.39 FEET, AN ARC DISTANCE OF 37.44 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ON THE EAST LINE OF 9TH STREET ON THE FOLLOWING DESCRIBED FOUR (4) COURSES; THENCE CONTINUING NORTHWESTERLY ON A 230.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N31°31'33"W, CHORD DISTANCE 173.09 FEET, AN ARC DISTANCE OF 177.46 FEET; THENCE NORTHWESTERLY ON A 315.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N41°32'19"W, CHORD DISTANCE 131.97 FEET, AN ARC DISTANCE OF 132.95 FEET; THENCE NORTHWESTERLY ON A 356.06 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N14°02'32"W, CHORD DISTANCE 168.10 FEET, AN ARC DISTANCE OF 169.70 FEET; THENCE N00°38'41"W 152.12 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE S89°35'43"E 601.78 FEET ON THE SOUTH LINE OF SAID MAIN STREET; THENCE S00°24'15"W 254.58 FEET; THENCE SOUTHEASTERLY ON A 350.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S19°40'32"E, CHORD DISTANCE 240.33 FEET, AN ARC DISTANCE OF 245.32 FEET; THENCE S80°34'41"W 466.66 FEET ON A NON-TANGENT LINE TO THE POINT OF BEGINNING.

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF SARPY)  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY REVEREND SCOTT A. HASTINGS, PASTOR OF ST. JOSEPH CATHOLIC CHURCH ON BEHALF OF SAID CHURCH.

NOTARY PUBLIC

CONTAINING 303,540 SQUARE FEET OR 6.967 ACRES MORE OR LESS

APRIL 7, 2026  
DATE

MICHAEL J. SMITH  
NEBRASKA RLS #565

### SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SARPY COUNTY TREASURER



### APPROVAL OF THE SPRINGFIELD CITY PLANNING COMMISSION

THIS PLAT OF ST. JOSEPH 2ND ADDITION WAS APPROVED BY THE SPRINGFIELD CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ATTEST: SECRETARY OF PLANNING COMMISSION

CHAIRPERSON

### APPROVAL OF THE SPRINGFIELD CITY COUNCIL

THIS PLAT OF ST. JOSEPH 2ND ADDITION WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ATTEST: KATHLEEN GOTTSCH, CITY CLERK  
ROBERT ROSELAND, MAYOR

### APPROVAL OF THE SPRINGFIELD CITY ENGINEER

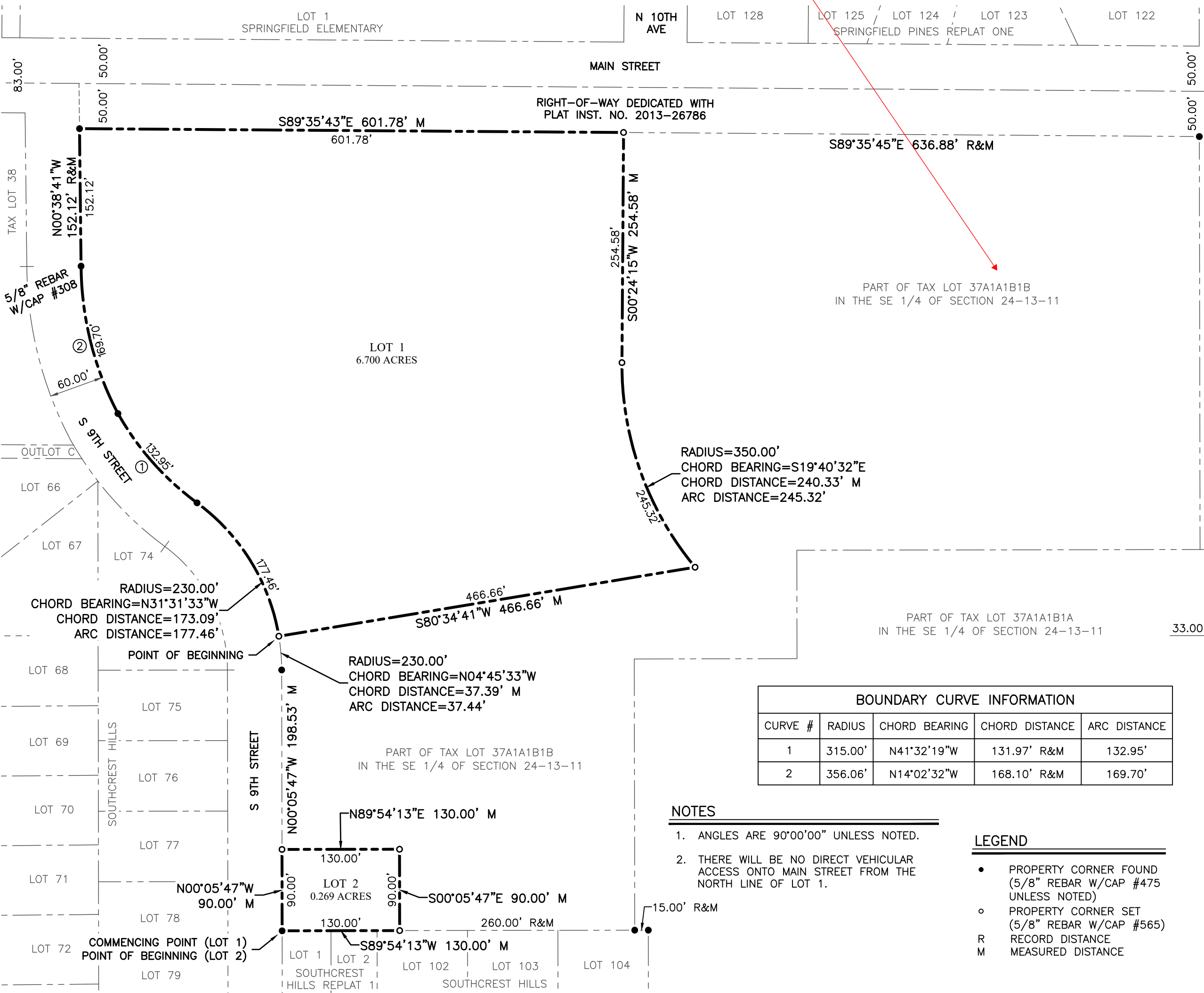
THIS PLAT OF ST. JOSEPH 2ND ADDITION WAS APPROVED BY THE SPRINGFIELD CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SPRINGFIELD CITY ENGINEER

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF ST. JOSEPH 2ND ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SARPY COUNTY SURVEYOR/ENGINEER



BOUNDARY CURVE INFORMATION				
CURVE #	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE
1	315.00'	N41°32'19"W	131.97' R&M	132.95'
2	356.06'	N14°02'32"W	168.10' R&M	169.70'

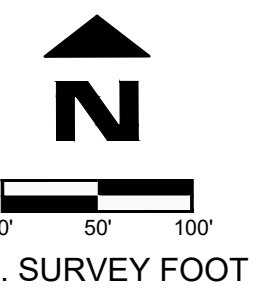
### NOTES

- ANGLES ARE 90°00'00" UNLESS NOTED.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO MAIN STREET FROM THE NORTH LINE OF LOT 1.

### LEGEND

- PROPERTY CORNER FOUND (5/8" REBAR W/CAP #475 UNLESS NOTED)
- PROPERTY CORNER SET (5/8" REBAR W/CAP #565)
- R RECORD DISTANCE
- M MEASURED DISTANCE

ST. JOSEPH 2ND ADDITION  
LOTS 1 AND 2



Revision Dates		
No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-
-	-	-

Job No.: A2444-114A  
Drawn By: BJH  
Reviewed By: MJS  
Date: 04/07/2026  
Book: 26-9  
Page: 40

Sheet Title  
SPRINGFIELD, NEBRASKA  
SARPY COUNTY  
FINAL PLAT

Sheet Number  
SHEET 1 OF 1

# ST. JOSEPH ADDITION

## LOTS 1, 2 AND 3

BEING A PLATTING OF TAX LOTS 37A2 AND 37A1A1B1B IN THE SE 1/4 OF SECTION 24, T13N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ST. JOSEPH CATHOLIC CHURCH, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ST. JOSEPH ADDITION AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES, AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LINES OF ALL INTERIOR LOTS AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

ST. JOSEPH CATHOLIC CHURCH

BY: Matthew J. Gutowski  
REVEREND MATTHEW J. GUTOWSKI, PASTOR

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS ST. JOSEPH ADDITION, LOTS 1, 2 AND 3, BEING A PLATTING OF TAX LOTS 37A2 AND 37A1A1B1B IN THE SE 1/4 OF SECTION 24, T13N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SE 1/4; THENCE S02°42'48"E (ASSUMED BEARING) 506.42 FEET ON THE EAST LINE OF SAID SE 1/4 AND ON THE EAST LINE OF SAID TAX LOT 37A1A1B1B TO THE SOUTHEAST CORNER OF SAID TAX LOT 37A1A1B1B; THENCE SOUTHWESTERLY ON THE SOUTH LINES OF SAID TAX LOT 37A1A1B1B ON THE FOLLOWING DESCRIBED 5 COURSES; THENCE S87°17'12"W 496.00 FEET; THENCE S02°42'48"E 120.00 FEET; THENCE S87°17'12"W 180.00 FEET; THENCE S02°42'48"E 300.00 FEET; THENCE S87°17'12"W 390.00 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 37A1A1B1B; THENCE NORTHWESTERLY ON THE EAST LINES OF 9TH STREET ON THE FOLLOWING DESCRIBED 5 COURSES; THENCE N02°42'48"W 288.53 FEET; THENCE NORTHWESTERLY ON A 230.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N29°28'49"W, CHORD DISTANCE 207.17 FEET AN ARC DISTANCE OF 214.90 FEET; THENCE NORTHWESTERLY ON A 315.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N44°09'20"W, CHORD DISTANCE 131.97 FEET AN ARC DISTANCE OF 132.95 FEET; THENCE NORTHWESTERLY ON A 356.06 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N16°39'35"W, CHORD DISTANCE 168.09 FEET AN ARC DISTANCE OF 169.69 FEET; THENCE N03°15'43"W 202.13 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 37A2; THENCE N87°47'14"E 1289.14 FEET ON THE NORTH LINE OF SAID TAX LOTS 37A2 AND 37A1A1B1B AND ON THE NORTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING.

CONTAINING 19.01 ACRES MORE OR LESS.

MAY 16, 2013  
DATE:



2013-26786

FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

2013-26786

08/21/2013 12:28:20 PM

Clay J. Douding

REGISTER OF DEEDS

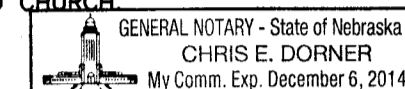


SARPY COUNTY REGISTER OF DEEDS

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF AUGUST, 2013 BY REVEREND MATTHEW J. GUTOWSKI, PASTOR OF ST. JOSEPH CATHOLIC CHURCH ON BEHALF OF SAID CHURCH.



NOTARY PUBLIC

COUNTER LM C.E. LM  
VERIFY LM D.E. LM  
PROOF D  
FEES \$ 28.00  
CHECK#  
CHG FD CASH  
REFUND CREDIT  
SHORT NCR

### SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 15th DAY OF August, 2013.

Rich James by Sue Johnson  
SARPY COUNTY TREASURER



TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

### APPROVAL OF THE SPRINGFIELD PLANNING COMMISSION

THIS PLAT OF ST. JOSEPH ADDITION WAS APPROVED BY THE CITY OF SPRINGFIELD PLANNING COMMISSION THIS 9 DAY OF July, 2013.

David J. Kelm  
CHAIRPERSON

ATTEST: Colleen Kelm  
SECRETARY OF PLANNING COMMISSION

### APPROVAL OF THE SPRINGFIELD CITY COUNCIL

THIS PLAT OF ST. JOSEPH ADDITION WAS APPROVED BY THE SPRINGFIELD CITY COUNCIL THIS 6 DAY OF August, 2013.

Michael G. Hill ATTEST: Kathy Bottcher  
MAYOR, CITY OF SPRINGFIELD CITY CLERK

### APPROVAL OF SPRINGFIELD CITY ENGINEER

THIS PLAT OF ST. JOSEPH ADDITION WAS APPROVED BY THE SPRINGFIELD CITY ENGINEER THIS 15th DAY OF August, 2013.

Ben Di  
CITY ENGINEER, CITY OF SPRINGFIELD

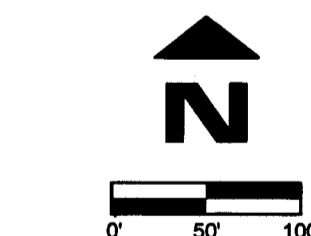
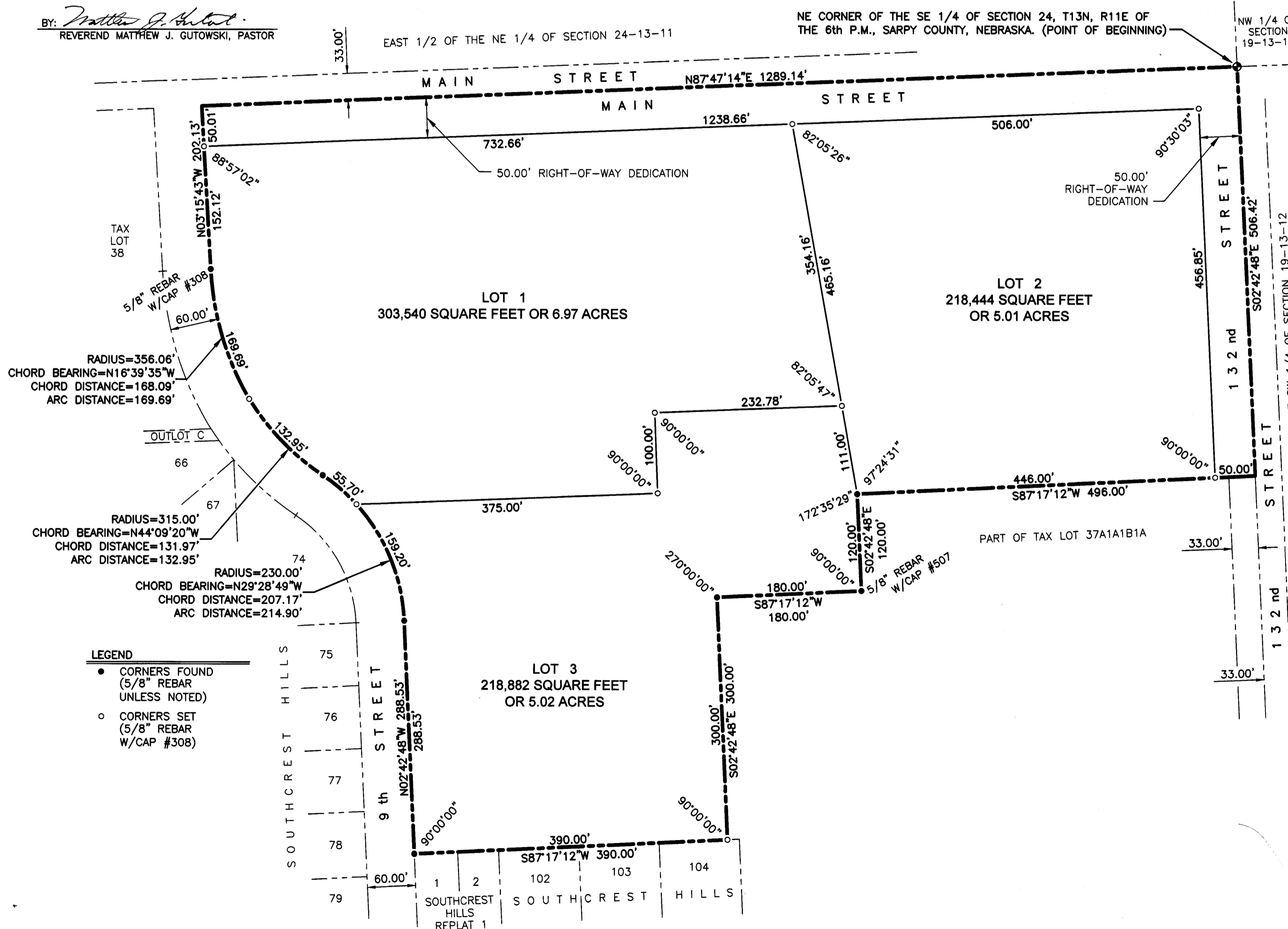
### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF ST. JOSEPH ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS 15th DAY OF August, 2013.



Michael R. Shier  
COUNTY SURVEYOR/ENGINEER

ST. JOSEPH ADDITION  
LOTS 1, 2 AND 3



No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-

Job No.: A1601-124-1A  
Drawn By: RJR  
Reviewed By: DHN  
Date: MAY 16, 2013  
Book: 13-15  
Pages: 17&18

CITY OF SPRINGFIELD  
FINAL PLAT

SHEET 1 OF 1

2013-26786

2013-26787

08/21/2013 12:41:03 PM

*Clay J. Dowling*

REGISTER OF DEEDS

COUNTER a C.E. a  
VERIFY a D.E. a  
PROOF D  
FEES \$ 16.00  
CHECK# \_\_\_\_\_  
CHG TD CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_



**DEVELOPER'S AGREEMENT**

This Agreement made the 15<sup>th</sup> day of August, 2013, by and between the City of Springfield, Nebraska, a Nebraska Municipal Corporation (hereinafter referred to as "City") and St. Joseph Church of Springfield (hereinafter referred to as "Developer").

WHEREAS, Developer submitted an application for a Preliminary and Final Plat (Lots 1, 2 and 3, St. Joseph Addition, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska) of a subdivision located in the SE¼ of Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, being a platting of Tax Lots 37A2 and 37A1A1B1B; and

WHEREAS, on July 9, 2013, the Springfield Planning Commission recommended approval of the Preliminary and Final Plat for Lots 1, 2 and 3, St. Joseph Addition along with waivers to the subdivision regulations pertaining to design standards and required improvements as identified; and

WHEREAS, on August 6, 2013, the Springfield City Council approved the Preliminary and Final Plat for Lots 1, 2 and 3, St. Joseph Addition along with waivers to the subdivision regulations pertaining to design standards and required improvements as identified; and

WHEREAS, Lot 1 of St. Joseph Addition, consisting of approximately 6.97 acres, is intended to be occupied by the church, parsonage and future educational facility and Lots 2 and 3 of St. Joseph Addition, consisting of approximately 5.01 acres and 5.02 acres, are intended to be used as agricultural land at this time; and

WHEREAS, Springfield Municipal Code §3-105.03 (2) requires a Water Connection Capital Facilities Fee to be applied to all final plats which come before the Springfield City Council for approval, which have not been previously platted; and

WHEREAS, Springfield Municipal Code §3-105.03 (3) requires the Water Connection Capital Facilities Fee to be paid to the City Clerk prior to the Mayor signing the approved final plat; and

WHEREAS, Springfield Municipal Code §3-209.03 (2) requires a Sewer Connection Capital Facilities Fee to be applied to all final plats which come before the Springfield City Council for approval; which have not been previously platted; and

WHEREAS, Springfield Municipal Code §3-209.03 (3) requires the Sewer Connection Capital Facilities Fee to be paid to the City Clerk prior to the Mayor signing the approved final plat; and

WHEREAS, all existing buildings on Lot 1, St. Joseph Addition are connected to the City water and sewer systems; and

R+R  
Thompson, Diessen & Dorner Inc  
10836 Old mill Rd  
Omaha, NE 68154

WHEREAS, Lot 1, St. Joseph Addition contains all of the buildings that had been on Tax Lots 37A2 and 37A1A1B1B before the plat for Lots 1, 2 and 3, St. Joseph Addition was filed; and

WHEREAS, there are no existing buildings located on Lots 2 and 3, St. Joseph Addition and the Developer does not intend to construct any improvement that would connect to the City water or sewer systems at this time.

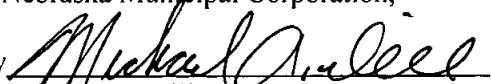
IT IS THEREFORE AGREED:

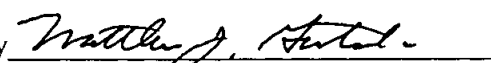
1. That Springfield Water and Sewer Connection Capital Facilities Fees for Lot 1, St. Joseph Addition will not be collected.
2. All future buildings constructed on Lot 1, St. Joseph Addition may connect to the city water and sewer systems and no water and sewer capital facilities fees shall be collected.
3. That Springfield Water and Sewer Connection Capital Facilities Fees shall be paid at the then current rate by the then current owner(s) of Lots 2 and 3 of St. Joseph Addition when any of the following events occur:
  - a. replatting of Lot(s) 2 and/or 3 of St. Joseph Addition;
  - b. connection of any improvement located on Lot(s) 2 and/or 3 of St. Joseph Addition to the City water or sewer system;
  - c. application for a building permit for Lot(s) 2 and/or 3 of St. Joseph Addition.

The Water and Sewer Connection Capital Facilities Fees, when imposed and collected, shall be calculated based upon all of the land within Lots 2 and 3 of St. Joseph Addition.

This Agreement shall be recorded in the Office of the Register of Deeds of Sarpy County, Nebraska.

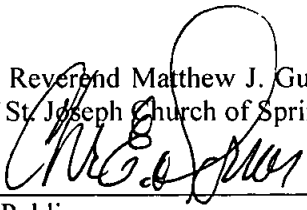
Attest:  
  
Kathleen R. Gottsch, City Clerk

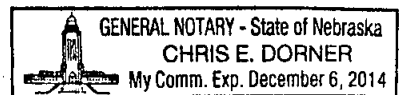
CITY OF SPRINGFIELD, NEBRASKA,  
A Nebraska Municipal Corporation,  
By   
Michael A. Dill, Mayor

ST. JOSEPH CHURCH OF SPRINGFIELD,  
NEBRASKA,  
By   
Reverend Matthew J. Gutowski, Pastor

STATE OF NEBRASKA     )  
  )S.S.  
COUNTY OF SARPY     )

On this 15th day of August, 2013, appeared before me Reverend Matthew J. Gutowski, Pastor, and acknowledged same to be his act and the voluntary action of St. Joseph Church of Springfield.

  
\_\_\_\_\_  
Notary Public





**REQUEST FOR ZONE CHANGE**

(please print or type)

Reverend Scott A Hastings, Pastor

Applicant's Name St. Joseph Catholic Church

Address 102 S 9th St, Springfield, NE 68059

Phone (402) 253 - 2949 ext. \_\_\_\_\_

Reverend Scott A Hastings, Pastor

Owner's Name St. Joseph Catholic Church

Address 102 S 9th St, Springfield, NE 68059

Phone (402) 253 - 2949 ext. \_\_\_\_\_

Doug Kellner

Agent's Name Thompson Dreessen & Dornier, Inc.

Address 10836 Old Mill Rd, Omaha, NE 68154

Phone (402) 330 - 8860 ext. \_\_\_\_\_

Hereby request the Planning Commission and City Council to consider a change of zoning classification. The current zoning designation of the property is as follows:

R87 and unzoned agricultural use

The desired zoning designation of the property is as follows:

R87 for Lots 1 and 2

*Please note: Minimum size requirements are necessary in some Zoning Districts. Please contact city staff for information regarding these minimum requirements.*

The zone change is requested for the property legally described as the following:

See attached

The existing use of the property is as follows:

Church and agricultural use

The applicant is requesting a zone change for the following purpose:

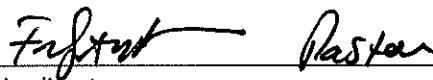
The rezoning will allow for future expansion of the church property and a residential home for the priest.

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- ✓ *Please refer to the Zone Change Checklist for a complete list of required information.*
- ✓ *Complete information must be provided by the applicant or no action will be taken.*
- ✓ *Please refer to the Review Schedule for submittal deadlines and public hearing dates.*

I hereby certify that all required information and materials are herewith attached and said materials are true and accurate to the best of my knowledge.

Signed   
Applicant

Date 4/29/26, 20  

Application Fee: \$400.00

*\*\$200.00 of the fee is refundable only if City Council denies request*

***All fees are due and payable to the City Treasurer upon application.***



**PRELIMINARY PLAT APPLICATION**

(please print or type)

Reverend Scott A Hastings, Pastor  
Subdivider's Name St. Joseph Catholic Church  
Address 102 S 9th St, Springfield, NE 68059  
Phone (402) 253 - 2949 ext. \_\_\_\_\_

Reverend Scott A Hastings, Pastor  
Owner's Name St. Joseph Catholic Church  
Address 102 S 9th St, Springfield, NE 68059  
Phone (402) 253 - 2949 ext. \_\_\_\_\_

Doug Kellner  
Agent's Name Thompson Dreessen & Dorner, Inc.  
Address 10836 Old Mill Rd, Omaha, NE 68154  
Phone (402) 330 - 8860 ext. \_\_\_\_\_

The Preliminary Plat is requested for the property legally described as follows:

See attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The current zoning of the property is as follows:

R87 and unzoned agricultural use  
\_\_\_\_\_

Name of the Preliminary Plat:

St. Joseph 2nd Addition  
\_\_\_\_\_

Number of lots in the Preliminary Plat:

2  
\_\_\_\_\_

Does the subdivider have any interest in the land surrounding the preliminary plat?

- yes
- no

If yes, please describe the nature of such interest:

Owner of the adjacent agricultural land to the platted area

Will the preliminary plat require any zoning or other action (rezone, planned development, conditional use, vacations) to complete the development?

- yes
- no

If yes, please describe the nature of the action:

The property will need to be rezoned to R87 and the existing St. Joseph Addition plat Lots 1, 2 and 3 will need to be vacated except for the right-of-way dedicated for Main Street and 132nd Street

Does the preliminary plat meet all the criteria required in the Subdivision Regulations and as found on the Preliminary Plat Checklist?

- yes
- no

- ✓ *Please refer to the Preliminary Plat Checklist for a complete list of required information.*
- ✓ *Complete information must be provided by the applicant or no action will be taken.*
- ✓ *Please refer to the Review Schedule for submittal deadlines and public hearing dates.*

I hereby certify that all required information and materials are herewith attached and said materials are true and accurate to the best of my knowledge.

St. Joseph 2nd Addition

Signed   
Applicant

Date 4/29, 2026

Application Fee: \$750.00 plus \$10.00 per lot

Revised Preliminary Plat Fee: \$250.00

\*fees are nonrefundable

***All fees are due and payable to the City Treasurer upon application.***





**FINAL PLAT APPLICATION**

(please print or type)

Reverend Scott A Hastings, Pastor

Subdivider's Name St. Joseph Catholic Church

Address 102 S 9th St, Springfield, NE 68059

Phone (402) 253 - 2949 ext. \_\_\_\_\_

Reverend Scott A Hastings, Pastor

Owner's Name St. Joseph Catholic Church

Address 102 S 9th St, Springfield, NE 68059

Phone (402) 253 - 2949 ext. \_\_\_\_\_

Doug Kellner

Agent's Name Thompson Dreessen & Dorner, Inc.

Address 10836 Old Mill Rd, Omaha, NE 68154

Phone (402) 330 - 8860 ext. \_\_\_\_\_

The Final Plat is requested for the property legally described as follows:

See attached  
\_\_\_\_\_  
\_\_\_\_\_

The current zoning of the property is as follows:

R87 and unzoned agricultural use  
\_\_\_\_\_

Name of the Final Plat:

St. Joseph 2nd Addition  
\_\_\_\_\_

Number of lots in the Final Plat:

2  
\_\_\_\_\_

Does the subdivider have any interest in the land surrounding the final plat?

yes

no

If yes, please describe the nature of such interest:

Owner of the adjacent agricultural land to the platted area

\_\_\_\_\_

\_\_\_\_\_

Will the Final Plat require any zoning or other action (rezone, planned development, conditional use, vacations) to complete the development?

yes

no

If yes, please describe the nature of the action:

The property will need to be rezoned to R87 and the existing St. Joseph Addition plat Lots 1, 2 and 3 will need to be vacated except for the right-of-way dedicated for Main Street and 132nd Street

\_\_\_\_\_

The Final Plat is based on the Preliminary Plat for:

St Joseph 2nd Addition

\_\_\_\_\_

This Preliminary Plat was approved by the City Council on:

Date \_\_\_\_\_, 20\_\_\_\_\_

Is the Final Plat consistent with the approved Preliminary Plat?

yes

no

If not, explain the proposed changes and the reasons therefore:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Have all improvements required by the Preliminary Plat application process been completed?

yes

no

If not, list improvements which have not been completed:

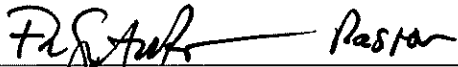
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- ✓ *Please refer to the Final Plat Checklist for a complete list of required information.*
- ✓ *Complete information must be provided by the applicant or no action will be taken.*
- ✓ *Please refer to the Review Schedule for submittal deadlines and public hearing dates.*

I hereby certify that all required information and materials are herewith attached and said materials are true and accurate to the best of my knowledge.

Signed  Pastor  
Applicant

Date 4/29, 2026

Application Fee: \$500.00 plus \$10.00 per lot  
\*fees are nonrefundable

***All fees are due and payable to the City Treasurer upon application.***

# ST. JOSEPH 2ND ADDITION

## LOTS 1 AND 2

BEING A PLATTING OF TAX LOTS 37A2 AND 37A1A1B1B IN THE SE 1/4 OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE ST. JOSEPH CATHOLIC CHURCH, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ST. JOSEPH 2ND ADDITION, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY WATER AND NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTAGES OF ALL LOTS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

ST. JOSEPH CATHOLIC CHURCH

BY: REVEREND SCOTT A. HASTINGS, PASTOR

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS ST. JOSEPH 2ND ADDITION, LOTS 1 AND 2, BEING A PLATTING OF TAX LOTS 37A2 AND 37A1A1B1B IN THE SE 1/4 OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THAT PART DEDICATED FOR ROAD RIGHT-OF-WAY ON FINAL PLAT OF ST. JOSEPH ADDITION RECORDED AS INSTRUMENT NUMBER 2013-26786, RECORDS OF SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 1, SOUTHCREST HILLS REPLAT 1, A SUBDIVISION IS SAID SARPY COUNTY; THENCE N00°05'47"W (BEARINGS REFERENCED TO DOUGLAS / SARPY COUNTIES COMBINED LOW DISTORTION PROJECTION) 90.00 FEET; THENCE N89°54'13"E 130.00 FEET; THENCE S00°05'47"E 90.00 FEET TO THE NORTH LINE OF SOUTHCREST HILLS, A SUBDIVISION IN SAID SARPY COUNTY; THENCE S89°54'13"W 130.00 FEET ON THE NORTH LINES OF SAID SOUTHCREST HILLS AND SOUTHCREST HILLS REPLAT 1 TO THE POINT OF BEGINNING.

AND COMMENCING AT THE NW CORNER OF LOT 1, SAID SOUTHCREST HILLS REPLAT 1; THENCE N00°05'47"W (SAID DOUGLAS/SARPY LDP) 288.53 FEET ON THE EAST LINE OF 9TH STREET; THENCE NORTHWESTERLY ON THE EAST LINE OF SAID 9TH STREET ON A 230.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N04°45'33"W, CHORD DISTANCE 37.39 FEET, AN ARC DISTANCE OF 37.44 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ON THE EAST LINE OF 9TH STREET ON THE FOLLOWING DESCRIBED FOUR (4) COURSES; THENCE CONTINUING NORTHWESTERLY ON A 230.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N31°31'33"W, CHORD DISTANCE 173.09 FEET, AN ARC DISTANCE OF 177.46 FEET; THENCE NORTHWESTERLY ON A 315.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N41°32'19"W, CHORD DISTANCE 131.97 FEET, AN ARC DISTANCE OF 132.95 FEET; THENCE NORTHWESTERLY ON A 356.06 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N14°02'32"W, CHORD DISTANCE 168.10 FEET, AN ARC DISTANCE OF 169.70 FEET; THENCE N00°38'41"W 152.12 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE S89°35'43"E 601.78 FEET ON THE SOUTH LINE OF SAID MAIN STREET; THENCE S00°24'15"W 254.58 FEET; THENCE SOUTHEASTERLY ON A 350.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S19°40'32"E, CHORD DISTANCE 240.33 FEET, AN ARC DISTANCE OF 245.32 FEET; THENCE S80°34'41"W 466.66 FEET ON A NON-TANGENT LINE TO THE POINT OF BEGINNING.

CONTAINING 303,540 SQUARE FEET OR 6.967 ACRES MORE OR LESS

APRIL 7, 2026  
DATE



MICHAEL J. SMITH  
NEBRASKA RLS #565

### SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SARPY COUNTY TREASURER

TREASURER'S SEAL

### APPROVAL OF THE SPRINGFIELD CITY PLANNING COMMISSION

THIS PLAT OF ST. JOSEPH 2ND ADDITION WAS APPROVED BY THE SPRINGFIELD CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ATTEST: SECRETARY OF PLANNING COMMISSION

CHAIRPERSON

### APPROVAL OF THE SPRINGFIELD CITY COUNCIL

THIS PLAT OF ST. JOSEPH 2ND ADDITION WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ATTEST: KATHLEEN GOTTSCH, CITY CLERK  
ROBERT ROSELAND, MAYOR

### APPROVAL OF THE SPRINGFIELD CITY ENGINEER

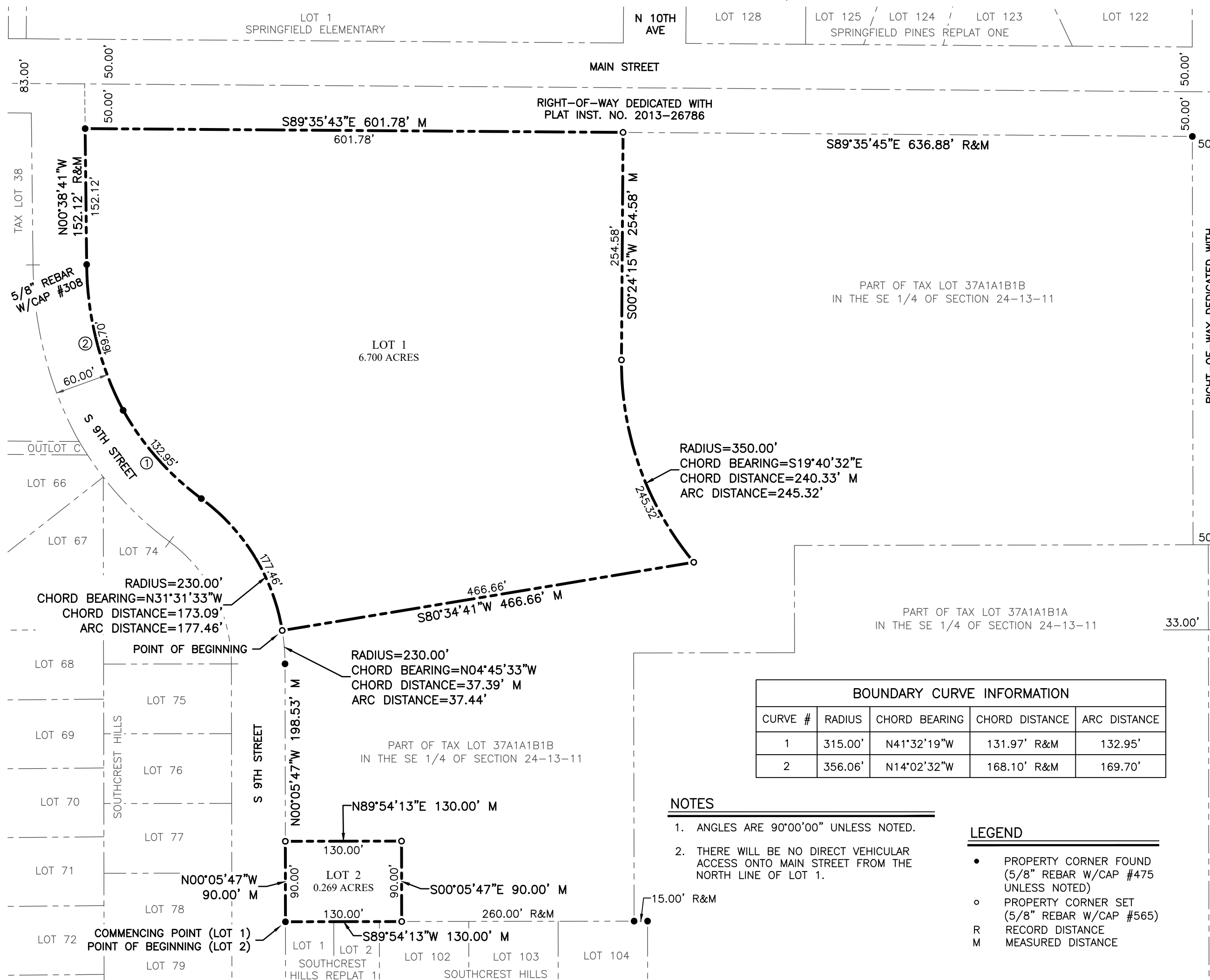
THIS PLAT OF ST. JOSEPH 2ND ADDITION WAS APPROVED BY THE SPRINGFIELD CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SPRINGFIELD CITY ENGINEER

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF ST. JOSEPH 2ND ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SARPY COUNTY SURVEYOR/ENGINEER



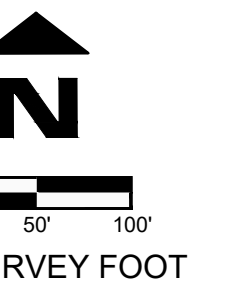
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY REVEREND SCOTT A. HASTINGS, PASTOR OF ST. JOSEPH CATHOLIC CHURCH ON BEHALF OF SAID CHURCH.

NOTARY PUBLIC

ST. JOSEPH 2ND ADDITION  
LOTS 1 AND 2



### Revision Dates

No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-

Job No.: A2444-114A  
Drawn By: BJH  
Reviewed By: MJS  
Date: 04/07/2026  
Book: 26-9  
Page: 40

Sheet Title

SPRINGFIELD, NEBRASKA  
SARPY COUNTY  
FINAL PLAT

Sheet Number

SHEET 1 OF 1



11239 Chicago Circle  
Omaha, NE 68154  
(402) 968-4168

## SEARCH REPORT

TO: ST JOSEPH'S CHURCH OF SPRINGFIELD

Missouri River Title, having given bond required by the laws of the State of Nebraska and having been granted authority in accordance with the statutes of the State of Nebraska to engage in the business of abstracting in said State hereby certifies that we have conducted a three hundred (300) foot radius search of the following described property:

### SURVEYOR'S CERTIFICATE

**I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS ST. JOSEPH 2ND ADDITION, LOTS 1 AND 2, BEING A PLATTING OF TAX LOTS 37A2 AND 37A1A1B1B IN THE SE 1/4 OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THAT PART DEDICATED FOR ROAD RIGHT-OF-WAY ON FINAL PLAT OF ST. JOSEPH ADDITION RECORDED AS INSTRUMENT NUMBER 2013-26786, RECORDS OF SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NW CORNER OF LOT 1, SOUTHCREST HILLS REPLAT 1, A SUBDIVISION IN SAID SARPY COUNTY; THENCE N00°05'47"W (BEARINGS REFERENCED TO DOUGLAS / SARPY COUNTIES COMBINED LOW DISTORTION PROJECTION) 90.00 FEET; THENCE N89°54'13"E 130.00 FEET; THENCE S00°05'47"E 90.00 FEET TO THE NORTH LINE OF SOUTHCREST HILLS, A SUBDIVISION IN SAID SARPY COUNTY; THENCE S89°54'06"W 130.00 FEET ON THE NORTH LINES OF SAID SOUTHCREST HILLS AND SOUTHCREST HILLS REPLAT 1 TO THE POINT OF BEGINNING.**

**AND**

COMMENCING AT THE NW CORNER OF LOT 1, SAID SOUTHCREST HILLS REPLAT 1; THENCE N00°05'47"W (SAID DOUGLAS/SARPY LDP) 288.53 FEET ON THE EAST LINE OF 9TH STREET; THENCE NORTHWESTERLY ON THE EAST LINE OF SAID 9TH STREET ON A 230.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N04°45'33"W, CHORD DISTANCE 37.39 FEET, AN ARC DISTANCE OF 37.44 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ON THE EAST LINE OF 9TH STREET ON THE FOLLOWING DESCRIBED FOUR (4) COURSES; THENCE CONTINUING NORTHWESTERLY ON A 230.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N31°31'33"W, CHORD DISTANCE 173.09 FEET, AN ARC DISTANCE OF 177.46 FEET; THENCE NORTHWESTERLY ON A 315.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N41°32'19"W, CHORD DISTANCE 131.97 FEET, AN ARC DISTANCE OF 132.95 FEET; THENCE NORTHWESTERLY ON A 356.06 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N14°02'32"W, CHORD DISTANCE 168.10 FEET, AN ARC DISTANCE OF 169.70 FEET; THENCE N00°38'40"W 152.12 FEET TO THE SOUTH LINE OF MAIN STREET; THENCE S89°35'43"E 601.78 FEET ON THE SOUTH LINE OF SAID MAIN STREET; THENCE S00°24'15"W 254.58 FEET; THENCE SOUTHEASTERLY ON A 350.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S19°40'32"E, CHORD DISTANCE 240.33 FEET, AN ARC DISTANCE OF 245.32 FEET; THENCE S80°34'41"W 466.66 FEET ON A NON-TANGENT LINE AND TO THE POINT OF BEGINNING.

Address: 100 S 9TH  
Springfield, NE 68059


Parcels ID: 011593514, 011593518

We further certify that as of the effective date herein the record owner/taxpayers of the property within a 500-foot radius (excluding streets, avenues and alleys) of the property described herein and their mailing address are as set forth in the attachment to this report.

Effective Date: April 27, 2026

Any liability or damages relating to this search shall be limited to the amount paid for said search.

American Land Title Company, a Nebraska corporation d/b/a Missouri River Title

By:   
Matthew T. Knoblauch, Abstractor #894

MRT-2026-272

**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 132<sup>ND</sup> STREET THAT WAS FILED WITH THE SARPY COUNTY REGISTER OF DEEDS ON AUGUST 21, 2013, VIA INSTRUMENT NO. 2013-26786.

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 132<sup>nd</sup> Street; and

WHEREAS, the final plat for Lots 1-3, St. Joseph Addition was filed with the Sarpy County Register of Deeds via instrument no. 2013-26786 on August 21, 2013; 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 132<sup>nd</sup> Street that was filed with the Sarpy County Register of Deeds on August 21, 2013, via instrument no. 2013-26786.

PASSED AND APPROVED THIS 7<sup>TH</sup> DAY OF JULY 2026.

City Council Member \_\_\_\_\_ moved the adoption of said resolution.

City Council Member \_\_\_\_\_ seconded the motion.

Record of Vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

**Abstain:** \_\_\_\_\_  
**Absent:** \_\_\_\_\_

**Resolution adopted, signed and billed as adopted.**

**Approved:**

\_\_\_\_\_  
**Mayor**

**SEAL**

**Attest:**

\_\_\_\_\_  
**City Clerk**

**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 2<sup>ND</sup> 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 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA, AND GENERALLY LOCATED SOUTH OF MAIN STREET FROM 9<sup>TH</sup> STREET TO 132<sup>ND</sup> 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 2<sup>nd</sup> 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 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located south of Main Street from 9<sup>th</sup> Street to 132<sup>nd</sup> 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 2<sup>nd</sup> 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 6<sup>th</sup> 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 2<sup>nd</sup> 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 6<sup>th</sup> 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 2<sup>nd</sup> 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 6<sup>th</sup> P.M., Sarpy County, Nebraska, contingent upon the final plat for this property being recorded with the Sarpy County Register of Deeds.

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

PASSED AND APPROVED THIS 7<sup>TH</sup> DAY OF JULY 2026.

\_\_\_\_\_  
Mayor

(SEAL)

Attest:

\_\_\_\_\_  
City Clerk

**RESOLUTION  
2026-24**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A PRELIMINARY PLAT (LOTS 1-2, ST. JOSEPH 2<sup>ND</sup> 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 6<sup>TH</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 6<sup>th</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 6<sup>th</sup> P.M., Sarpy County, Nebraska and (2) the final plat being recorded with the Sarpy County Register of Deeds.

PASSED AND APPROVED THIS 7<sup>TH</sup> DAY OF JULY 2026.

City Council Member \_\_\_\_\_ moved the adoption of said resolution.

City Council Member \_\_\_\_\_ seconded the motion.

Record of Vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Absent: \_\_\_\_\_

Resolution adopted, signed and billed as adopted.

Approved

\_\_\_\_\_  
Mayor

SEAL

Attest:

\_\_\_\_\_  
City Clerk

**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 2<sup>ND</sup> 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 6<sup>TH</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 6<sup>th</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 6<sup>th</sup> 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 7<sup>TH</sup> DAY OF JULY 2026.

City Council Member \_\_\_\_\_ moved the adoption of said resolution.

City Council Member \_\_\_\_\_ seconded the motion.

Record of Vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Absent: \_\_\_\_\_

Resolution adopted, signed and billed as adopted.

Approved:

\_\_\_\_\_  
Mayor

SEAL

Attest:

\_\_\_\_\_  
City Clerk

**SUBDIVISION AGREEMENT**  
**Lots 1-2, St. Joseph 2<sup>nd</sup> Addition**

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026, among ST. JOSEPH'S CHURCH, (hereinafter referred to as "Subdivider") and the CITY OF SPRINGFIELD, a Municipal Corporation in the State of Nebraska, (hereinafter referred to as "City"). Collectively, Subdivider and City are hereinafter sometimes referred to as the "Parties."

**WITNESSETH:**

WHEREAS, Subdivider is the owner of land previously platted as Lots 1-3, St. Joseph Addition, which final plat was filed in Sarpy County, Nebraska under Instrument Number 2013-26789 on August 21, 2013 (herein referred to as the "Prior Plat"); and

WHEREAS, Subdivider desires to vacate the Prior Plat except for the right-of-way dedicated for Main Street and 132<sup>nd</sup> Street; and

WHEREAS, Subdivider desires to replat the land previously referred to as Prior Plat into Lots 1-2, St. Joseph 2<sup>nd</sup> Addition as shown on the Final Plat attached hereto as Exhibit "A" (hereinafter defined as "Development Area"); and

WHEREAS, Lot 1, St. Joseph 2<sup>nd</sup> Addition is currently developed as the church, fellowship hall, education center and rectory for St. Joseph Catholic Church; and

WHEREAS, Subdivider intends to develop Lot 2, St. Joseph 2<sup>nd</sup> Addition into one single-family dwelling to serve as the rectory; and

WHEREAS, Subdivider intends to demolish the existing rectory on Lot 1, St. Joseph 2<sup>nd</sup> Addition in the future to expand the church and fellowship hall; and

WHEREAS, the remaining portion of Tax Lot 37A1A1B1B shall remain as agricultural land and shall not have anything constructed on the property or be developed until such time as the property is further platted; and

WHEREAS, Subdivider and City agree that the terms and conditions hereof shall govern development of the entire Development Area.

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

## **SECTION I DEFINITIONS**

For the purpose of this Agreement, the following words and phrases shall have the following meanings:

- A. "City Council" shall mean the City Council of the City of Springfield, Nebraska.
- B. "Comprehensive Plan" shall mean that certain Comprehensive Plan adopted on May 20, 2025, by the City Council as Ordinance No. 1188.
- C. "Development Area" as shown on Exhibit "A" shall not include any future changes in boundaries unless approved in writing by City.
- D. "Final Plat" shall mean the final plat of the St. Joseph 2nd Addition subdivision, a copy of which is attached as Exhibit "A" hereto and hereinafter defined as "Development Area."
- E. "Property Benefited" shall mean the property within the Development Area which constitutes building sites. Tax Lot 37A1A1B1B is an undeveloped area and therefore is not a building site.
- F. "Subdivision Regulations" shall mean the subdivision regulations adopted by the City on May 1, 2018, as Ordinance No. 976, along with adopted amendments through the date of this Agreement.

## **SECTION II PROCEDURES AND ACTIONS**

The City Council, after conducting a duly-noticed public meeting, adopted Resolution No. 2026-25 on July 7, 2026, effective immediately upon adoption, which resolution (a) confirmed the City Council's approval of this Agreement and the City Council's findings that the provisions of this Agreement are consistent with the Comprehensive Plan and (b) authorized the execution of this Agreement. The City represents and warrants to the Subdivider that the execution and delivery of this Agreement has been validly authorized by all necessary governmental or other action and does not conflict with any other agreements entered into by the City.

**SECTION III  
EFFECTIVENESS OF THE AGREEMENT**

The effectiveness of this Agreement to bind the Subdivider and Property Benefited shall be contingent upon the recordation of the Final Plat; provided, that nothing in this Agreement shall be deemed to obligate the Subdivider to so record the Final Plat.

**SECTION IV  
IMPROVEMENTS BY SUBDIVIDER**

Subdivider intends to complete or construct the following private improvements within the Development Area:

- A. Grading. Lot 2 shall be graded in conformance with City regulations, inclusive of payment of permit fees when a grading permit is required under said regulations.
- B. Erosion Control. Erosion control shall be performed by seeding the Development Area, controlling erosion of areas disturbed by grading operations, constructing temporary terraces on slopes, temporary silting basins and spillways, and any additional measures necessary to prevent erosion, damage and sedimentation to adjacent properties and public rights-of-way. All erosion control measures shall adhere to the City of Springfield Stormwater Regulations.
- C. Drainage Ways & Drainage Easements. No fences, grading, structures or landscaping of any type will be allowed in any drainage way or drainage easement. All proposed drainage ways shall be evaluated by the City Engineer. All drainage easements shall be provided to the City upon filing with the Sarpy County Register of Deeds.
- D. Post-Construction Stormwater Management. Post-construction stormwater management features and related appurtenances shall be addressed by Subdivider.
- E. Post-Construction Stormwater Maintenance Agreement. A post-construction stormwater maintenance agreement shall be submitted to and reviewed by the City prior to the commencement of construction of said improvements and shall comply with the City requirements. The maintenance agreement shall delineate the responsibilities of the Subdivider and shall be subject to the approval of the City. The maintenance agreement must include language to control when post-construction stormwater features are constructed and differentiate between the requirements of construction site stormwater runoff controls and post-construction controls. The post-construction stormwater features shall not be installed until such time as they will not be negatively impacted by construction site runoff. Maintenance actions identified as private, to be performed by the property

owner shall run with the land and become the responsibility of any successors, assigns or future owners, as appropriate.

**SECTION V  
IMPROVEMENTS BY CITY**

None.

**SECTION VI  
CONNECTION TO CITY SANITARY SEWER SYSTEM**

- A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the Subdivider to connect to the sewer system of the City.
- B. City hereby permits the existing structures on Lot 1, St. Joseph 2<sup>nd</sup> Addition to continue to connect to the City's sanitary sewer system.
- C. City hereby permits the new single-family dwelling proposed to be constructed on Lot 2, St. Joseph 2<sup>nd</sup> Addition to connect to the City's sanitary sewer system.
- D. Without prior written approval by the City, the Subdivider shall not permit any sanitary sewer lines outside the presently described boundaries to be connected to the sanitary sewer lines of the Subdivider, any sanitary sewer from the Subdivider's boundaries to the sanitary sewer mains of the City, or any outfall sanitary sewer of the City. The City shall have exclusive control over connections to its sanitary sewer mains whether inside or outside the Subdivider's boundaries. The Subdivider shall not collect charges for such connections.
- E. At all times, all sewage from and through said Development Area into the City sewer system shall be in conformity with the ordinances, regulations, and conditions applicable to sewers and sewage within the City as now existing and as from time to time may be amended.
- F. Before any connection from any premises to the sewer system may be made, a permit shall be obtained for said premises and its connection from the proper department of the City, which permit shall be obtainable on the same terms, conditions, and requirements of the City and for the same permit fee of the City applicable from time to time to permit property outside the City to connect to the sewer system of the City; it being expressly understood that the City reserves the right to collect all connection charges and fees as required by City ordinances or rules now or hereafter in force; all such connections shall comply with minimum standards prescribed by the City.

- G. Notwithstanding any other provisions of this Agreement, City retains the right to disconnect the sewer of any industry, or other sewer user within the Development Area, which is discharging into the sewer system in violation of any applicable ordinance, statute, rule or regulation.
- H. City and Subdivider have entered into a Sewer Agreement, a copy of which is attached hereto as Exhibit "B."

**SECTION VII**  
**DISTRICT TO CONNECT WATER SYSTEM TO CITY SYSTEM**

- A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the Subdivider to connect to the sewer system of the City.
- B. City hereby permits the existing structures on Lot 1, St. Joseph 2<sup>nd</sup> Addition to continue to connect to the City's water system.
- C. City hereby permits the new single-family dwelling proposed to be constructed on Lot 2, St. Joseph 2<sup>nd</sup> Addition to connect to the City's water system.
- D. Without prior written approval by the City, the Subdivider shall not permit any water lines outside the presently described boundaries to be connected to the water lines of the Subdivider, any water from the Subdivider's boundaries to the water mains of the City, any outfall water of the City, or any water treatment plant of the City. The City shall have exclusive control over connections to its water mains whether inside or outside the Subdivider's boundaries. The Subdivider shall not collect charges for such connections.
- E. At all times, all water from and through said District into the City water system shall be in conformity with the ordinances, regulations, and conditions applicable to water within the City as now existing and as from time to time may be amended.
- F. Before any connection from any premises to the water system of the District may be made, a permit shall be obtained for said premises and its connection from the proper department of the City, which permit shall be obtainable on the same terms, conditions, and requirements of the City and for the same permit fee of the City applicable from time to time to permit property outside the City to connect to the water system of the City; it being expressly understood that the City reserves the right to collect all connection charges and fees as required by City ordinances or rules now or hereafter in force; all such connections shall comply with minimum standards prescribed by the City.
- G. Notwithstanding any other provisions of this Agreement, City retains the right to disconnect the water of any industry, or other water user within the Development

Area, which is discharging into the water system in violation of any applicable ordinance, statute, rule or regulation.

- H. City and Subdivider have entered into a Water Supply Agreement, a copy of which is attached hereto as Exhibit "C."

**SECTION VIII  
DISTRICT TO CONNECT TO CITY STORMWATER SYSTEM**

- A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the Subdivider to connect its stormwater system to the stormwater system of the City.
- B. Upon the completion of any stormwater system, if any, built by and within the Development Area, the Subdivider shall control, maintain and operate the facility.
- C. Without prior written approval by the City, the District shall not permit any stormwater lines outside the presently described boundaries to be connected to the stormwater system of the Subdivider, any stormwater from the Subdivider's boundaries to the stormwater system of the City, any stormwater system of the City, or any stormwater treatment plant of the City. The City shall have exclusive control over connections to its stormwater system whether inside or outside the Subdivider's boundaries. The Subdivider shall not collect charges for such connections.
- D. At all times, all stormwater from and through said Subdivider into the City stormwater system shall be in conformity with the ordinances, regulations, and conditions applicable to stormwater within the City as now existing and as from time to time may be amended.
- E. Before any connection from any premises to the stormwater system of the Development Area may be made, the Subdivider shall obtain permission from the City.
- F. Notwithstanding any other provisions of this Agreement, City retains the right to disconnect the stormwater system of any industry, or other stormwater user within the Development Area, which is discharging into the stormwater system in violation of any applicable ordinance, statute, rule or regulation.
- G. The Subdivider will maintain any detention ponds.

**SECTION IX  
WATER CONNECTION FEES**

- A. Water Connection Fees shall be paid in accordance with the City's Master Fee Schedule. Connection Fees shall be paid as follows:
1. One-half of the Water Connection Fees for Lot 2 in the amount of \$500 shall be paid to City by Subdivider in full prior to the Mayor signing the approved Final Plat.
  2. One-Half of the Water Connection Fees as provided for in the Springfield Master Fee Schedule shall be paid prior to the issuance of a building permit for Lot 2.
  3. Water Connection Fees for the remaining portion of Tax Lot 37A1A1B1B shall be deferred until future development or subdivision of the land.
- B. In the event the Subdivider shall plat additional lots which it wishes to connect to the City water system, this Agreement shall be amended by the parties to provide payment of the current fee for the additional lots before any water permits are issued by the City.

**SECTION X  
SEWER CONNECTION FEES**

- A. Sewer Connection Fees shall be paid in accordance with the Sarpy County and Cities Wastewater Agency's (hereinafter referred to as "Agency") Rates/Fees Schedule. Such Sewer Connection Fees shall be collected by the City and remitted to the Agency in accordance with the Agency Rates / Fees Schedule. Connection Fees shall be paid as follows:
1. Sewer Connection Fees are not required for Lots 1 or 2, St. Joseph 2<sup>nd</sup> Addition since the square footage of these two lots equals the square footage of property previously connected to the City's sanitary sewer system. Redevelopment of this property may require the payment of future Sewer Connection Fees.
- B. In the event the Subdivider shall plat additional lots or develop Tax Lot 37A1A1B1B which it wishes to connect to the City sewer system, this Agreement shall be amended by the parties to provide payment of the current Sewer Connection Fee for the additional lots before any sewer permits are issued by the City.

**SECTION XI  
SOUTHERN SARPY WATERSHED FEES**

Southern Sarpy Watershed Fees shall be paid in accordance with the City's Master Fee Schedule and as agreed to by the Southern Sarpy Watershed Partnership prior to the issuance of a building permit for Lot 2.

**SECTION XII  
ARTERIAL STREET IMPROVEMENT PROGRAM FEES**

Arterial Street Improvement Program Fees shall be paid in accordance with the City's Master Fee Schedule prior to the issuance of a building permit applicable to Lot 2.

**SECTION XIII  
BUILDABLE LOTS**

Lot 2 shall be improved with one (1) single-family dwelling.

**SECTION XIV  
ANNEXATION**

Subdivider hereby consents and agrees that upon the recording of the Final Plat for St. Joseph 2nd Addition with the Sarpy County Register of Deeds, the entire area included within the boundaries of said Final Plat shall be annexed into the corporate limits of the City of Springfield. Subdivider further agrees to waive any statutory protest periods or remonstrances regarding this annexation.

**SECTION XV  
LOCAL AND STATE PERMITS**

Subdivider shall be responsible for securing all local and state permits necessary for construction, and to construct all systems in accordance with existing environmental, health, safety and welfare rules, regulations, and standards as may be in place at the time of construction.

**SECTION XVI**

**SECTION XVII  
CONDITIONS FOR FINAL PLAT APPROVAL AND SIGNING**

The Final Plat shall not be signed by the City until the following has occurred:

- A. Execution of this Subdivision Agreement by Subdivider.
- B. Execution of the Sewer Agreement by Subdivider.
- C. Execution of the Water Agreement by Subdivider.

- D. Delivery of a title search of the area shown on the Final Plat to City with the effective date of the search being within ten (10) days prior to filing the Final Plat
- E. Payment of all amounts to be paid to the City pursuant to the terms of the Subdivision Agreement.

The City Council may approve the Final Plat for St. Joseph 2nd Addition subject to the satisfaction of all of the conditions set forth in this Section, provided however that the City will not sign the Final Plat until all of such conditions have been fully satisfied.

Subdivider shall file the Final Plat with the Sarpy County Register of Deeds within thirty (30) days after receipt of the signed Final Plat from the City.

### **SECTION XVIII BINDING UPON SUCCESSORS AND ASSIGNS**

This Agreement shall be binding upon the Parties, their respective successors and assigns and runs with the land shown on Exhibit "A." The covenants, warranties, and other obligations of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors, and assigns. The Parties agree that a Party's obligation to perform pursuant to this agreement may only be released to the extent said obligation is assumed, by written agreement or by operation of law, by the respective heirs, personal representatives, successors, and assigns.

### **SECTION XIX ENTIRE AGREEMENTS**

This Agreement constitutes the entire agreement between the Parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings, oral and written, between the Parties with respect to the subject matter of this Agreement. Upon execution and recording of this Agreement, the prior Development Agreement dated August 15, 2013, and recorded on August 21, 2013, as Instrument Number 2013-26787 in the records of Sarpy County Nebraska (the "Prior Agreement"), is hereby terminated and superseded in its entirety by this Agreement. All unfulfilled development obligations, dedications, or requirements from the Prior Agreement are hereby incorporated into, amended, and fully restated in this Agreement. This Agreement may not be amended, modified, or altered unless by written agreement signed by all Parties to this Agreement.

### **SECTION XX AMENDMENTS**

Subdivider shall have the power to enter into all Amendments and bind all lots in the Development Area even after said lots have been sold.

**SECTION XXI  
ACTIONS AUTHORIZED BY SUBDIVIDER**

Subdivider represents, covenants, and warrants that the making and execution of this Agreement, and all other documents and instruments required hereunder, have been duly authorized by the necessary corporate action of Subdivider, and are valid, binding, and enforceable obligations of Subdivider in accordance with their respective terms.

**SECTION XXII  
NOTICE**

Each party agrees to provide the other Parties with as much advance notice as is reasonably possible when this Agreement calls for the approval of a Party before an action can be taken. The Parties agree to cooperate in the undertakings contemplated by this Agreement and shall share and exchange necessary reports and other documents as required and when reasonably requested by other Parties to this Agreement. Any notice required under this Agreement shall be in writing and shall be sent by certified mail, return receipt requested, to the addresses as noted below. Any party to this Agreement may change its address for notice specified hereunder by sending written confirmation of such change by certified mail, return receipt requested, to the other Parties to this Agreement. The addresses for the purpose of notice and other communications are as follows:

For Subdivider:

ST. JOSEPH'S CHURCH  
[Address]  
[City, ST Zip]  
Attn: [Contact]

For City:

**Error! Reference source not found.**City Clerk, City of Springfield  
PO Box 189  
170 N. 3rd Street  
Springfield, NE 68059

**SECTION XXIII  
NON-DISCRIMINATION**

In the performance of this Agreement, the Subdivider shall not discriminate against any parties on account of race, national origin, sex, age, political or religious affiliations in violation of federal or state laws or local ordinances.

**SECTION XXIV  
GOOD FAITH**

Every representation, covenant, warranty, or other obligation within this Agreement shall carry with it an obligation of good faith in its performance or enforcement.

**SECTION XXV  
GOVERNING LAW**

The laws of the State of Nebraska shall govern as to the interpretation, validity, and effect of this Agreement.

**SECTION XXVI  
RECORDING OF AGREEMENT WITH REGISTER OF DEEDS**

This Agreement shall be recorded at the office of the Register of Deeds of Sarpy County, Nebraska at the expense of the Subdivider.

**SECTION XXVII  
ADMINISTRATION**

No separate administrative entity nor joint venture, among the parties, is deemed created by virtue of the Subdivision Agreement. The administration of this Subdivision Agreement shall be through the offices of the undersigned officers for their respective entities.

IN WITNESS WHEREOF, we the executing parties, by our respective duly authorized agents, hereby enter into this Agreement, effective on the day and year first above written.

ATTEST:

CITY OF SPRINGFIELD, NEBRASKA

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DATE

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DATE

ATTEST:

ST. JOSEPH'S CHURCH

\_\_\_\_\_  
DATE

\_\_\_\_\_  
MANAGER

\_\_\_\_\_  
DATE

ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA)

) ss.

COUNTY OF SARPY )

On this \_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public, duly commissioned and qualified in and for said County and State, personally appeared Robert Roseland, personally known by me to be the Mayor of the City of Springfield, and Barbara Henninger, personally known by me to be the City Clerk of the City of Springfield, and the identical persons whose names are affixed to the foregoing Agreement, and they acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

WITNESS my hand and Notarial Seal the day and year last above written.

\_\_\_\_\_  
NOTARY PUBLIC

(SEAL)

ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA)

) ss.

COUNTY OF SARPY )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public, duly commissioned and qualified in and for said County and State, personally appeared \_\_\_\_\_, personally known by me to be the Manager of ST. JOSEPH'S CHURCH, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his/her voluntary act and deed and the voluntary act and deed of said Subdivider.

WITNESS my hand and Notarial Seal the day and year last above written.

\_\_\_\_\_  
NOTARY PUBLIC

(SEAL)

**SUBDIVISION AGREEMENT EXHIBITS**

EXHIBIT A  
EXHIBIT B  
EXHIBIT C

FINAL PLAT  
SEWER AGREEMENT  
WATER SUPPLY AGREEMENT

DRAFT



# SPRINGFIELD

## NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JULY 7, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Items 8-11	Applications filed by the City of Springfield to amend Section 5.18 BP Business Park District and Section 5.19 Light Industrial District of the Springfield Zoning Ordinance	Kathleen Gottsch City Administrator

### **Synopsis**

Please find attached proposed changes to the Business Park and Light Industrial Zoning Districts.

Professional staff is still working on broader changes to the entire zoning districts as part of the entire zoning ordinance update which is slated for completion this fall. Changes are being recommended now to coincide with Scannell's proposed Business Park development at the southeast corner of Hwy 50 and Capehart Road.

As you will recall, the city's updated comprehensive plan revised the vision for these two zoning districts. For example, ancillary light industrial uses such as warehouse and distribution facilities will now be allowed in the Business Park District. Data centers are to be relocated to the Light Industrial District.

Changes to both districts are attached for your review. These changes were submitted to City Planner Jeff Ray for his review.

### **Recommendation**

Planning Commission recommended approval. Staff recommends approval.

### **Attachments**

Draft changes to the BP & LI Districts

## 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 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'	0'-25' <sup>1</sup>	25'	15'	45'-125' <sup>2</sup>

<sup>1</sup> 25 feet side yard when abutting a lot with residential use.

<sup>2</sup> 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 7<sup>TH</sup> DAY OF JULY 2026.

\_\_\_\_\_  
Mayor

(SEAL)

Attest:

\_\_\_\_\_  
City Clerk

## 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' - <del>125'</del>

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

<sup>2</sup> 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 7<sup>TH</sup> DAY OF JULY 2026.

\_\_\_\_\_  
Mayor

(SEAL)

Attest:

\_\_\_\_\_  
City Clerk



# SPRINGFIELD

NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JULY 7, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Items 12-13	Springfield Creek Trails & Recreation Area and Soccer Complex Park Master Plan Presentation; Consider approval of Resolution 2026-26 to adopt the Park Master Plan	Kathleen Gottsch City Administrator

## **Synopsis**

Caitlin Bolte with Confluence will be in attendance to present the final Springfield Creek Trails & Recreation Area and Soccer Complex Park Master Plan.

As with other park plans, this master plan will serve as a guidance document for future improvements to this park property.

Master planning initiatives followed the following six distinct goals to ensure the process adhered to guiding principles:

1. "Front Door" Civic Identity
2. A Multi-Generational Recreation Hub
3. Universal Connectivity and Trail Integration
4. Identity and Brand Evolution
5. Ecological Restoration and Regional Distinction
6. Strategic Urban Integration

Key sections to note:

- The illustrative site plan can be found on page 16 of the master plan document with park sections expanded upon through page 41.
- Implementation and park section phasing can be found on page 96.
- Cost opinions begin on page 100.

After Caitlin's presentation, Council will consider approval of Resolution 2026-26 to adopt the park master plan.

**Recommendation**

Council consideration.

**Attachments**

Resolution 2026-26  
Park Master Plan

**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 7<sup>TH</sup> DAY OF JULY 2026.

City Council Member \_\_\_\_\_ moved the adoption of said resolution.

City Council Member \_\_\_\_\_ seconded the motion.

Record of Vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Abstain: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved:

\_\_\_\_\_  
Mayor

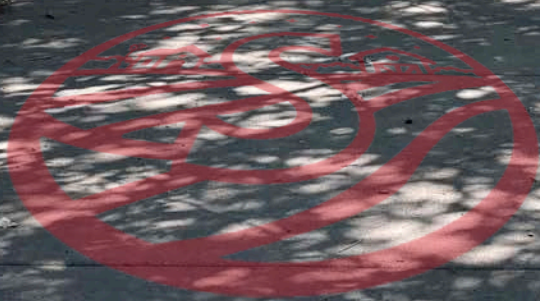
SEAL

Attest:

\_\_\_\_\_  
City Clerk

# PARK MASTER PLAN

## SPRINGFIELD CREEK TRAILS AND RECREATION AREA



**DRAFT**



# ACKNOWLEDGMENTS

## ADVISORY COMMITTEE

Chris Woodman  
Tyler Holdorf  
Kacie Murtha  
Dan Craney  
Kathleen Gottsch  
Andie Ledenbach

## CITY COUNCIL

Robert Roseland  
Michael Herzog  
Kacie Murtha  
Dan Craney  
Mike Neitzel

## CITY OF SPRINGFIELD

Kathleen Gottsch  
Andie Ledenbach

## PLANNING COMMISSION

Kyle Fisher  
Jerry Webster  
Elizabeth Chartier  
Bob Brazda  
Jim Opitz  
Sue Peplow  
David Kulm

## PLANNING TEAM

CONFLUENCE  




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# CHAPTER 1

# PROJECT UNDERSTANDING

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# INTRODUCTION

The City of Springfield, Nebraska, located in the Omaha, NE-IA, Metropolitan Statistical Area, is a growing community offering its roughly 2,000 residents with modern, high-quality recreational opportunities. Through the development of a park master plan for the current Springfield Creek Trails and Recreation Area, including recommendations for future park improvements, community facility developments, and environmental restoration, the Parks Department of the City of Springfield, along with a team led by Confluence, looks to continue providing recreational opportunities that distinguish the community from others in the region.

For phasing, branding, and identification purposes, the Springfield Creek Trails and Recreation Area Park Master Plan document organizes the Area into two distinct parks, a north half and a south half, furthering branding ambitions to ensure the park stands out as a regionally competitive recreational destination.

## PROCESS AND APPROACH

In order to develop a successful park master plan for effective use, the City of Springfield and its design team facilitated a collaborative process over 9 months. This time period, stretching from September 2025 to May 2026, included several in-person meetings, community engagement efforts, and correspondence to procure a master plan.

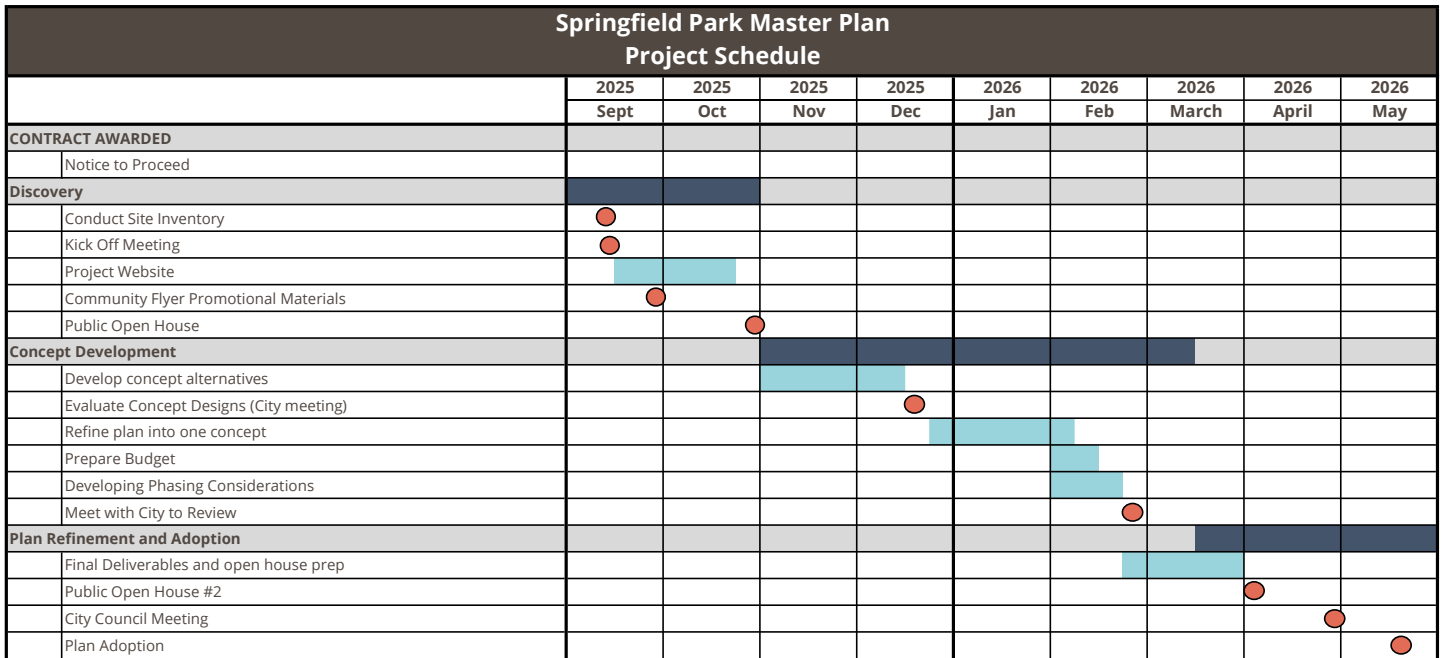


FIGURE 1 • PROJECT SCHEDULE

## *Plan Organization*

### 1. Project Understanding

- Provides an overall background of the plan and its relevance.

### 2. The Vision Plan

- Illustrates the overall goals and outcomes created as a result of this plan.

### 3. Ecological Conversion

- Describes processes and actions needed to follow through with conversions of ecological zones.

### 4. Research and Analysis

- Studies the physical and environmental aspects of the existing park.

### 5. Public Engagement

- Adds to research and analysis initiatives.
- Acts as a critical component of this Plan.

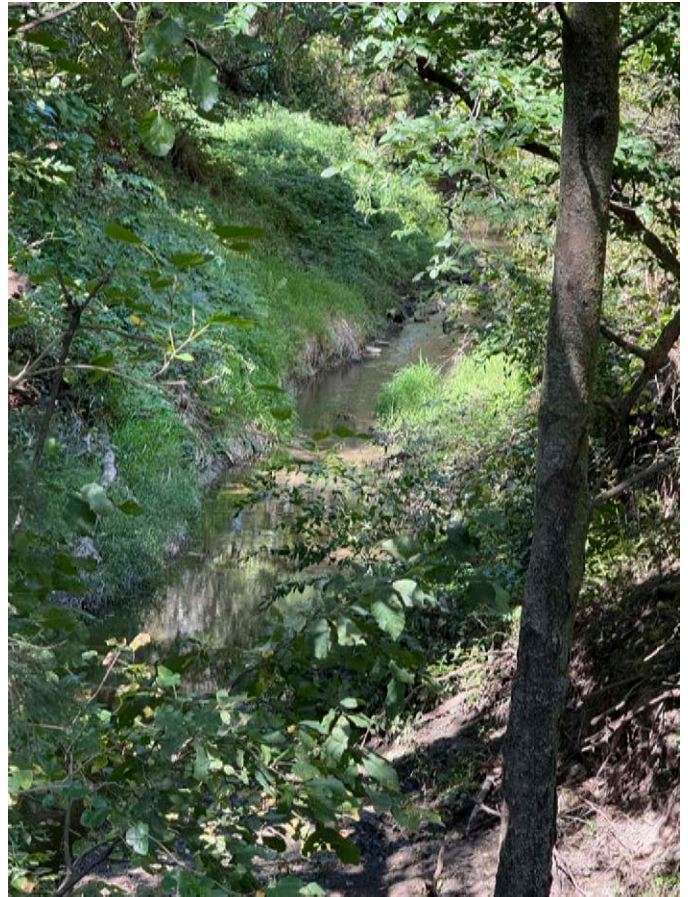
### 6. Initial Ideas

- Documents the first proposed ideas and concepts within the park.
- Explains how these initial options helped the team gather input from the community to help influence the plan recommendations.

### 7. Implementation

- Provides phasing guides and cost estimates to help execute the Plan recommendations.

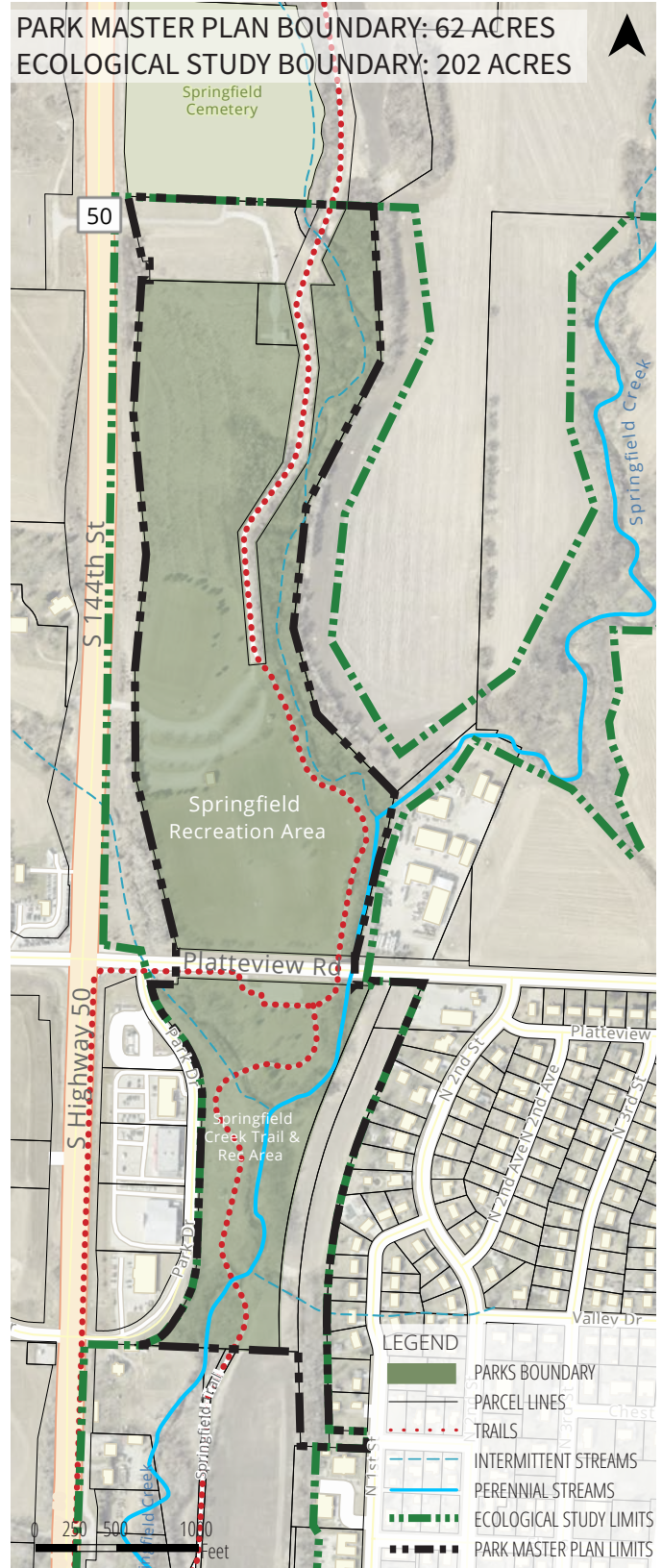
An Appendix is included at the end of this Plan to provide supporting resources and graphics gathered during the master planning process.



**FIGURE 2 • SPRINGFIELD CREEK**

# PARK MASTER PLAN SCOPE

The existing Springfield Creek Trails and Recreation Area is adjacent to the northwest terminus of existing core residential neighborhoods in Springfield. The park boundary extends from the Springfield Memorial Cemetery to the intersection of Park Drive and Highway 50. Positioning of the park, both regionally and locally, was a key component of planning efforts. Ensuring that proposed recommendations align with future growth potential is essential to producing a park master plan that will serve its community. Such recommendations may extend beyond park boundaries to align with community/environmental goals and standards, particularly concerning ecological restoration, signifying a need for the City to cooperate with other entities, like the Nebraska Department of Transportation. Assimilating the park into the surrounding landscape, both naturally and anthropogenically, will allow for greater continuity between users and the park's intended purpose. Expanding the limits of the ecological study to follow creek watersheds allows for greater ecological connection and understanding of the park area.



**FIGURE 3 • PARK STUDY BOUNDARIES**

## BROADER PLAN IMPLICATIONS

The community of Springfield is strategically located along a portion of US Highway 50, which acts as a vital transportation corridor within the Omaha Metropolitan Area. Sitting between the town and the highway exists Springfield Creek. The Creek serves as a community asset, allowing for a unique park space to distinguish the community and provide recreational opportunities for residents and visitors, acting as a gateway to Springfield for drivers on Highway 50 and trail users on the MoPac Trail. The MoPac Trail is a rail trail that converges to follow Springfield Creek through this corridor between Springfield and Highway 50. The watershed, transportation, pedestrian, and community connections this park fosters will serve as strong assets to the community of Springfield, following the development and implementation of the Springfield Creek Trails and Recreation Area Park Master Plan, alongside other Park Master Plans within the community.



FIGURE 4 • PARK STUDY BOUNDARIES



## CHAPTER 2

# THE VISION PLAN

# THE VISION PLAN

Master planning initiatives followed six distinct goals to ensure the process adhered to such guiding principles. Listed below are the goals:



## *The “Front Door” Civic Identity*

Establish the park as a premier landmark and a welcoming “front door” for Springfield. By integrating high-quality landscape design and iconic entry features, the park will serve as a visual testament to Springfield’s community pride, showcasing a commitment to vibrant, well-maintained and well-managed, and managed public spaces that leave a lasting impression on residents and visitors passing through the corridor.

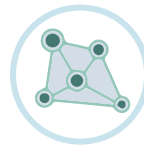


FIGURE 5 • EXAMPLE SIGNAGE



## *A Multi-Generational Recreation Hub*

Develop a dynamic destination that serves as a central hub for diverse recreational activities. The park will offer a balanced mix of active and passive spaces - ranging from flexible open lawns for community events to specialized play and fitness areas - ensuring that the park is a high-energy heart for the town’s social and physical life.



## *Universal Connectivity and Trail Integration*

Leverage and expand upon the region’s beloved trail system to ensure the park is a model of accessibility. By prioritizing “all-abilities” design, the master plan will transform the trail into a seamless spine that encourages walking, cycling, and exploration, making the park’s natural beauty and amenities available to every member of the community.



FIGURE 6 • TRAIL BRIDGE



FIGURE 7 • PARK TREE



### *Identity and Brand Evolution*

Establish a resonant and enduring identity for the park through a strategic renaming that reflects Springfield’s unique heritage and natural landscape. This goal aims to move beyond a functional name to a “place-brand” that evokes a sense of arrival and pride. By selecting a name that highlights the park’s specific natural features and its role as a regional gateway, the town will create a recognizable landmark that resonates with residents and serves as a powerful marketing tool to attract visitors from across the metropolitan area.



### *Ecological Restoration and Regional Distinction*

Restore the site’s ecological integrity by reintroducing high-diversity native Nebraska prairie landscapes and riparian habitats. By transforming the land back to its natural state, Springfield will establish itself as a premier regional destination, offering a unique, immersive wilderness experience that distinguishes it from the traditional park offerings of the Omaha and Lincoln metropolitan areas.



### *Strategic Urban Integration*

Strengthen the physical and economic fabric of Springfield by creating intentional “linear” connections between the park, adjacent neighborhoods, and local business districts. This goal focuses on breaking down access barriers, encouraging pedestrian flow that supports local commerce, and ensuring the park feels like a natural extension of the residents’ backyards.



**FIGURE 8 • SOCCER FIELDS**

# ILLUSTRATIVE PLAN

The Illustrative Plan serves as a visual roadmap and development framework for the future of the Springfield Creek Trails and Recreation Area. Rather than a fixed design, this plan provides a strategic guide to ensure that all future improvements, from new amenities to expanded restoration zones, remain consistent with the community’s long-term vision. By establishing this clear structure now, the City can manage the park’s growth through phased implementation while maintaining a unified and cohesive identity.

The following pages in this chapter highlight each proposed set of amenities within the Illustrative Plan.



FIGURE 9 • ILLUSTRATIVE PLAN

### Plan Overview

The Illustrative Plan identifies a broad range of park amenities designed to support community recreation and landscape restoration. 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.

Accessibility is prioritized through a comprehensive trail network that includes three primary half-mile loops, two new trail bridges across Springfield Creek, and multiple 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.

### Park Naming

Following the public engagement exercises, park naming should be divided into two distinct areas, separated by Platteview Road, to reflect each section’s significance and landscape character. Based on community input, “Spearman Prairie Park” was chosen for the north half, focusing on the site’s 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. These names establish a clear identity for each portion of the park while celebrating the community’s input in the planning process.



FIGURE 10 • ILLUSTRATIVE PLAN

## Trails

The trail system is designed to create a connected and accessible network throughout the park, linking key amenities, neighborhoods, and existing regional routes. The plan includes expanded trails that improve circulation within the site while strengthening connections to surrounding communities and destinations.

New trail segments are introduced to connect major park features and tie into existing trails, forming a cohesive system. Additional neighborhood connections provide direct access points, allowing residents to enter the park from multiple locations. The network also includes three completed loop trails, each approximately one-half mile in length, offering flexible options for walking, jogging, and biking.

Key improvements include ADA-accessible routes, two new trail bridges, and a dedicated walking loop within the dog park area. Trail lighting is incorporated to improve safety and extend usability, while connections to existing infrastructure ensure the park functions as part of a larger regional trail system.

Results from community engagement activities showed a strong desire for activation and use of wooded areas, as well as Springfield Creek. This is ensured through a diverse trail navigation experience.



FIGURE 11 • ILLUSTRATIVE PLAN



FIGURE 12 • TRAIL EXAMPLE



FIGURE 14 • EXISTING TRAIL



FIGURE 13 • ADA RAMP EXAMPLE



FIGURE 15 • EXISTING TRAIL

## Arboretum

The park layout includes a focused area for botanical stewardship and nature-based recreation. A primary component of this space is the existing arboretum, which will be maintained and enhanced over time through the strategic addition of new tree and shrub species. This botanical collection is paired with a new nature playground and associated shelters, featuring a mix of poured-in-place surfacing and engineered wood fiber mulch to provide a safe and durable play environment.

Site access is supported by an expanded parking lot with approximately 20 additional stalls to prioritize convenience for families and visitors. Supporting site features to be maintained in this area include a flagpole, a commemorative memorial, and a dedicated bike repair station. Together, these elements create a functional hub that emphasizes nature-based play and the long-term preservation of the park's horticultural assets.



FIGURE 16 • ILLUSTRATIVE PLAN

*“A nature playground keeps kids engaged and encourages them to care about and take care of nature.”*  
- Springfield resident



FIGURE 17 • EXISTING BIKE REPAIR STATION



FIGURE 20 • NATURE PLAYGROUND EXAMPLE



FIGURE 18 • EXISTING WASTE STATION



FIGURE 19 • EXISTING TREE MARKER

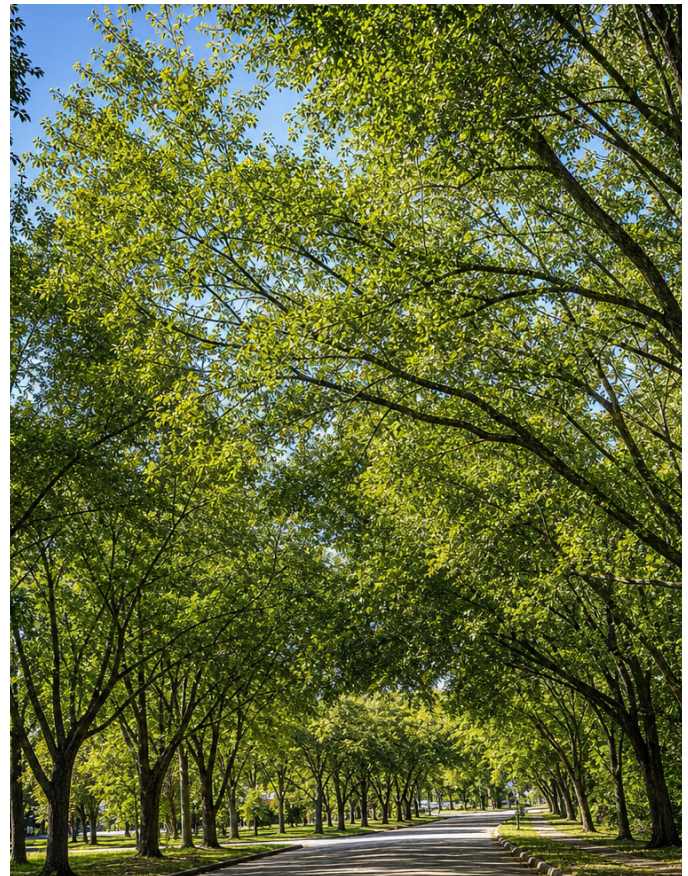


FIGURE 21 • PARK TREES EXAMPLE

### Community Access

A key component of the Plan is the expansion of the park's connectivity to the surrounding town and local businesses. To support this, a new pedestrian bridge will be constructed across Springfield Creek, facilitating a seamless crossing for trail users. This is paired with new sidewalk connections that link the park directly to both residential neighborhoods and adjacent business districts, breaking down access barriers, a key concern heard throughout public engagement.

To accommodate the increased visitor flow, the plan adds 13 new parking stalls (including two ADA stalls) specifically for dog park and trail access. To ensure a respectful transition between public and private space, trail fencing will be installed along the eastern park border adjacent to neighborhoods. These infrastructure improvements prioritize a safe and convenient experience for all community members.



FIGURE 22 • ILLUSTRATIVE PLAN



FIGURE 23 • EXISTING ROAD ACCESS



FIGURE 25 • EXAMPLE PARKING LOT



FIGURE 24 • EXISTING TREES



FIGURE 26 • EXAMPLE FENCING

## Dog Park

The dog park provides dedicated off-leash areas for both large and small dogs, creating a flexible space for a range of users. The large dog area includes approximately 39,000 square feet of irrigated turf, while the small dog area provides 6,000 square feet, each supported by internal concrete walking paths for circulation. Both spaces are enclosed with six-foot chain link fencing and include play features, waste stations, and seating to support daily use.

Additional amenities include a central entry shelter and a nearby trail shelter, offering shade and gathering space for visitors. The layout also incorporates a looped walking path that connects to the broader trail system, allowing the dog park to function as both a destination and a stop along the larger park experience.



FIGURE 27 • ILLUSTRATIVE PLAN



FIGURE 28 • EXISTING AREA



FIGURE 30 • DOG PARK EXAMPLE



FIGURE 29 • SHELTER EXAMPLE



FIGURE 31 • CHAIN LINK FENCE EXAMPLE

### Community Access

The park's southern trail system is enhanced with direct infrastructure improvements designed to simplify neighborhood access. A new pedestrian crossing is included to traverse the existing drainage ditch, paired with a series of drainage culverts to maintain proper site hydrology. This connection provides a secondary link for residents to enter the park's trail network and reach the southern internal amenities.

To help define the park boundary and maintain a respectful buffer, fencing is continually situated between the park trails and the adjacent residential properties. This area also serves as a key entry point into the site, featuring a secondary park entry sign to welcome visitors from the nearby streets. By prioritizing these smaller-scale connections, the plan ensures the park is fully integrated into the daily walking and cycling habits of the surrounding community.



FIGURE 32 • ILLUSTRATIVE PLAN



FIGURE 33 • EXISTING AREA



FIGURE 34 • EXISTING WELLHOUSE

### Community Access and Garden

The Plan includes significant enhancements to the community garden and its surrounding infrastructure to improve accessibility and functionality. A new accessible walkway connects the garden to the broader trail network, while the garden itself is upgraded with raised bed beds and a dedicated maintenance shed. These improvements are designed to support local food production and create a more inclusive environment for residents of all abilities.

To better connect the park with nearby businesses, several accessibility features are introduced along Park Drive. This includes new ADA-compliant routes, marked crosswalks, and a primary staircase to navigate site topography. These connections, paired with the expansion of the surrounding prairie, ensure that the interface between the town's business district and the park's natural spaces is safe, functional, and inviting.

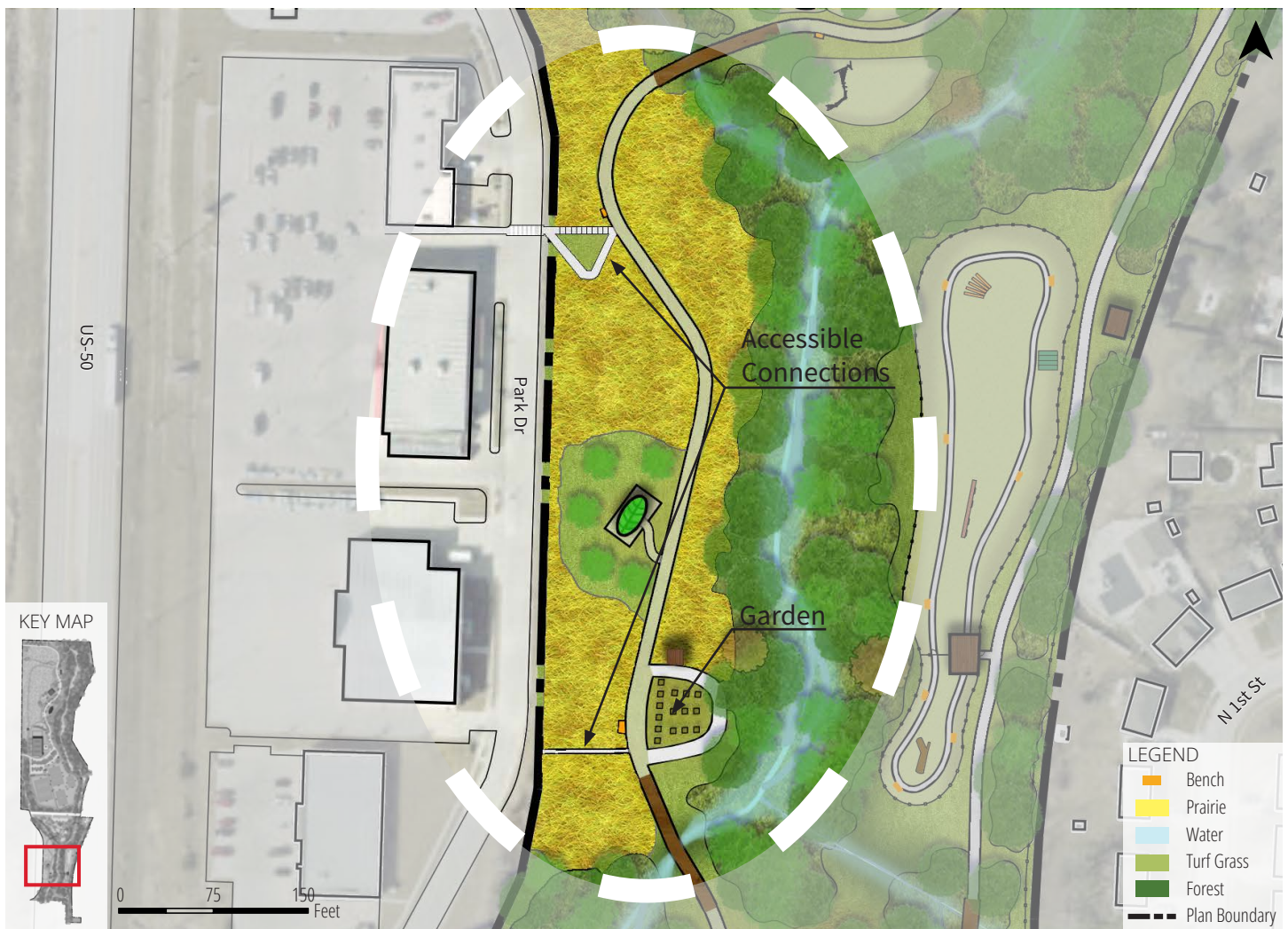


FIGURE 35 • ILLUSTRATIVE PLAN



FIGURE 36 • EXISTING AREA



FIGURE 39 • EXAMPLE ADA RAMP



FIGURE 37 • EXISTING GARDEN



FIGURE 40 • EXAMPLE RAISED GARDEN BEDS



FIGURE 38 • EXISTING SHELTER



FIGURE 41 • EXAMPLE MAINTENANCE SHED

### 3D PERSPECTIVES

These 3D models show how the south half of the park comes together as a more active and community-focused area. The views highlight features like the dog park, community garden, and nature playgrounds, helping to show how each space is laid out and connected by trails.

By showing these areas in three dimensions, the models make it easier to understand the scale of each space and how they relate to one another. They give a clear sense of how people will move between these amenities and how this part of the park supports everyday use and gathering.



FIGURE 42 • NATURE PLAYGROUNDS - LOOKING NORTHEAST FROM PARK DRIVE



FIGURE 43 • NATURE PLAYGROUNDS - LOOKING SOUTHWEST FROM PLATTEVIEW ROAD



FIGURE 44 • DOG PARK - LOOKING SOUTHWEST FROM N 2ND STREET



FIGURE 45 • PRAIRIE PRESERVATION - LOOKING NORTHEAST FROM PARK DR

### Soccer Field Trails

The Plan adds a network of accessible trails around and through the soccer fields to improve circulation and connect users to nearby parking and amenities. These routes complete an approximately one-half mile loop and provide clear, direct access between field areas and the concessions building. The trail system also includes an accessible walkway and a staircase to manage grade changes within the field complex.

Additional improvements include a creek overlook to create a destination along the route and support informal viewing of the landscape, as well as general improvements to the existing concessions building like an expanded patio and added restrooms. Together, these trail upgrades improve mobility for all users and strengthen connections between the field area and the broader park trail system.



FIGURE 46 • ILLUSTRATIVE PLAN



FIGURE 47 • EXISTING CONCESSIONS



FIGURE 48 • EXISTING SOCCER FIELDS

### Recreation Building

The Plan introduces a new recreation building totaling approximately 39,000 square feet, with an additional 15,000 square feet identified for a future expansion. The building program includes two basketball courts with turf surfacing and a green roof, supported by outdoor recreation amenities including two outdoor pickleball courts with fencing, seating, and court dividers.

To serve these uses, the Plan paves the existing gravel parking lot at the soccer and recreation building area, while integrating existing trees into landscaped medians through thoughtful planning efforts. By paving the existing lot, a defined area will be established for each stall, allowing approximately 160 stalls to be delineated. This area also includes a scenic prairie overlook and primary entry signage along US-50 to help define the park's main arrival experience.



FIGURE 49 • ILLUSTRATIVE PLAN



FIGURE 50 • EXISTING FLAGPOLE



FIGURE 53 • EXAMPLE REC BUILDING



FIGURE 51 • EXISTING MEDIAN



FIGURE 54 • EXAMPLE SCENIC OVERLOOK



FIGURE 52 • EXISTING PARKING LOT



FIGURE 55 • EXAMPLE PICKLEBALL COURTS

### Ring Road

The Plan showcases a paved ring road that provides organized access and parking for approximately 100 vehicles in the northern portion of the park. This infrastructure supports a high-activity hub featuring an amphitheater with a stage for community events and a 16,000 square foot nature play area. The nature play areas throughout the park should accommodate a wide range of ages and consider event hosting or concession style infrastructure. A large shelter with approximately six restrooms and a

maintenance building add-on are also integrated into this area to support visitor needs and ongoing park operations. Accessibility is further enhanced through expanded trails that link these amenities to the broader park system. This network includes a dedicated trail loop through the future prairie, offering a walking experience that transitions through the restored landscape. These improvements ensure the northern recreation area is well-connected, functional, and capable of hosting larger community gatherings.



FIGURE 56 • ILLUSTRATIVE PLAN



FIGURE 57 • EXISTING ROAD



FIGURE 60 • EXAMPLE RESTROOMS



FIGURE 58 • EXISTING SHED



FIGURE 61 • EXAMPLE AMPHITHEATER



FIGURE 59 • EXAMPLE SHELTER



FIGURE 62 • EXAMPLE SHELTER

### North Entrance

The Plan establishes a clear and welcoming northern gateway to the park with a new paved road entrance connecting directly to US-50. This entry sequence is designed to organize arrival and create a strong sense of identity, anchored by primary entry signage, flagpoles, and coordinated landscaping.

The entrance also includes a buffer and acknowledgment of the adjacent cemetery, ensuring a respectful transition between uses. Supporting infrastructure such as drainage detention ponds is incorporated to manage stormwater while maintaining the character of the landscape. Together, these elements define the park's primary northern access point and set the tone for the overall visitor experience.

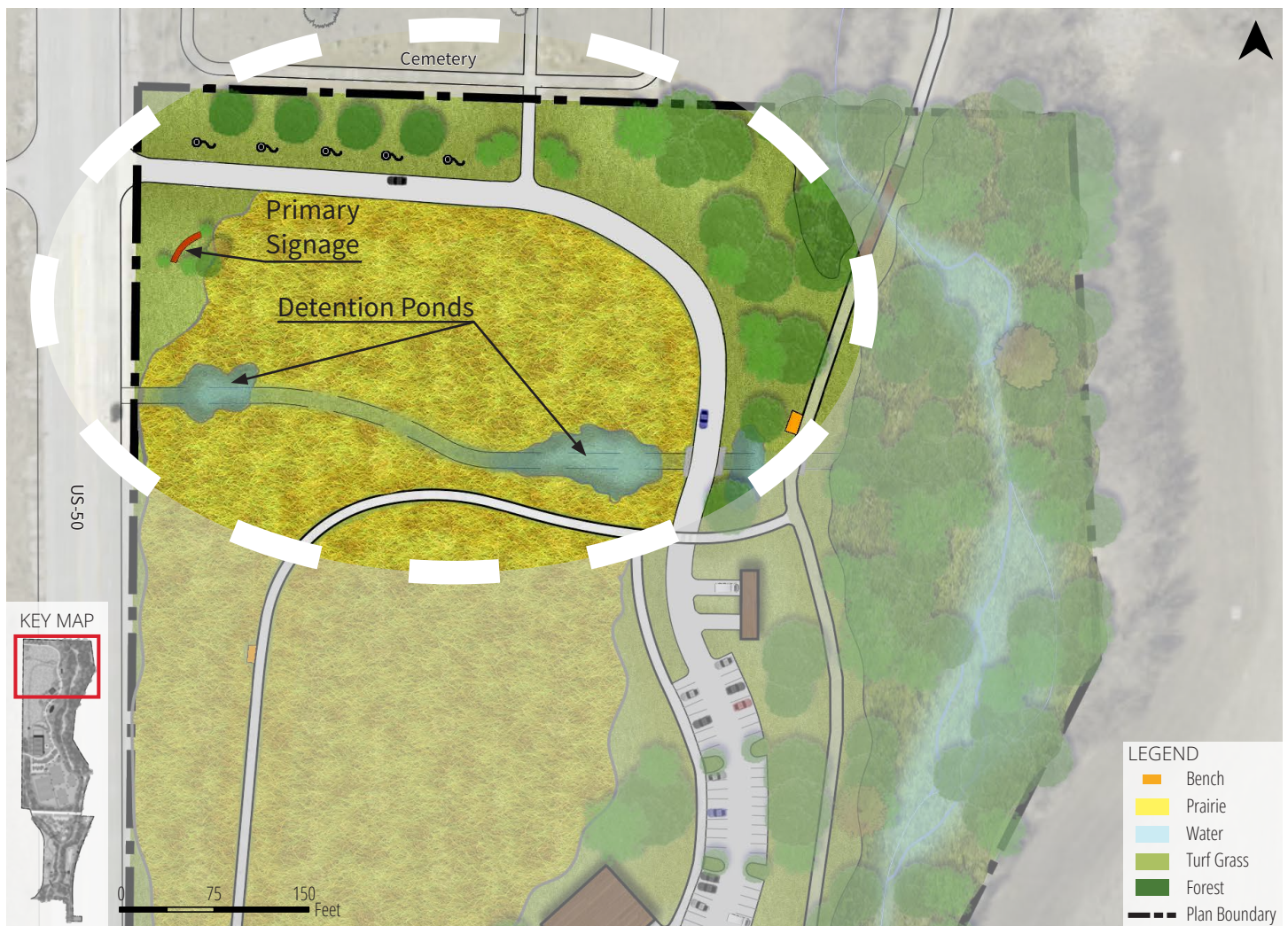


FIGURE 63 • ILLUSTRATIVE PLAN



FIGURE 64 • EXISTING ENTRANCE



FIGURE 65 • EXAMPLE SIGNAGE

### 3D PERSPECTIVES

These 3D models provide an early look at how the north half of the park could be laid out, helping to visualize how new features fit into the landscape. By showing the site in three dimensions, we can better understand the height of the trees, the scale of the buildings, and how the new ring road connects the different activity areas.

The purpose of these views is to move beyond a flat map and show what the park will actually feel like to a visitor. They help illustrate the relationship between the open prairie, the natural play area, and the community amphitheater, providing a clear sense of how these spaces work together to create a cohesive park experience.



FIGURE 66 • AMPHITHEATER, NATURE PLAYGROUND, AND SHELTER - LOOKING NORTH FROM THE MOPAC TRAIL



FIGURE 67 • SOCCER FIELDS AND REC AREA - LOOKING NORTHWEST FROM PLATTEVIEW ROAD



FIGURE 68 • NORTH ENTRANCE AND PRAIRIE PRESERVATION - LOOKING SOUTH FROM THE CEMETERY



## CHAPTER 3

# ECOLOGICAL CONVERSION

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# ECOLOGICAL CONVERSION

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## CONVERSION PRACTICES

Ecological conversion is the process of restoring land to a more natural, resilient state by replacing turf and disturbed areas with native plant communities. In eastern Nebraska, this often means reestablishing tallgrass prairie, savanna, and riparian systems that once defined the region's landscape. Over time, much of this land has been altered by development, mowing, and invasive species, resulting in simplified landscapes that require intensive maintenance and provide limited ecological value. Ecological conversion reverses this trend by rebuilding diverse plant communities that are adapted to local soils, climate, and hydrology. In eastern Nebraska, these practices are especially important. Native prairie systems are well-suited to the region's cycles of drought and heavy rainfall, improving soil health, reducing erosion, and increasing water infiltration. Along creeks and low-lying areas, restored riparian vegetation helps stabilize banks, filter runoff, and support habitat for wildlife. Beyond environmental benefits, ecological conversion enhances the park experience. It introduces seasonal change, texture, and habitat diversity, creating a landscape that feels more immersive, educational, and uniquely tied to place.

By investing in these practices, Springfield can transform the park into a resilient, low-maintenance system that reflects the natural character of the region while supporting long-term community value.

## *Park Conversion*

Within the Springfield Creek Trails and Recreation Area, there is great potential for ecological restoration and conversion. The graphics and descriptions within this chapter will provide detailed information concerning the best practices to follow for restoration, as well as zones that help identify "regions" of the park based upon their ecology. These regions are meant to be restored to their identified ecological types as contiguously as possible, following restoration recommendations that align with their identification. Cost estimates for areas with recommended conversions can be found in the Implementation chapter.

## MANAGEMENT ZONES

The park is organized into distinct management zones. These zones categorize the site based on ecological conditions, existing recreation, and planned future improvements. By dividing the park into these manageable units, the plan establishes a clear framework for restoration, maintenance, and programming. Each zone represents a specific landscape type, ranging from active recreation hubs and managed turf to sensitive riparian corridors and native prairie restoration. This targeted approach allows the City to implement site-specific strategies that enhance both the ecological health and the recreational value of each area.

The following pages provide a detailed breakdown of each zone, outlining the specific goals, restoration practices, and design intent for each identified region within the park. Existing land cover and ecological conditions can be found within the Research and Analysis chapter.

*“Outdoor green space is vital for creating healthy communities.”*  
- Springfield resident



FIGURE 69 • MANAGEMENT ZONE MAP

# MANAGEMENT ZONES

## ZONE 1 - UPLAND PRAIRIE RESTORATION

This zone represents one of the most significant opportunities for ecological conversion within the park. Currently dominated by turf and previously disturbed ground, these areas will be restored to native tallgrass prairie systems that are characteristic of eastern Nebraska. Initial conversion efforts will include multiple applications of herbicide to remove existing turf, followed by drill seeding of native prairie species into the prepared seedbed. Slight grading is also recommended to create catchment ponds along the existing drainage ditch, intended to slow erosion from fast-moving runoff.

During the first several growing seasons, active management will be required to ensure successful establishment. This includes routine mowing to suppress weed growth and targeted spot treatment to control invasive species. As the prairie matures, long-term management will transition to periodic prescribed burns, typically on a 3–5 year cycle, to maintain species diversity, reduce woody encroachment, and promote a healthy, self-sustaining system.

The restored prairie will improve soil health, increase water infiltration, and provide valuable habitat, while also creating a visually dynamic landscape that reflects the region’s natural character.

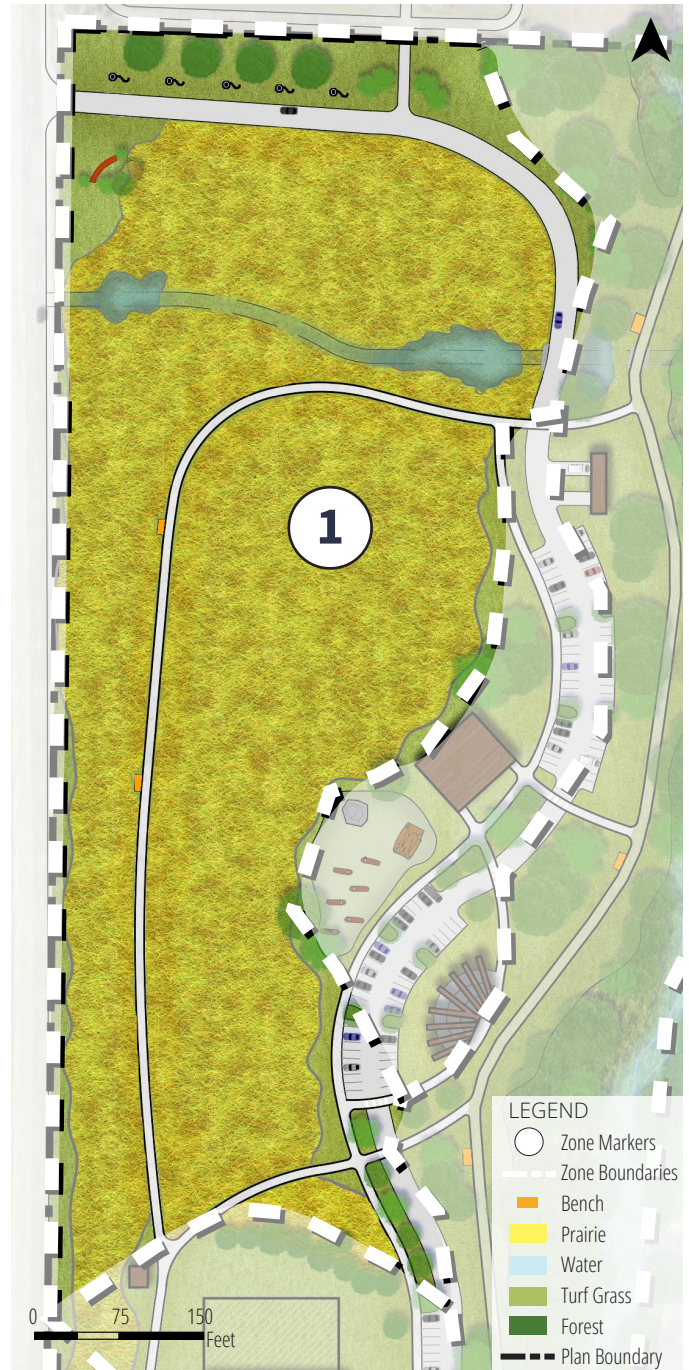


FIGURE 70 • ZONE 1

## ZONE 2 - MANAGED LAWN AND SHADE CANOPY

This zone is designed as a highly programmed area within the park, requiring a more controlled and durable landscape approach. The primary ground plane will consist of managed turf to support frequent use and accommodate a range of activities and gatherings.

Ecological strategies in this area focus on integrating native tree plantings to provide shade, reduce heat, and enhance visual character. These trees will be carefully selected and spaced to create a resilient canopy that complements the surrounding restoration zones while maintaining open, flexible space below.

Although more intensively maintained than other areas of the park, this zone incorporates natural elements to improve comfort, soften the built environment, and ensure a cohesive transition between active use areas and adjacent ecological systems.

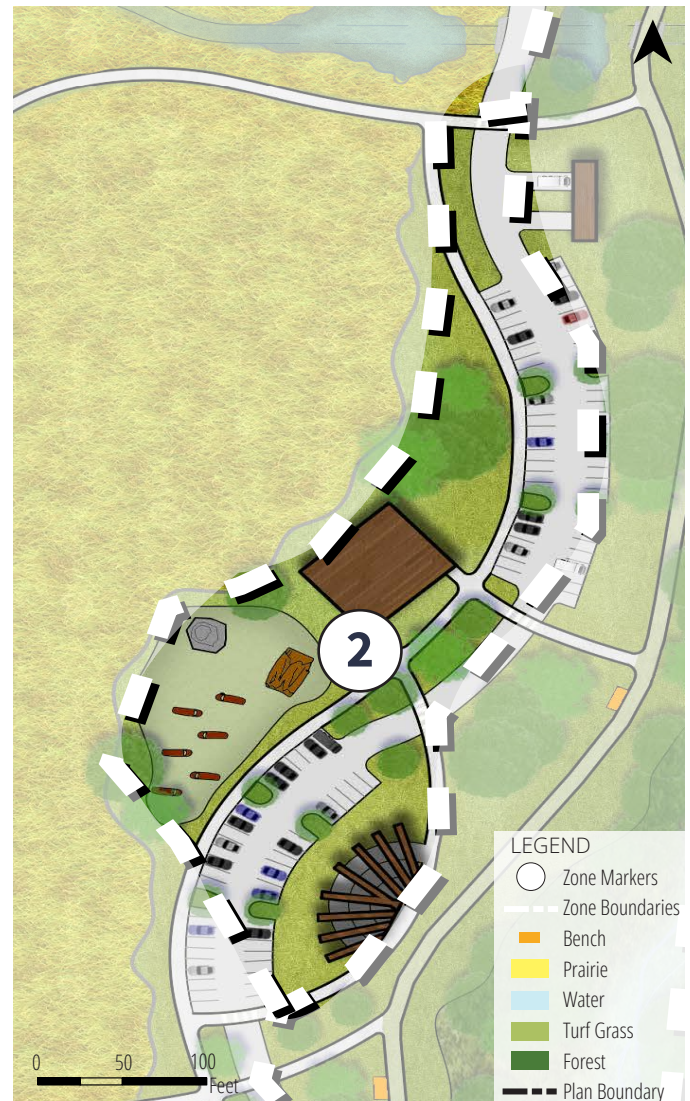


FIGURE 71 • ZONE 2

### ZONE 3 - FOREST ENHANCEMENT

This zone includes existing woodland areas that provide an important ecological foundation within the park but are currently impacted by invasive species, limited understory diversity, and uneven canopy structure. Rather than complete conversion, this zone focuses on improving the health, stability, and long-term resilience of the existing forest system.

Initial restoration efforts will include the removal of debris and unwanted materials, along with selective thinning of aggressive or low-quality trees and shrubs. This process helps open the canopy in targeted areas, allowing more light to reach the forest floor and supporting the reestablishment of a diverse native ground layer. Invasive species will be managed through spot treatment, creating space for native vegetation to reestablish.

Following initial clearing and treatment, native trees, shrubs, and herbaceous plantings will be introduced to increase species diversity and improve vertical structure within the forest. These additions will help create a more balanced ecosystem, with a healthy mix of canopy, understory, and ground-layer vegetation.

Long-term management will focus on maintaining this structure through periodic monitoring, selective thinning, and continued invasive species control. Over time, these efforts will result in a more stable and self-sustaining woodland system that improves soil health, supports wildlife habitat, and enhances the overall ecological function of the park while providing shaded, immersive spaces for visitors.



FIGURE 72 • ZONE 3

## ZONE 4 - FOREST AND SAVANNA BUFFER

Occupying the western and southern edges of the northern half of the park, Zone 4 serves as a critical ecological buffer and visual gateway along Highway 50 and Platteview Road. This zone is designed to transition the park from the high-traffic urban corridor into the natural interior through a mixture of restored forest and open savanna landscapes.

Restoration efforts in this area focus on establishing a resilient roadside canopy that provides significant visual framing and sound attenuation for the park. In the forested sections, selective thinning and invasive species removal will be paired with the planting of hardy native trees and shrubs that can withstand the unique stressors of a roadside environment. In the savanna-characterized sections, the canopy will be more open, featuring native grasses and widely spaced trees to maintain long-range views into the park while still defining its border.

Ecologically, this zone plays an important role in managing stormwater runoff from the adjacent roadways before it reaches the Springfield Creek corridor. By establishing deep-rooted native vegetation and a healthy soil structure, Zone 4 improves water infiltration and reduces erosion along the park's perimeter. Long-term management will involve continued monitoring of roadside invasive species and periodic thinning to ensure the health and structural integrity of this forest-savanna system as it matures into a prominent landmark for the City. The City should partner with the Nebraska Department of Transportation in this zone to preserve existing trees. Land ownership will be a key consideration in future ecological management.



FIGURE 73 • ZONE 4



FIGURE 74 • HEALTHY SAVANNA

## ZONE 5 - ARBORETUM

Zone 5 serves as the botanical heart of the southern half of park, centered on the stewardship and future growth of the existing Arboretum. This area is defined by a curated collection of trees and shrubs that offer both shade and seasonal beauty for the community. The primary goal for this zone is the long-term health of the current collection, while establishing a framework to introduce new native and climate-resilient species as the park matures.

The landscape in this zone is designed for accessibility and high-volume use. Managed, mowed turf serves as the primary ground cover throughout the area, creating a clean and inviting “park-like” atmosphere. This open character allows visitors to move easily between the parking facilities, the Arboretum collection, and the nature-based play areas, providing a flexible space for both active recreation and relaxed outdoor gathering.

While this zone is more actively maintained than the deeper restoration areas, it remains a vital part of the park’s ecological framework. By protecting the existing root systems and planning for future canopy expansion, the plan ensures that this area remains a lush, shaded anchor for the site. This approach balances the immediate needs of a functional community park with a commitment to maintaining and growing a significant local woodland asset for Springfield.



FIGURE 75 • ZONE 5



FIGURE 76 • EXISTING ARBORETUM

## ZONE 6 - PRAIRIE EXPANSION

Zone 6 focuses on the strategic expansion and enhancement of the park's existing prairie patches. Currently, the site contains fragmented pockets of native grasses that provide a valuable foundation for the park's ecological goals. The objective in this zone is to "knit" these individual patches together, creating a larger, more contiguous prairie system that improves overall landscape resilience and biodiversity.

Restoration efforts in this area will involve introducing native seed mixes and inter-seeding the gaps between existing patches to establish a more unified plant community. By expanding these footprints, we can better manage invasive encroachment and allow local prairie species to thrive in a more stable environment. Stewardship in this zone will rely on established prairie management techniques, such as periodic mowing in the early years and prescribed burns as the system matures, ensuring these areas remain open and healthy.

By prioritizing the growth of these existing ecological assets, Zone 6 establishes a robust natural core that supports wildlife habitat and provides a distinctive backcountry experience within the park.



FIGURE 77 • HEALTHY PRAIRIE

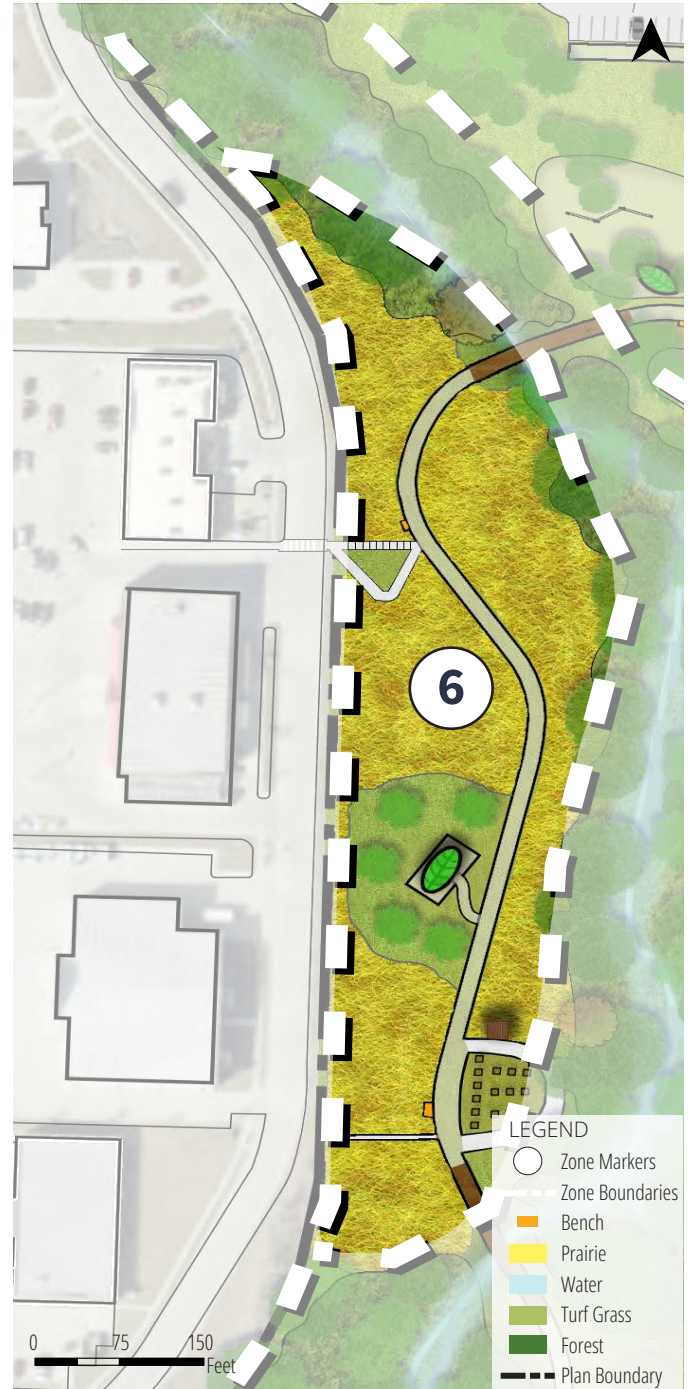


FIGURE 78 • ZONE 6

## ZONE 7 - RIPARIAN RESTORATION

Zone 7 marks the critical ecological interface along Springfield Creek, focusing on the restoration of the riparian corridor and its transition into open savanna. The primary objective is to stabilize the creek banks and improve the health of the surrounding forest. By selectively thinning aggressive woody vegetation, we can allow more sunlight to reach the ground, supporting a native landscape that binds the soil and prevents erosion along the waterway.

As the landscape moves away from the creek, it opens into a savanna structure, where native grasses and sparsely spaced trees create a resilient, high-visibility buffer. This combination of stabilized riparian forest and airy savanna improves water quality, expands wildlife habitat, and provides a naturalized backdrop for the southern trail system. Long-term management will focus on keeping these banks stable and the canopy open, ensuring a functional and healthy creek corridor.



FIGURE 80 • ZONE 7

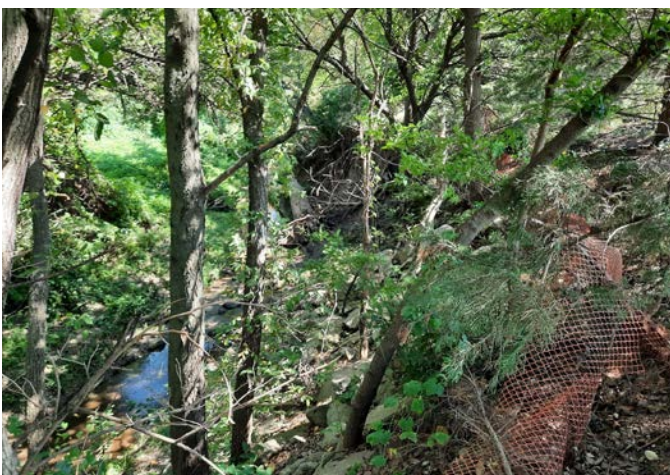


FIGURE 79 • EXISTING PARK FOREST



FIGURE 81 • HEALTHY FOREST

## ZONE 8 - DOG PARK

Zone 8 is dedicated to the Plan’s dog park facilities, designed with a strong focus on balancing intensive recreational use with ecological stewardship. The area features large and small dog sections with irrigated natural turf, specialized play amenities, and shelters. Because of its proximity to the waterway, the recommendation incorporates aggressive “no-disturbance” strategies to protect the Springfield Creek corridor.

The primary ecological safeguard in this zone is a 50-foot riparian buffer, which maintains a native vegetation zone between the dog park and the stream to protect water quality. This is supported by a perimeter bio-berm and integrated runoff mitigation, using strategic grading and native plantings to capture and treat drainage within the zone rather than allowing it to reach the creek. These features should be paired with “Protect Our Creek” educational signage, linking the community’s recreational use with the City’s broader commitment to environmental restoration and stream health.



FIGURE 82 • ZONE 8

## ZONE 9 - FOREST BUFFER

Zone 9 focuses on the expansion of the existing forest canopy toward the eastern boundary of the park, creating a dense natural buffer between the recreation corridor and adjacent neighborhoods. By extending the woodland footprint to the park's edge, this zone establishes a more diverse and immersive landscape for the proposed trail system, transitioning the walking experience into a shaded environment.

The primary ecological and social goal for this zone is the creation of a robust vertical structure that provides substantial sound attenuation and visual screening. A mixture of native trees and understory shrubs will be introduced to fill existing canopy gaps and soften the transition to the residential property lines. This enhanced buffer not only limits sound pollution and improves privacy for nearby residents but also strengthens the park's role as a continuous ecological corridor. Over time, as this forest expansion matures, it will provide a resilient, low-maintenance edge that supports local wildlife while offering a quiet, scenic escape for trail users.



FIGURE 83 • EXISTING LANDCOVER



FIGURE 84 • ZONE 9

## STREAM STABILIZATION

Following the zones identified in the Plan, stream restoration begins by exploring upstream projects to manage the rate and volume of water entering the site. This allows for the determination of sustainable design flows before implementing site-specific solutions.

Key restoration tasks include shaving back eroded banks to create stable floodplain benches and thinning woody vegetation to increase sunlight for native ground-layer plants. By utilizing bioengineering and native vegetation, these practices transform degraded areas into stable, restored systems that protect both the water quality and the surrounding park landscape.



FIGURE 85 • EXISTING STREAM



FIGURE 86 • EXISTING STREAM



FIGURE 87 • STABLE STREAM BANK



FIGURE 88 • BIOENGINEERED STREAM BANK



FIGURE 89 • RESTORED STREAM BANK



# CHAPTER 4

# RESEARCH AND ANALYSIS

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## RESEARCH AND ANALYSIS

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This chapter summarizes the research and analysis that inform the Springfield Creek Trails and Recreation Area Park Master Plan. The work builds upon the City’s recently completed Comprehensive Plan, which provided a strong foundation of community priorities, growth projections, and long-range planning direction. Relevant data and insights from that process were carried forward to ensure consistency between this Plan and the City’s broader vision, while allowing this effort to focus more closely on the specific opportunities and constraints of the park site.

To supplement this foundation, additional research and site-specific analysis were conducted to better understand existing conditions. This included the development of new mapping that documents land cover, drainage patterns, topography, and the spatial organization of the park and its surrounding context. These maps help identify areas of ecological value, active use, and potential transition, providing a clearer picture of how the site functions as a whole.

Fieldwork and site visits were also a critical component of this process. Observations in the field allowed the team to verify mapped data, assess the condition of vegetation and waterways, and better understand how people currently use the site. This hands-on evaluation helped identify both constraints, such as erosion or limited access, and opportunities for enhancement, including restoration areas, trail connections, and program expansion.

Together, these efforts create a comprehensive understanding of the site that balances technical analysis with real-world conditions. By combining information from the Comprehensive Plan, detailed mapping, and direct site observation, this chapter establishes a clear and informed basis for the design decisions that shape the overall Plan.





FIGURE 90 • EXISTING MARKER



FIGURE 92 • EXISTING SITE



FIGURE 91 • EXISTING TRAIL BENCH



FIGURE 93 • EXISTING TREE

# TRAILS

## EXISTING SPRINGFIELD PARKS AND TRAILS

The MoPac Trail, which follows the former Missouri Pacific Railroad line, is an integral piece of the Park Master Plan. Bisecting the existing Springfield Creek Trails and Recreation Area, the MoPac Trail is a defining component of the park, and should continue to act as such. This Trail is a piece of the larger Great American Rail Trail system, which stretches over 3,700 miles from Washington D.C., to Washington state. The existing trailhead services provided within the park will serve as a strong connection to the broader trail network, acting as a centerpiece for future park developments.

Other trails within Springfield connect neighborhoods and parkland, allowing for strong potential walking and biking opportunities. Buffalo Park and Pines' Park are linked to the city with such trail connections.

Parkland coverage is found in concentrated green corridors along creeks and Highway 50, connecting to existing trail infrastructure. Larger parks are integrated within the city grid for community access.

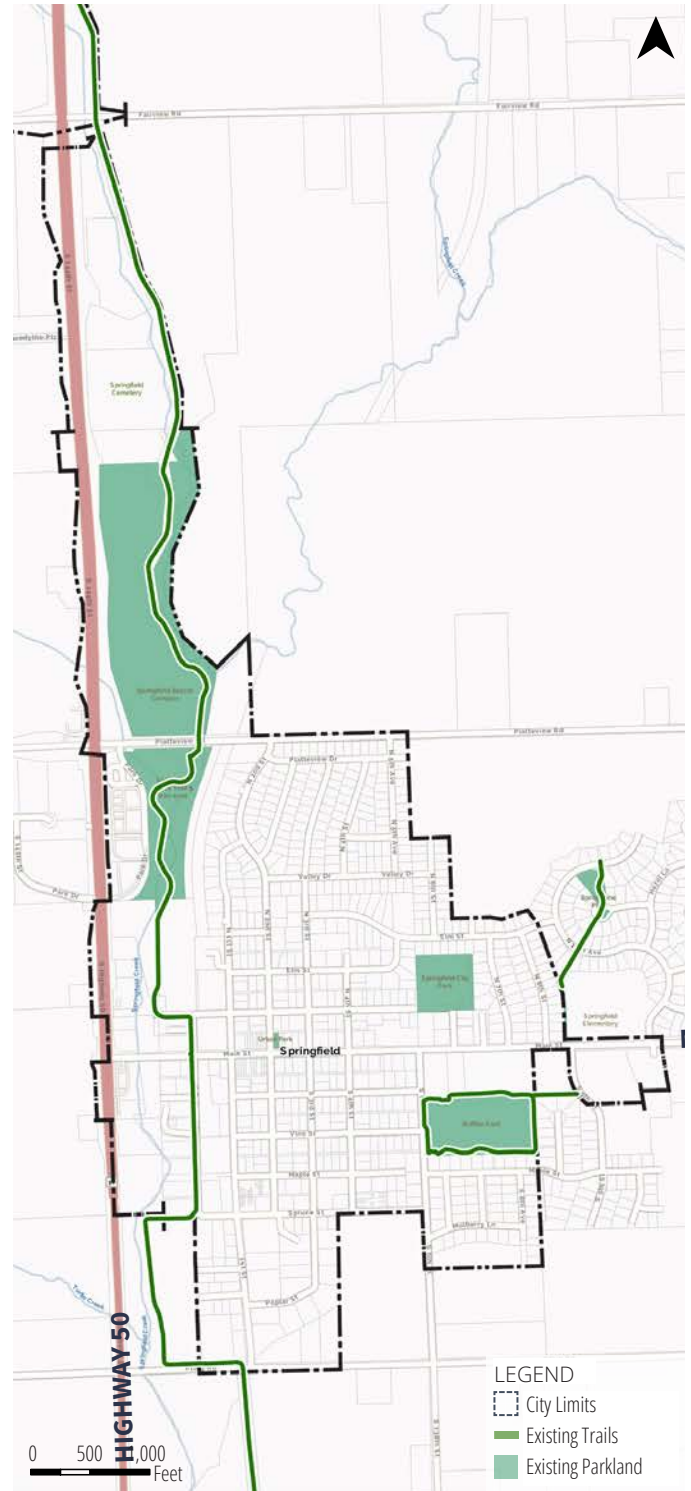


FIGURE 94 • PARKS AND TRAILS MAP

## FUTURE TRAILS

Proposed trail network expansions link to commercial, mixed-use, and tourist areas. These connections aim to increase the ability of both residents and visitors to navigate between community amenities, as well as allow the opportunity for recreational activity. This should be done by building upon the 3.4 miles of MoPac Trail backbone and other existing trail opportunities to increase connectivity within Springfield and the surrounding region. The Springfield Creek Trails and Recreation Area trail expansions will help contribute to the expansion of trails within the community and should strengthen the network of existing and proposed trails.

Total mileage of existing and proposed trails would include 4.31 miles, which equates to 2.15 miles per every 1,000 residents.

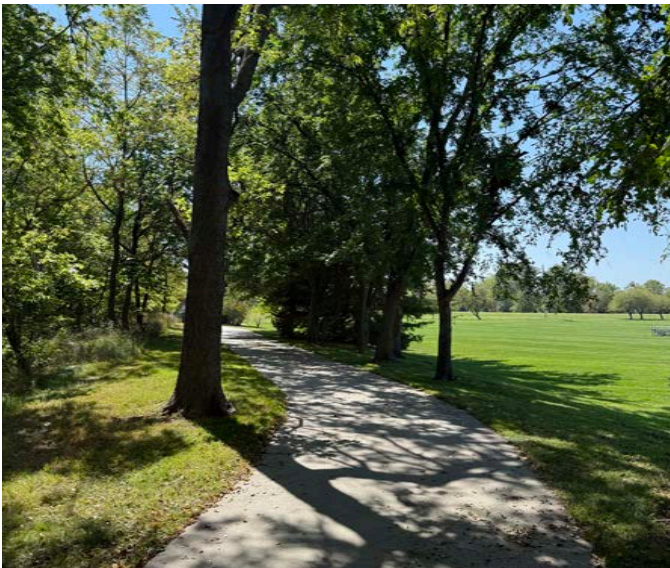


FIGURE 95 • MOPAC TRAIL

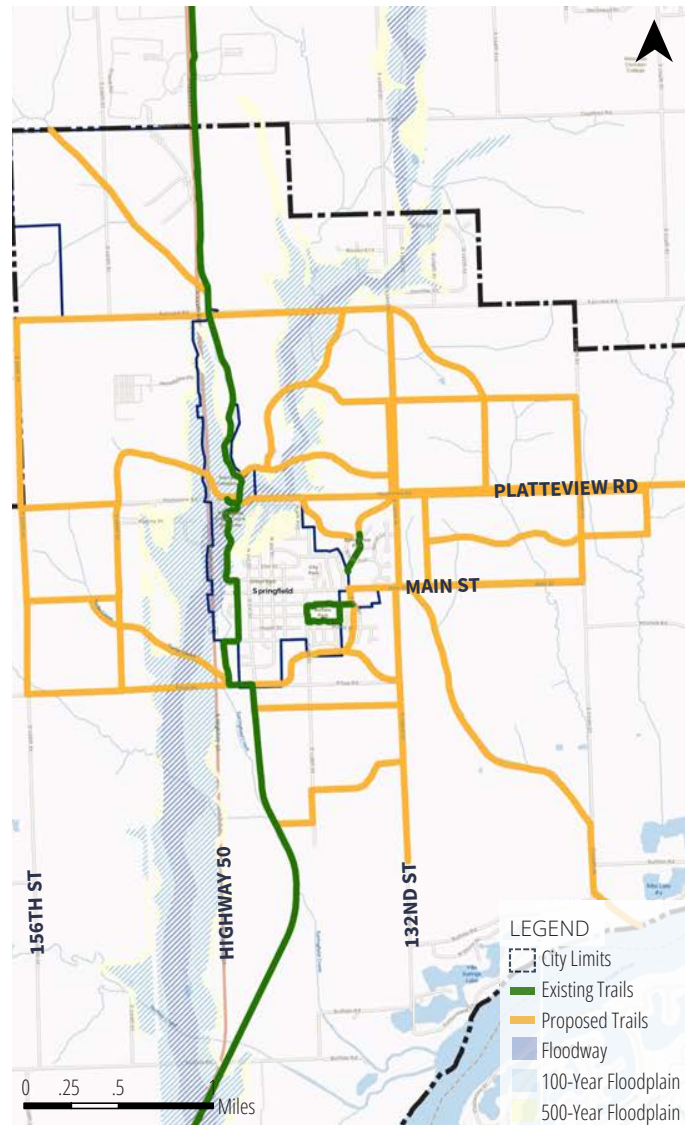


FIGURE 96 • FUTURE TRAILS MAP

# EXISTING CONDITIONS

## SLOPE

Slope within the park master plan limits was analyzed to gain an understanding of the potential for park development. The majority of land is suitable for development and circulation, falling within a range of 0-5% slope. Master planning initiatives are concentrated in these areas to limit the need for unnecessary grading and earthwork.

Steeper slopes are concentrated near waterways and ridges. These areas typically have higher slopes of 10-20% or more, requiring erosion control or preservation to prevent deep erosion cutting. Ecological corridors generally align with steeper terrain, particularly in the park master plan limits, making them ideal candidates for habitat protection and green buffers.



FIGURE 97 • EXISTING SITE

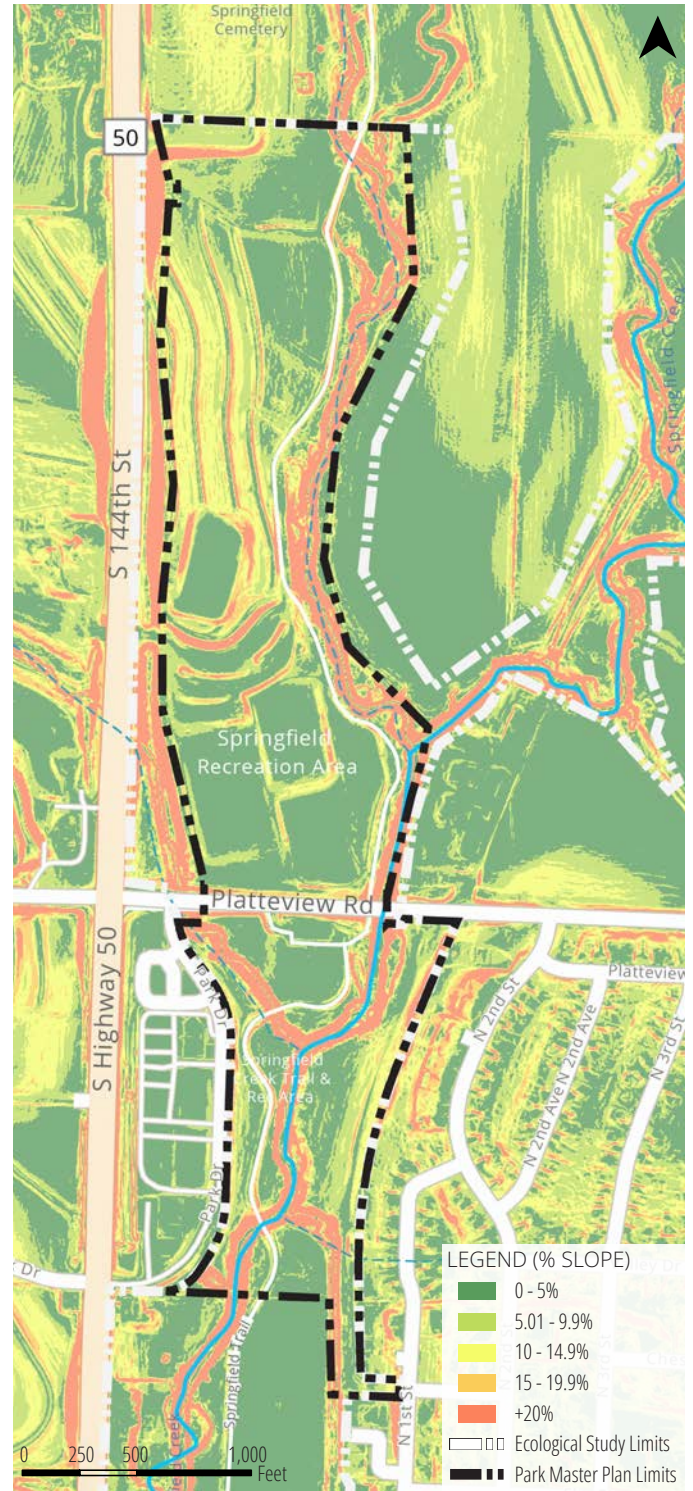


FIGURE 98 • SLOPE MAP

## ASPECT

The aspect map illustrates the directional orientation of slopes across the site, revealing a diverse mix of north-, south-, east-, and west-facing conditions. This variation plays an important role in shaping both environmental performance and user experience within the park. South-facing slopes receive greater sun exposure throughout the day, making them well-suited for active recreation areas, open turf, and spaces that benefit from warmth and solar access. In contrast, north-facing slopes tend to remain cooler and more shaded, creating ideal conditions for habitat preservation, woodland character, and shade-tolerant vegetation.

The presence of significant east- and west-facing slopes further contributes to a dynamic range of light and microclimate conditions across the site. This diversity supports a variety of landscape types and helps inform where different program elements can be most appropriately located. Overall, the balanced mix of slope orientations provides an opportunity to strategically align recreation, restoration, and user comfort with the natural characteristics of the land.

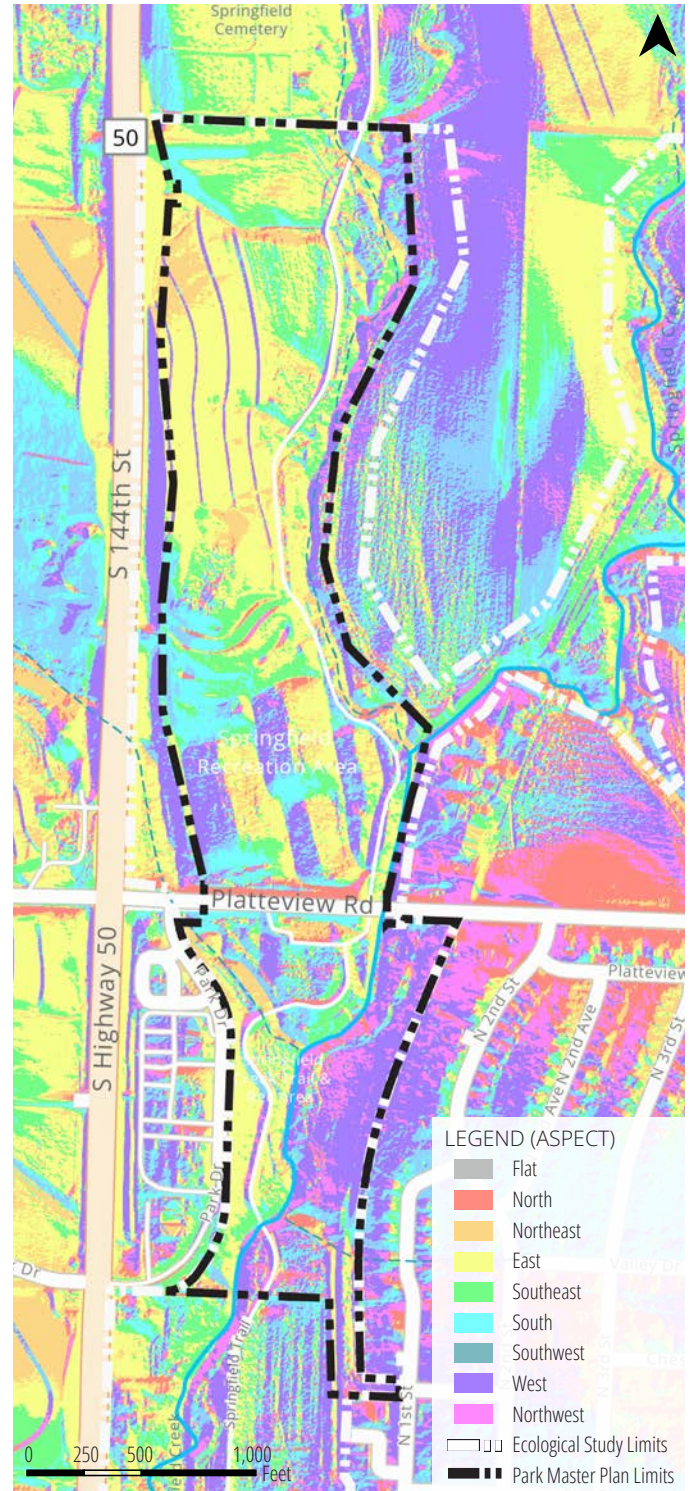


FIGURE 99 • ASPECT MAP

## FLOODPLAIN

The floodplain map highlights the significant influence of Springfield Creek and its associated flood zones across the site. A large portion of the park lies within the 100-year floodplain, with the floodway and tributary systems forming a continuous corridor through the landscape. These areas present important constraints for development, as they are prone to periodic flooding and require careful management.

At the same time, the floodplain provides valuable opportunities for ecological preservation and enhancement. These corridors support stormwater management, habitat connectivity, and open space character within the park. As a result, the Plan focuses development in upland areas outside of the primary flood zones, while preserving and enhancing the floodplain as a natural system that contributes to the overall function and identity of the site.



FIGURE 100 • SPRINGFIELD CREEK

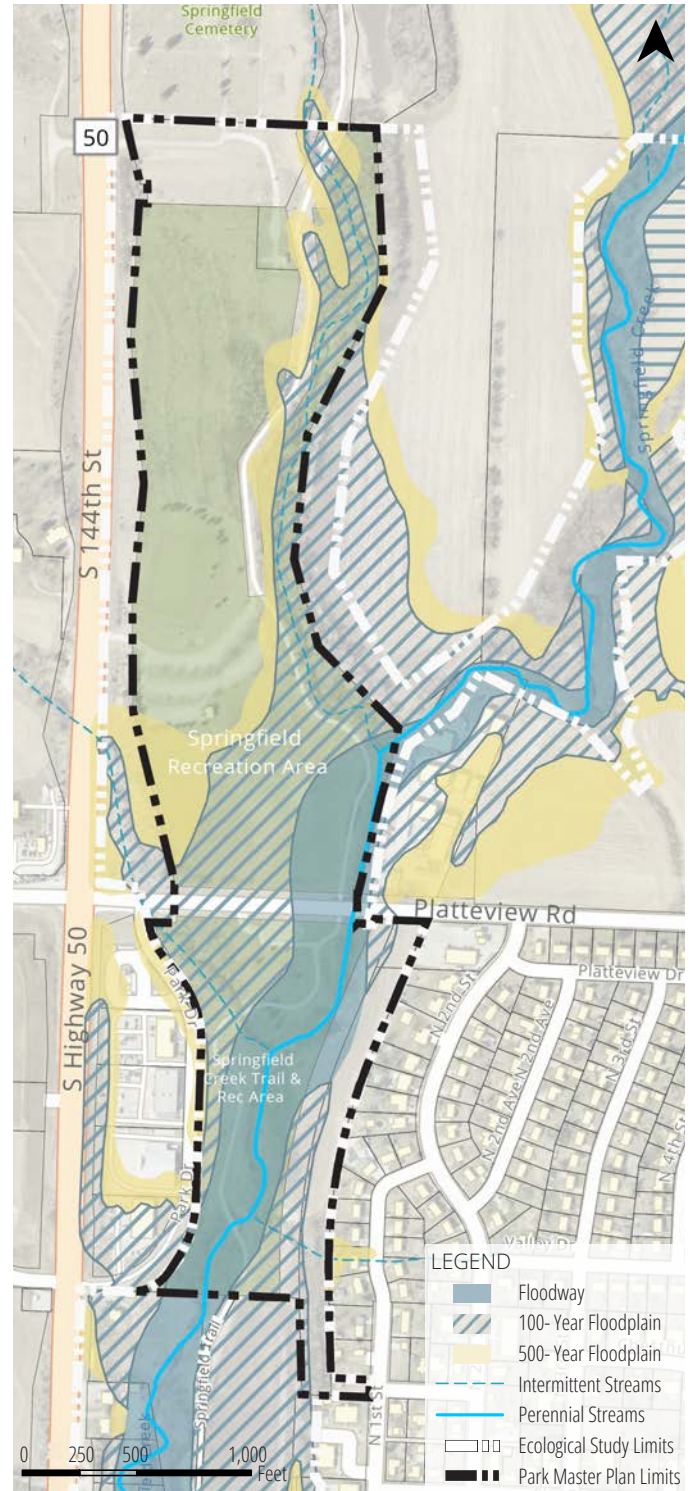


FIGURE 101 • FLOODPLAIN MAP

## UTILITY

The utility map identifies existing infrastructure and highlights areas of both strength and limitation across the site. Sanitary sewer service is primarily concentrated along the southern edge, with more limited access extending into the northern portions of the park. This uneven distribution of utilities influences where more intensive development can occur without significant infrastructure expansion.

Existing utilities are generally located near developed areas and park edges, while interior and northern areas remain less serviced. Additional features such as stormwater culverts, irrigation infrastructure, and electrical connections are present but vary in condition and coverage. These findings suggest that future improvements may require strategic extension of utilities to support new amenities, while also working within existing systems to maximize efficiency and minimize disruption.



FIGURE 102 • EXISTING CULVERTS



FIGURE 103 • UTILITY MAP

## ACCESS

The access map highlights multiple entry points into the park from both S 144th Street and Platteview Road, providing flexibility for circulation and distribution of visitors. Existing parking areas accommodate approximately 190 spaces in lot A and 28 spaces in lot B, establishing a foundation for current use.

These access points create opportunities to improve circulation, wayfinding, and connectivity within the park. The Plan builds on this framework to enhance entry sequences, organize movement, and better connect parking, trails, and key amenities.



FIGURE 104 • EXISTING PARKING

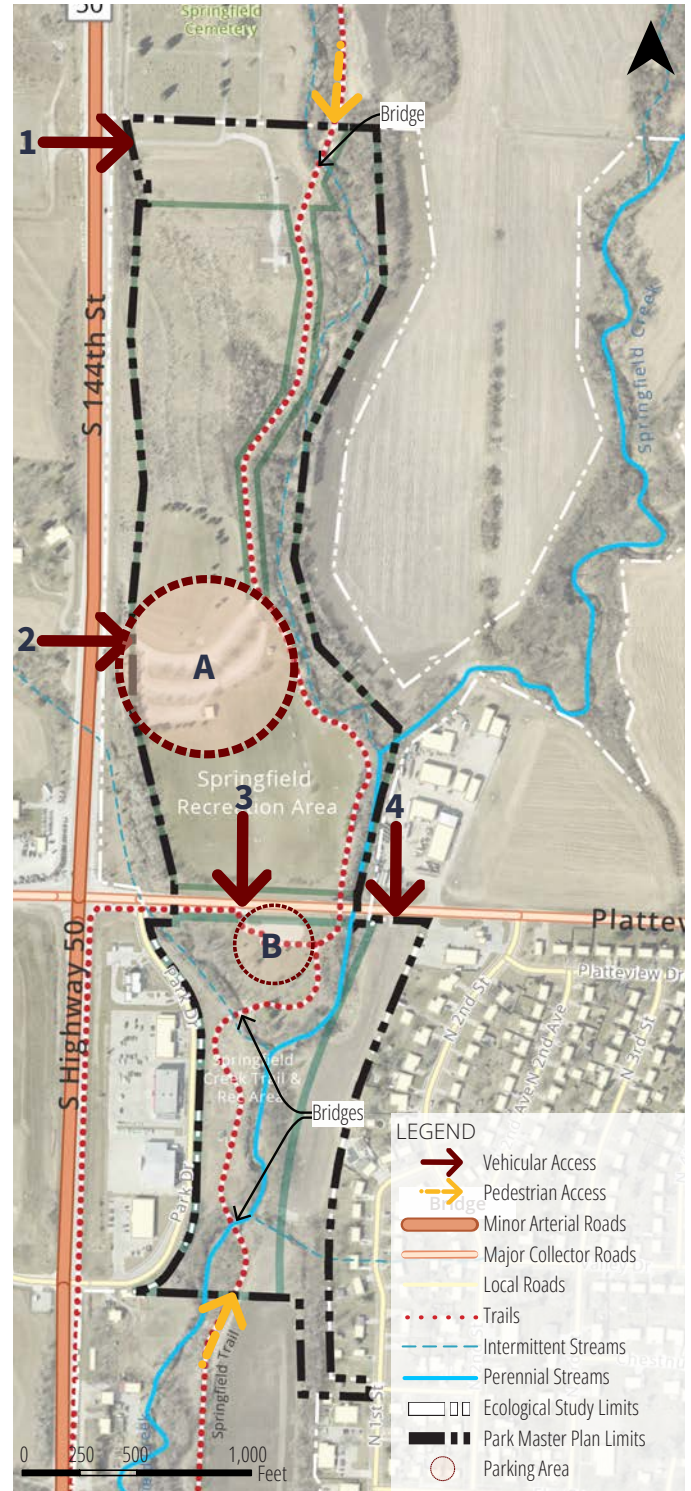


FIGURE 105 • ACCESS MAP

## VEGETATION

The vegetation map shows a strong concentration of tree canopy along the creek and drainage corridors, forming natural riparian buffers that support habitat and ecological function. Outside of these areas, the site includes more open spaces with scattered trees and brush, particularly in upland areas.

This pattern creates a clear structure of dense ecological corridors and more flexible open areas. The Plan leverages this by preserving and enhancing wooded areas while using open spaces for recreation, restoration, and expanded park programming.



FIGURE 106 • PARK TREES

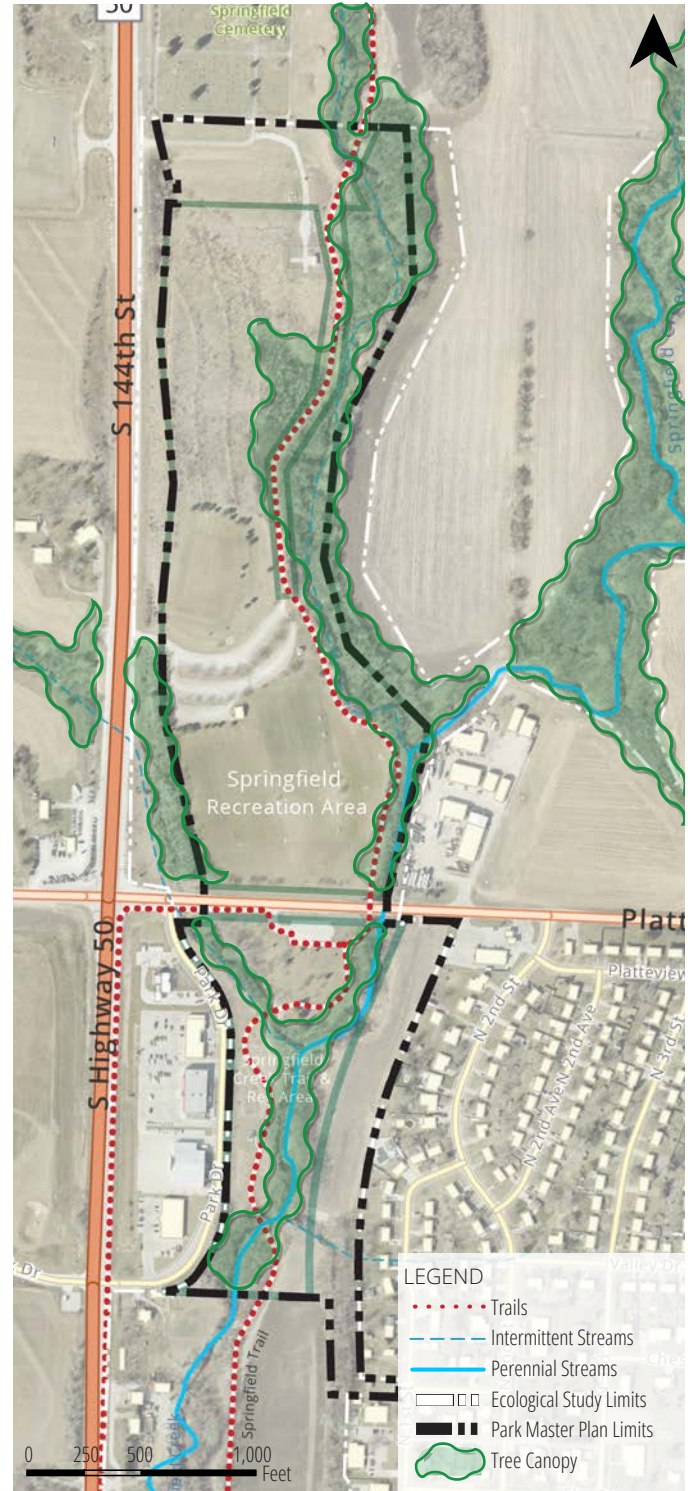


FIGURE 107 • VEGETATION MAP

## HILLSHADE

The hillshade analysis provides a detailed three-dimensional visualization of the site's terrain, revealing a series of prominent ridgelines and high points that define the park's northern and southern halves. These elevated landforms, marked as primary observation points, serve as natural vantage points that offer expansive sightlines across the Springfield Creek valley and the surrounding landscape. By identifying these high points early in the process, the Plan is able to strategically locate scenic overlooks and resting areas where visitors can best experience the park's varied topography.

Beyond identifying views, the analysis highlights sharp elevation changes and steep slopes that act as natural boundaries within the site. These terrain variations help guide the alignment of the trail system to ensure grades remain manageable while following the natural flow of the land. Understanding these subtle landforms allows the Plan to transition intentionally between upland recreation zones and the lower riparian corridors, using the site's natural elevation changes to create a more dynamic and immersive experience for park users.

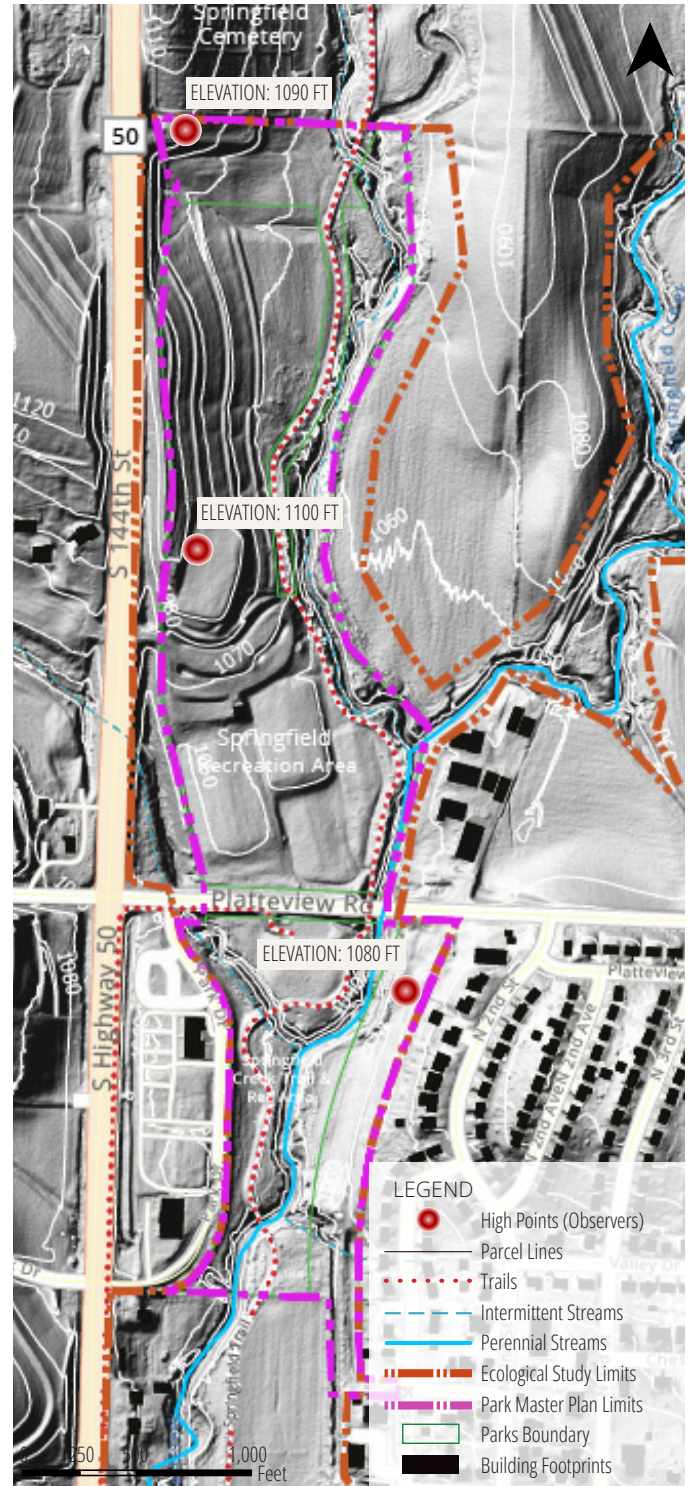


FIGURE 108 • HILLSHADE MAP



FIGURE 109 • EXISTING SITE



FIGURE 111 • EXISTING SITE



FIGURE 110 • EXISTING SITE



FIGURE 112 • EXISTING SITE

## AERIAL PHOTO

The aerial imagery provides a comprehensive view of existing land use and landscape patterns across the site. It shows a mix of developed areas, open fields, and natural corridors, with the most intact ecological areas concentrated along the creek.

Much of the site presents opportunities for restoration, particularly in areas currently used as cropland or maintained turf. The Plan builds on this by integrating native landscapes, strengthening ecological systems, and blending natural areas with active park uses. An aerial photo of the region to the south of the park is provided on the next page, for context.

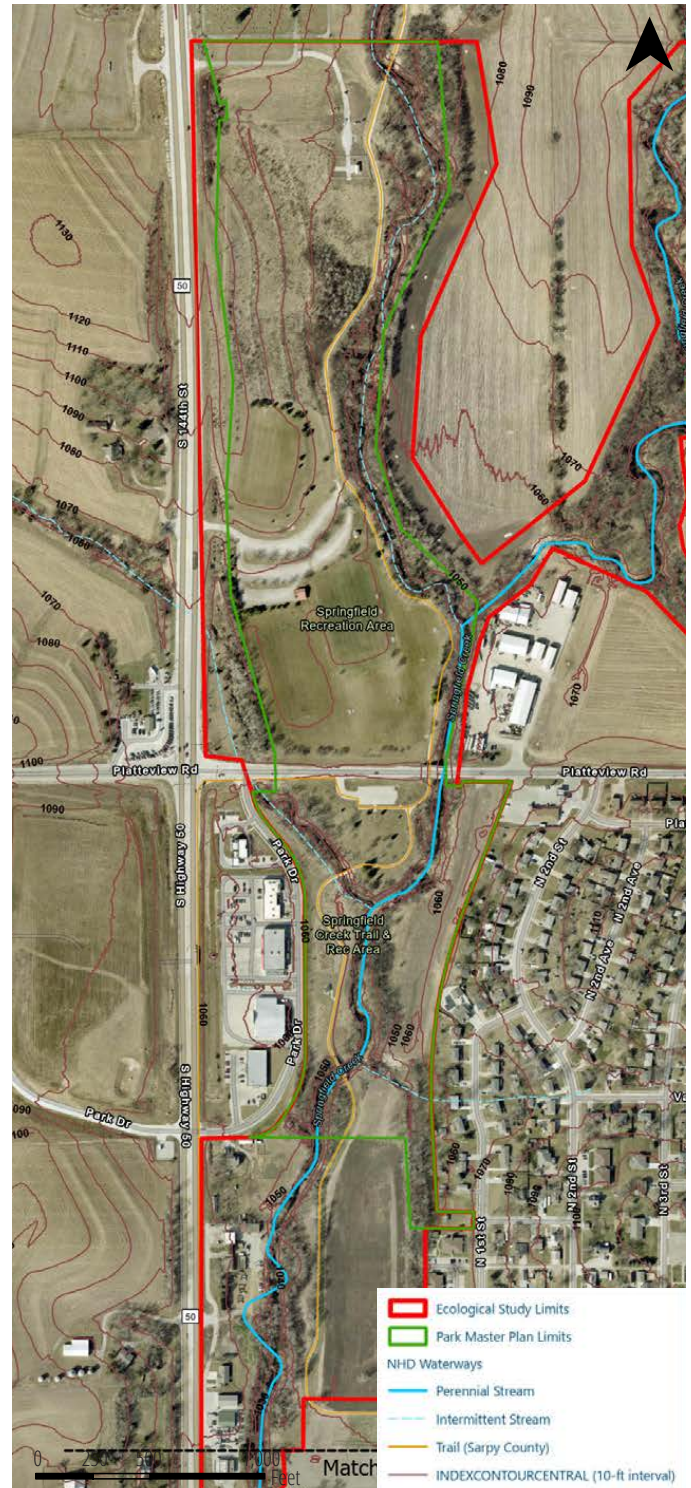


FIGURE 113 • AERIAL PHOTO

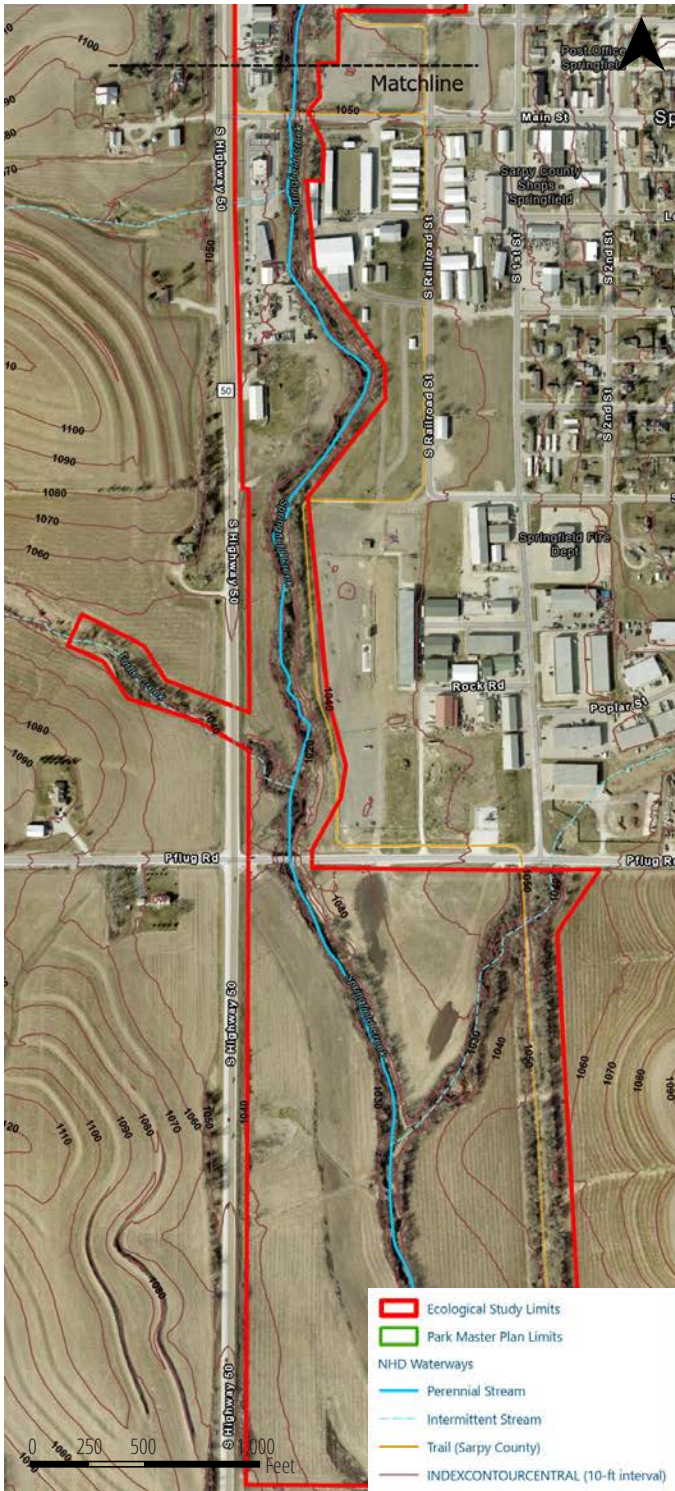


FIGURE 114 • SOUTH AERIAL PHOTO



FIGURE 115 • PARK TREES



FIGURE 116 • PARK TREES

## ENVIRONMENTAL SENSITIVITY AND HAZARDS

The environmental sensitivity and hazards map identifies large portions of the site as environmentally sensitive, with much of the area overlapping with floodplain conditions and drainage corridors. Multiple tributaries feed into Springfield Creek, reinforcing the site's connection to a broader watershed system.

These conditions highlight the need for careful planning to avoid impacts in sensitive areas while enhancing ecological function. The Plan responds by prioritizing conservation, restoration, and resilient design strategies that work with the natural systems present on the site. A map of the region to the south of the park is provided on the next page, for context.

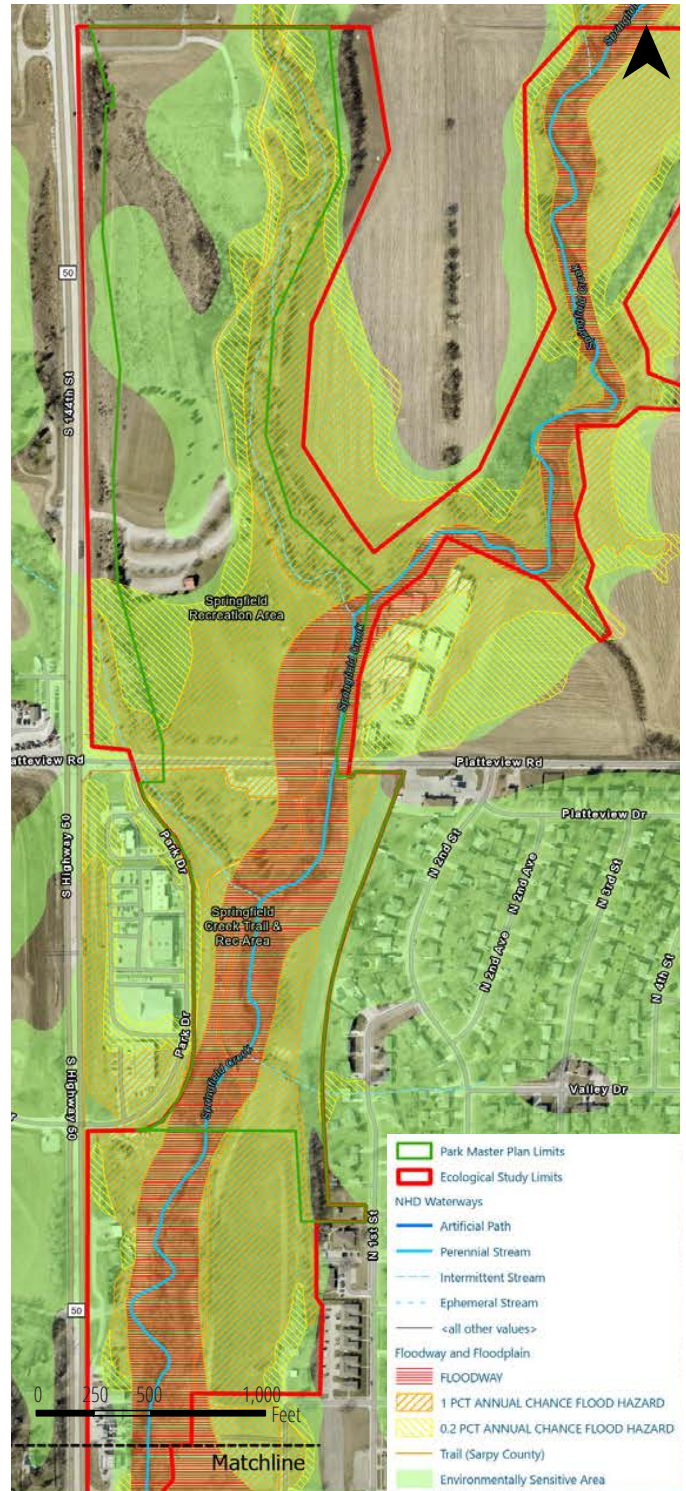
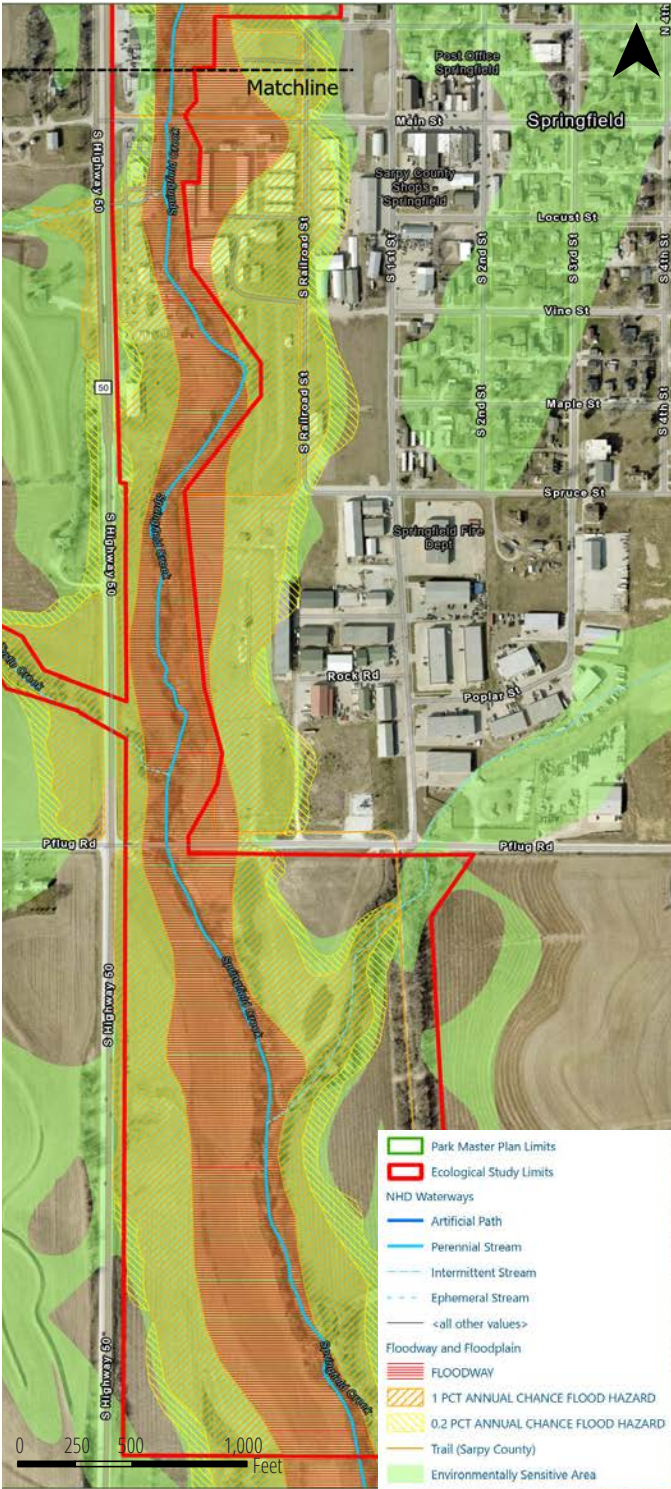


FIGURE 117 • ENVIRONMENTAL SENSITIVITY AND HAZARDS MAP



**FIGURE 118 • SOUTH ENVIRONMENTAL SENSITIVITY AND HAZARDS MAP**



**FIGURE 119 • EXISTING SITE**



**FIGURE 120 • EXISTING SITE**

## LAND COVER OVERVIEW

The land cover map shows a mix of uses across the site, with cropland and pasture dominating much of the northern and southern areas, and more developed or open park space concentrated in the central portion. Natural features such as waterways and scattered vegetation are interspersed throughout.

This varied land cover creates opportunities for both recreation and ecological improvement. The Plan focuses on transforming portions of agricultural and maintained land into native prairie, savanna, and other natural systems while supporting active uses in appropriate locations. A map of the region to the south of the park is provided on the next page, for context.

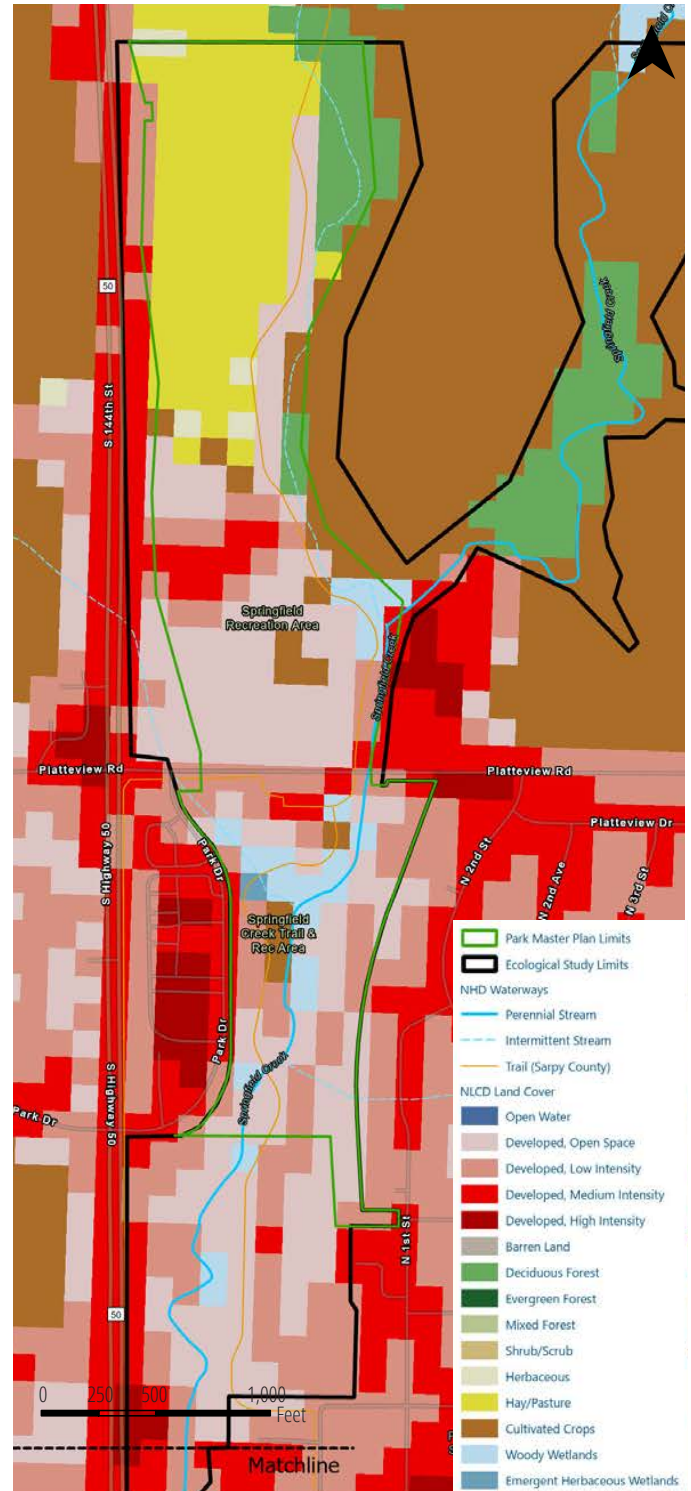


FIGURE 121 • LAND COVER MAP

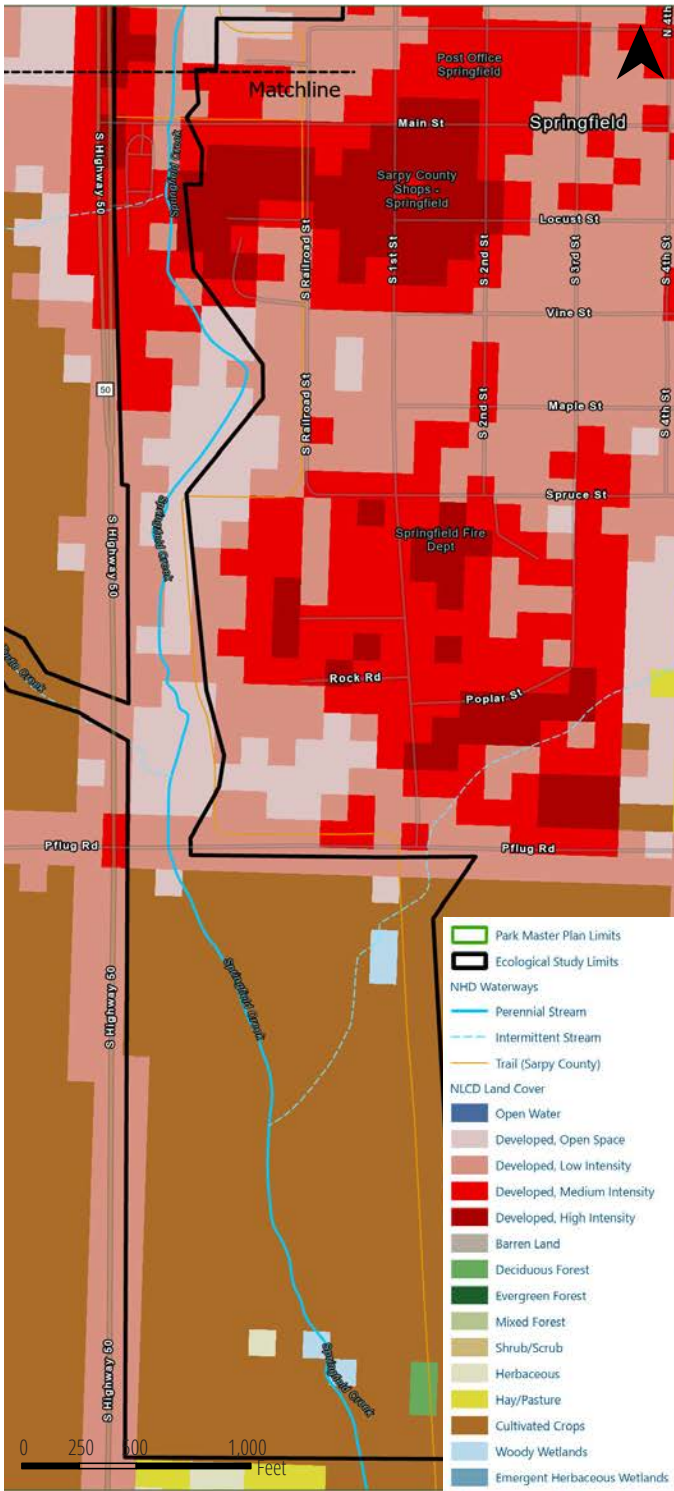


FIGURE 122 • SOUTH LAND COVER MAP



FIGURE 123 • EXISTING SITE



FIGURE 124 • EXISTING SITE

## LAND COVER CLASSIFICATIONS

The site is organized into natural and cultural landscape types based on topographic position and canopy density. Natural communities range from upland mature forests and open savannas to lowland wetlands and water features, while cultural land covers consist of managed turf, active cropland, and built infrastructure. This classification provides a clear framework for distinguishing intact ecological systems from developed or agricultural areas.

NATURAL LAND COVERS	DEFINING CHARACTERISTICS
<b>Upland Plant Communities</b>	<b>High, dry ground</b>
<b>Forest/Woodland</b>	<b>50-100% tree canopy</b>
1. Mature Forest/Woodland	Dominated by middle-aged to mature trees
2. Young Forest/Woodland	Dominated by young, second-growth forest
<b>Savanna/Brushland</b>	<b>10-50% tree canopy</b>
3. Savanna	Scattered trees, allowing for dense ground layer vegetation
4. Shrubland	Dominated by shrubs; occasional trees
<b>Herbaceous</b>	<b>&lt;10% tree canopy</b>
5. Prairie	Dominated by native prairie vegetation (seeded/restored)
6. Old Field/Hayfield	Dominated by non-native herbaceous plants (e.g., fallow field or hay meadow, but not including turf; see below)
<b>Lowland Communities</b>	<b>Low areas, including wetlands</b>
7. Lowland Savanna	10-50% tree canopy; low-lying, sometimes flooded area
8. Water	Open water habitats, generally lacking vegetation (e.g., creeks)
CULTURAL LAND COVERS	DEFINING CHARACTERISTICS
9. Turf & Landscaping	Maintained sports fields, lawns, formal parklands, and ornamental plantings
10. Cropland	Regularly cultivated fields (e.g., corn, soybeans)
11. Impervious Cover	Generally impervious/artificial cover by materials such as pavement, gravel, or riprap
12. Building	Built structures with roofs and walls

FIGURE 125 • LAND COVER CLASSIFICATION TABLE

## LAND COVER ACREAGE

The data reveals a landscape primarily defined by mature forest and active cropland, which together represent the vast majority of the site’s total area. Other significant covers include managed turf and transitional old fields, while high-value communities like prairie and lowland savanna currently exist in smaller, isolated patches. This quantified summary highlights a strong opportunity for the Plan to convert existing agricultural and fallow land into expanded native habitats.

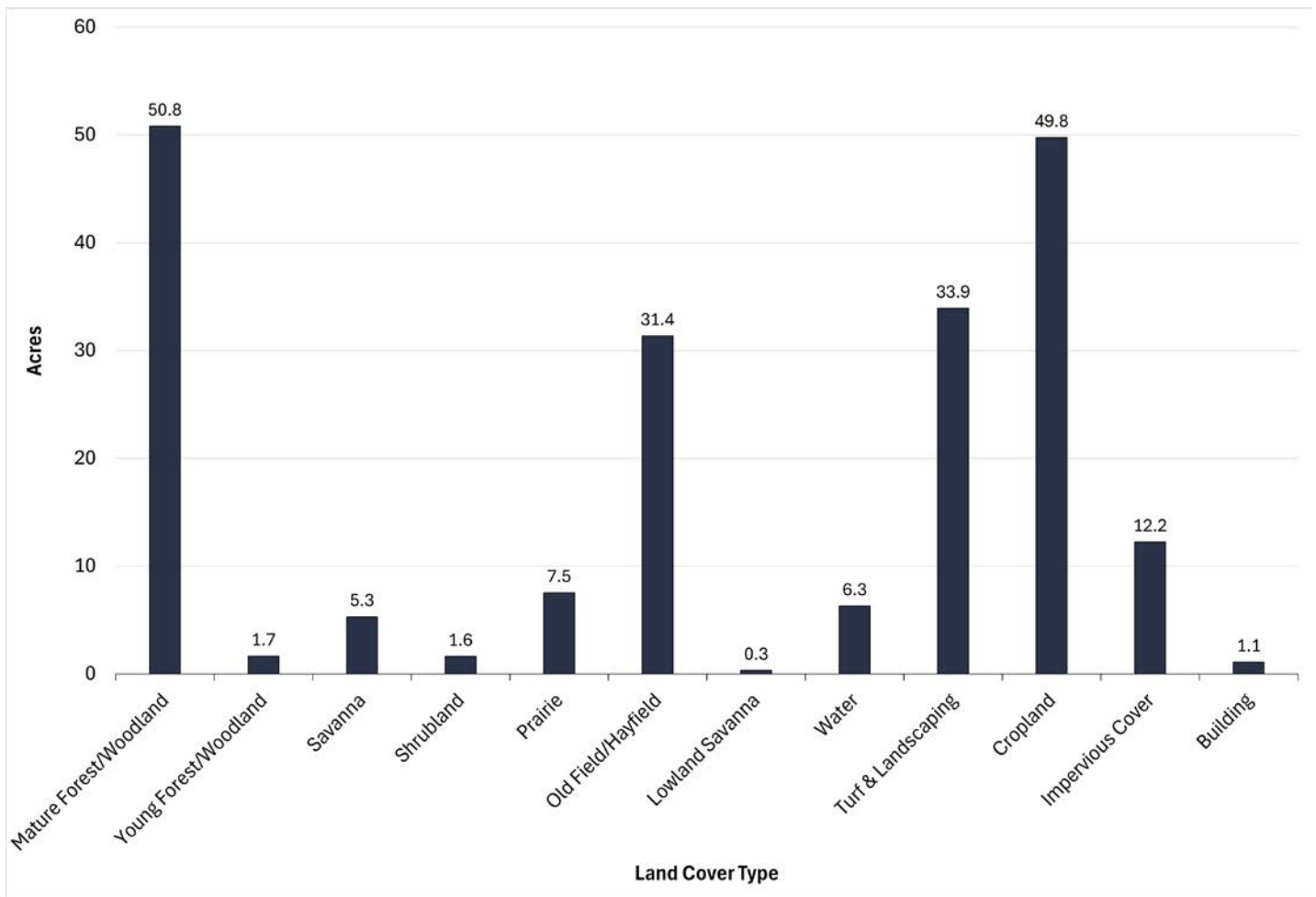


FIGURE 126 • LAND COVER ACREAGE TABLE

## LAND COVER DETAIL

The detailed land cover map provides a comprehensive classification of the site, distinguishing between natural, semi-natural, and cultural landscapes. This map moves beyond general categories to provide the granular detail necessary for both long-term conservation planning and accurate restoration costing. By separating these distinct types, the Plan can clearly identify which areas remain in a natural state, which have been altered over time, and which currently serve as managed cultural spaces.

This classification system is foundational to identifying current habitat connectivity and pinpointing specific opportunities for ecological enhancement. It specifically isolates upland areas from lowland riparian zones, allowing for a better understanding of how the site's moisture levels and topography influence its vegetation. By documenting these existing land cover types, the map serves as a technical baseline that ensures the Plan's design decisions are rooted in the physical and ecological reality of the Springfield Creek corridor. A map of the region to the south of the park is provided on the next page, for context.

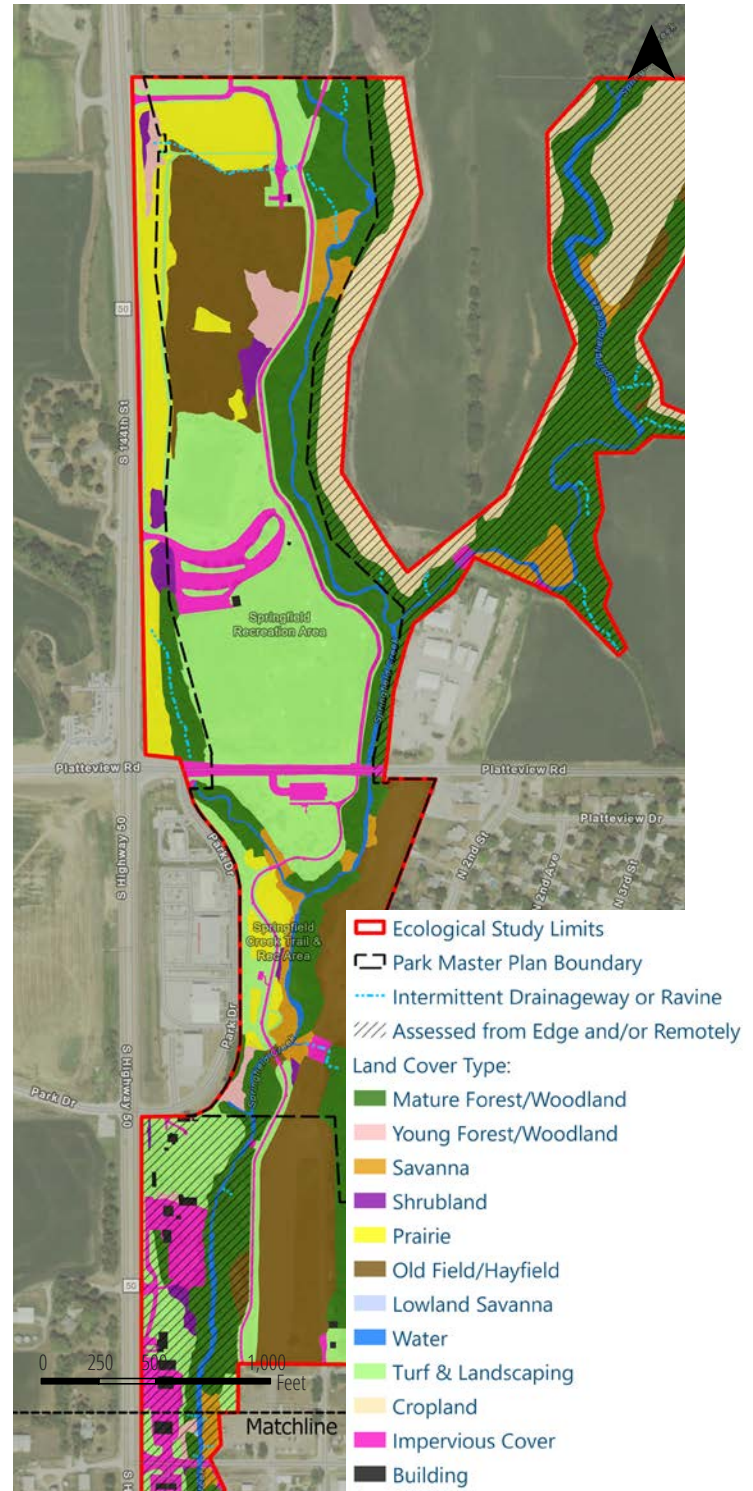


FIGURE 127 • DETAILED LAND COVER MAP

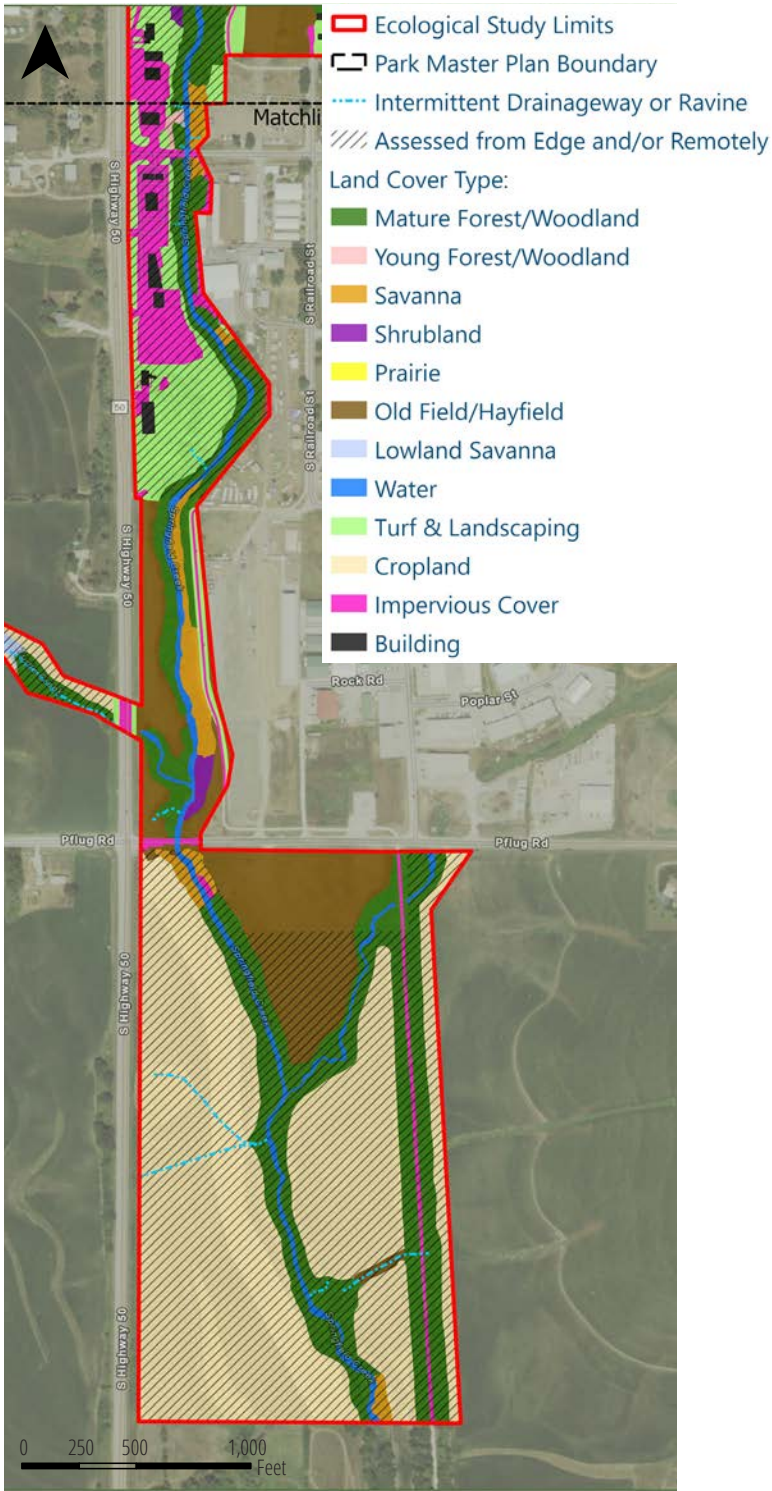


FIGURE 128 • SOUTH DETAILED LAND COVER MAP



FIGURE 129 • EXISTING SITE



FIGURE 130 • EXISTING SITE

## QUALITY RANKS

The quality ranks analysis serves as a diagnostic tool for evaluating the ecological health of the site's natural and semi-natural areas. By assigning specific rankings, ranging from A (high ecological integrity) to D (degraded), to different sections of the park, the Plan can clearly visualize where the most valuable habitats exist. These ratings are foundational for determining which areas require strict protection, which are priorities for enhancement, and where intensive restoration efforts will be most effective.

Areas that have been significantly altered or are dominated by non-native species are assigned a rank of NN (Non-Native/Altered), identifying them as primary candidates for ecological conversion to native prairie or savanna. Cultural landscapes, such as managed turf and developed surfaces, are excluded from these rankings as they do not function as natural systems. This data-driven approach ensures that restoration resources are allocated to the areas of greatest need and that the most resilient parts of the site are preserved as ecological anchors within the broader park design. A map of the region to the south of the park is provided on the next page, for context.

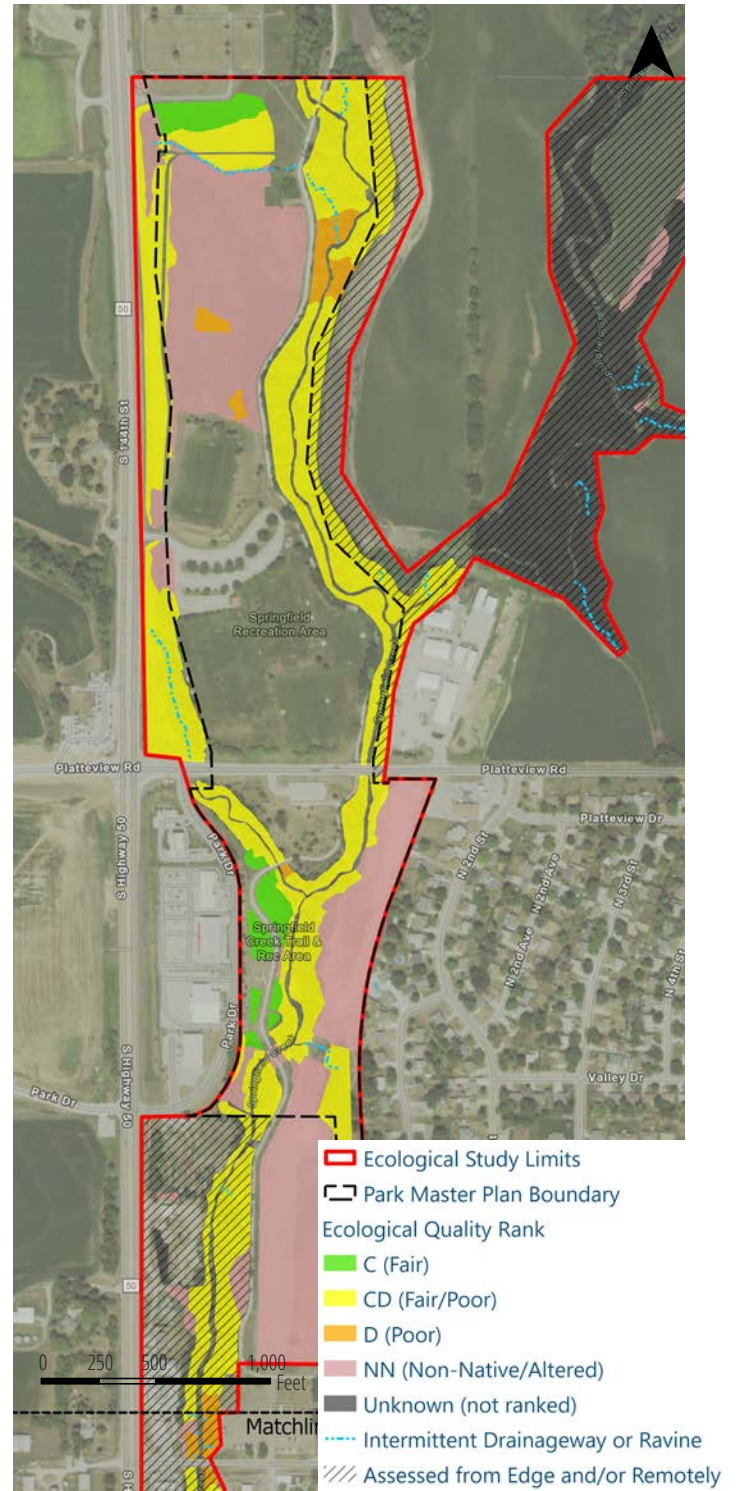


FIGURE 131 • QUALITY RANK MAP

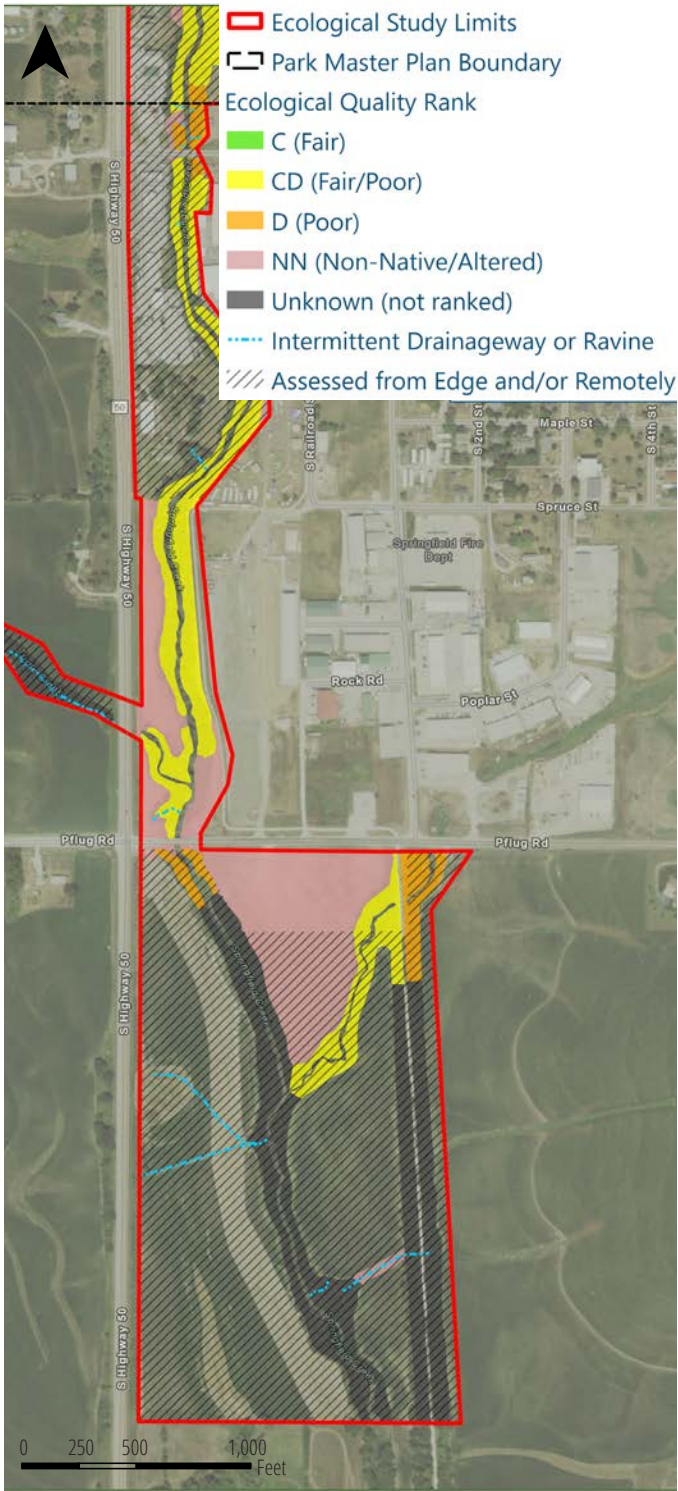


FIGURE 132 • SOUTH QUALITY RANK MAP



FIGURE 133 • EXISTING SITE



FIGURE 134 • EXISTING SITE

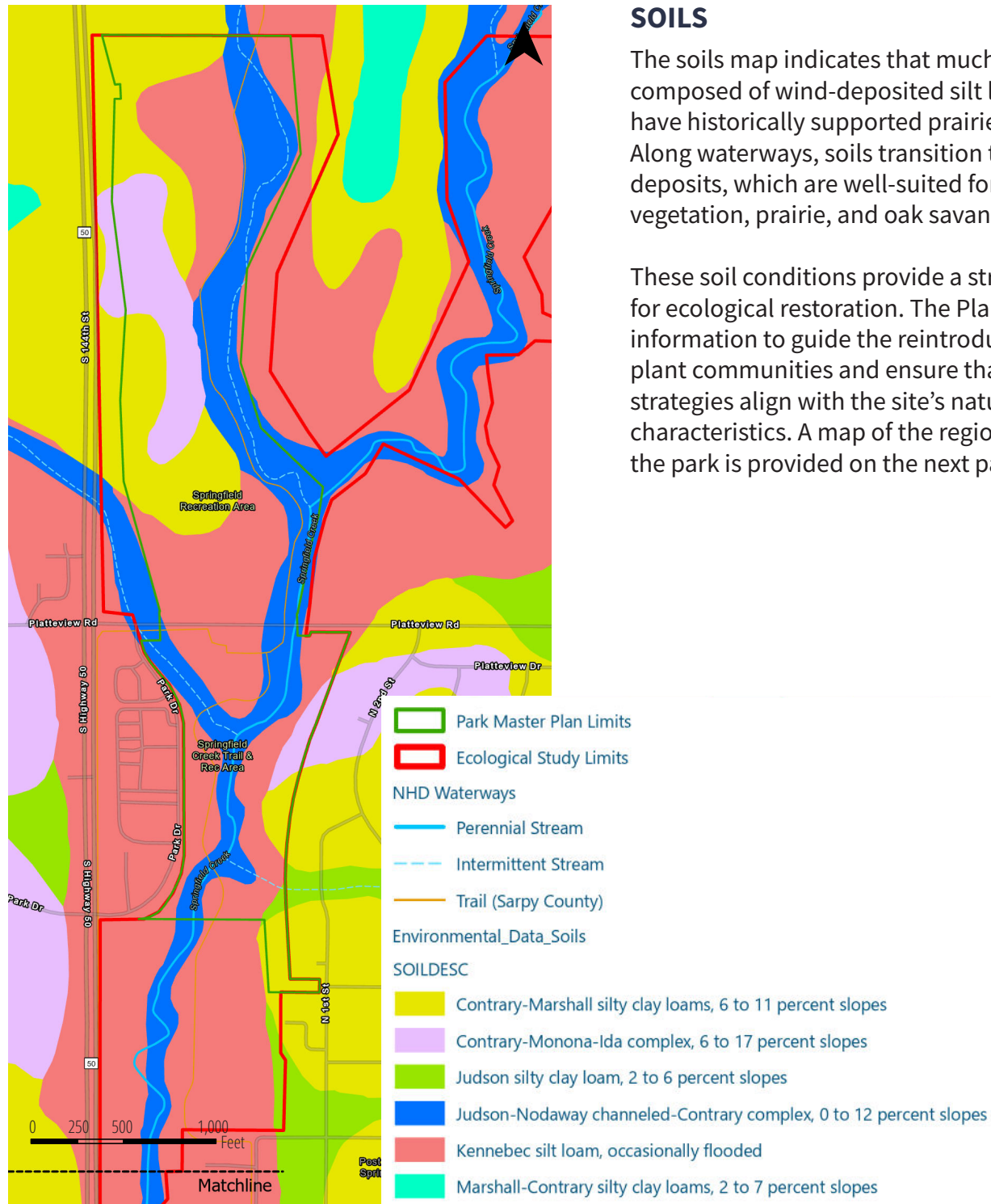


FIGURE 135 • SOIL MAP

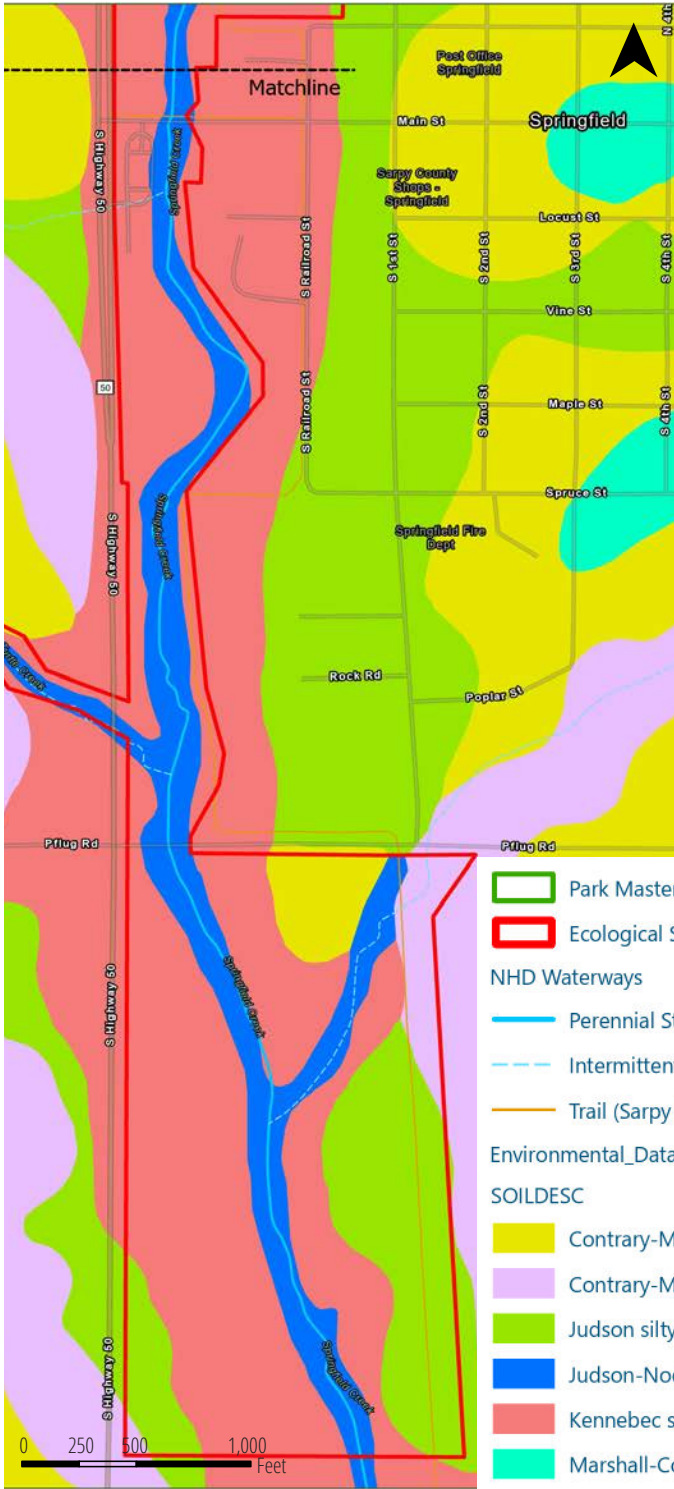


FIGURE 136 • SOUTH SOIL MAP



FIGURE 137 • EXISTING SITE



# CHAPTER 5

# PUBLIC ENGAGEMENT

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# PUBLIC ENGAGEMENT

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## PUBLIC ENGAGEMENT OVERVIEW

Public engagement played a central role in shaping the Springfield Creek Trails and Recreation Area Park Master Plan, ensuring that the final recommendations reflect the needs, priorities, and ideas of the community. Building on the momentum of the recently completed Comprehensive Plan, this process focused on gathering both broad input and site-specific feedback to guide design decisions.

The engagement process included two public open houses, held at key points during the project to capture input at both the early visioning stage on October 22nd, 2025 from 4:30 p.m. to 6:30 p.m. and later concept development phase on April 15th, 2026 from 4:30 p.m. to 6:30 p.m., both located at the Springfield Platteview Community Schools Office. The first open house introduced the project, shared existing conditions, and invited participants to provide feedback on what they value most about the park, what improvements they would like to see, and how they envision the space being used in the future. The second open house presented refined concepts and initial design ideas, allowing the community to react to proposed improvements and help guide final adjustments to the Plan.

In addition to in-person engagement, an online platform was used to expand participation and make it easier for residents to contribute on their own time. This included surveys, interactive mapping activities, and opportunities to rank preferred amenities. Through this combined approach, the project gathered input from a

wide range of participants, resulting in dozens of responses that highlighted key themes such as the importance of trails, natural areas, and expanded recreation opportunities. The website was active from October 22nd to November 17th, 2025 for the first round of engagement, and April 15th - May 1st, 2026 for the second round.

Engagement activities included questionnaire surveys, precedent image voting, and mapping exercises where participants could identify specific areas for improvement or new connections. These tools helped capture both qualitative feedback and measurable preferences, providing a well-rounded understanding of community priorities.

Overall, the public engagement process reinforced a strong desire to preserve the park's natural character while enhancing its functionality and range of amenities. The feedback collected directly informed the Plan's direction, helping to balance ecological restoration with recreation, improve connectivity, and create a space that serves residents of all ages. A comprehensive listing of all public engagement results can be found in the Appendix.



FIGURE 138 • OPEN HOUSE #1



FIGURE 139 • OPEN HOUSE #2



FIGURE 140 • OPEN HOUSE #1 BOARD

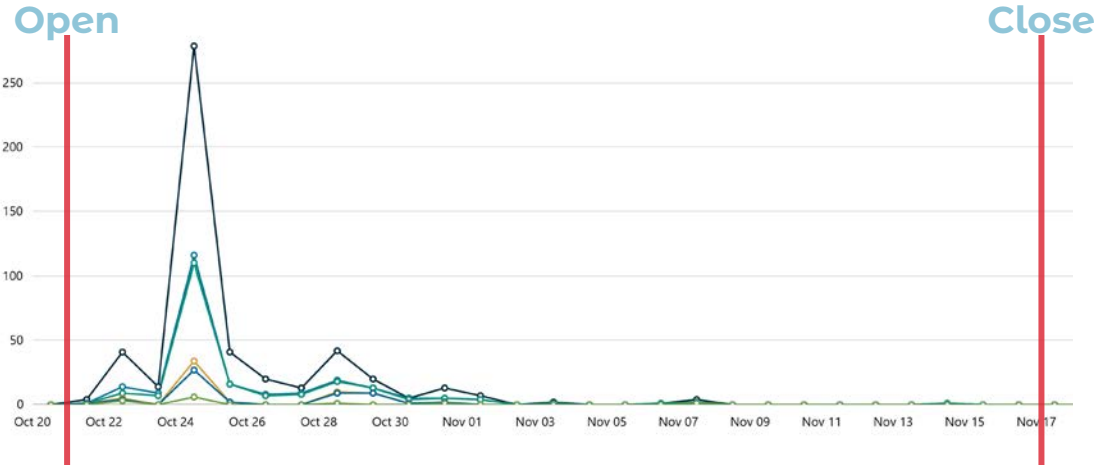


FIGURE 141 • FIRST ROUND WEBSITE TIMELINE

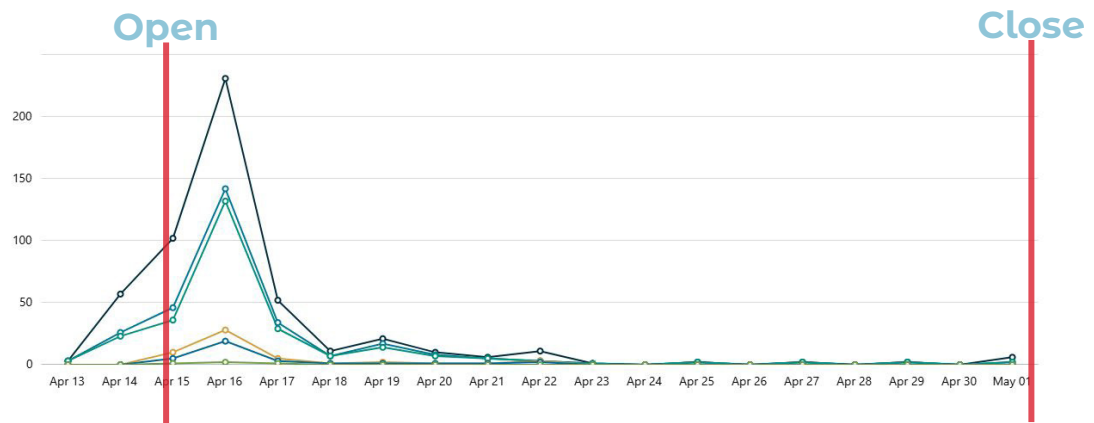


FIGURE 142 • SECOND ROUND WEBSITE TIMELINE



# CHAPTER 6

# INITIAL IDEAS





FIGURE 145 • NORTH HALF OPTION 1

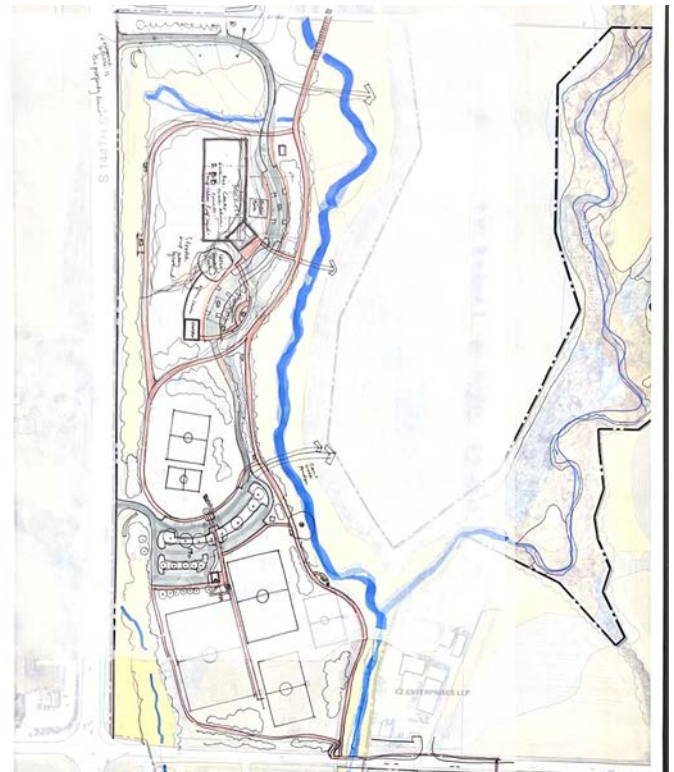


FIGURE 146 • NORTH HALF OPTION 2



FIGURE 147 • NORTH HALF OPTION 3

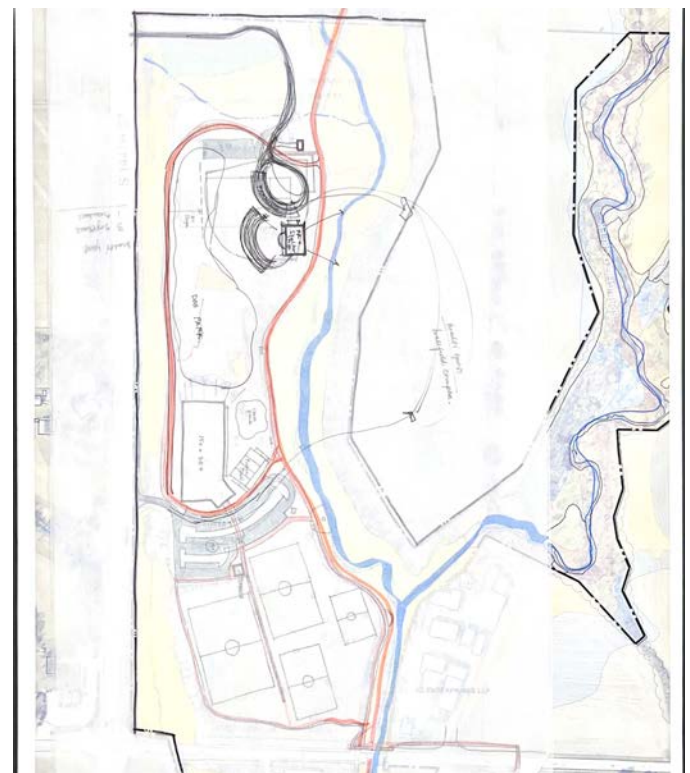


FIGURE 148 • NORTH HALF OPTION 4

## **PROGRAM ELEMENTS**

The following list identifies the primary features and amenities initially proposed for the park, categorized by their role in the overall visitor experience. These elements were selected based on community feedback, site analysis, and the goals established during the planning process. Within the Plan, final items are organized into three groups: Priority Elements that serve as major anchors, Connecting Elements that link the site together, and Supporting Elements that provide necessary infrastructure and maintenance.

### **Priority Elements**

- Restrooms
- Playground
- Pickleball
- Skate park
- Natural vegetation
- Park trees
- Amphitheater
- Large park shelter
- Dog park
- Indoor recreation complex

### **Connecting Elements**

- Neighborhood and retail sidewalk connections
- Bridge (within park)
- Pedestrian access along Platteview Road

### **Supporting Elements**

- Trail overlook
- Trail amenities (trash cans, water stations)
- Lighting
- Screening
- Parking

**Other: Baseball / softball field**



FIGURE 149 • INITIAL IDEA - SHELTER



FIGURE 152 • INITIAL IDEA - PICKLEBALL



FIGURE 150 • INITIAL IDEA - NATURE PLAYGROUND



FIGURE 153 • INITIAL IDEA - AMPHITHEATER



FIGURE 151 • INITIAL IDEA - MUSIC PLAYGROUND



FIGURE 154 • INITIAL IDEA - DOG PARK



# CHAPTER 7

# IMPLEMENTATION

# IMPLEMENTATION

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This chapter outlines how the Plan can be carried forward from vision to reality through a clear and flexible approach to implementation. Recognizing that the full build-out of the park will occur over time, the Plan is organized into a series of phases that allow improvements to be completed in a logical and achievable sequence.

A phasing diagram is included to illustrate how different areas of the park can be developed over time, based on priorities, funding availability, and overall impact. Each phase is accompanied by a description of the improvements it includes, helping to clarify how individual projects contribute to the larger vision for the site. Phases should be used as a general guide for implementation, not a strict schedule.

This chapter also provides preliminary cost estimates for each phase, offering a general understanding of the level of investment required and helping to support future budgeting and funding strategies. Together, these tools provide a practical framework for decision-making, allowing the Plan to be implemented incrementally while maintaining a cohesive long-term direction.

## PHASING

Below is a list of identified phases, in order of importance identified by the community, and a brief description of their relevance.

### 1. Soccer Fields

Phase 1: The Plan upgrades the active soccer area, citing upgraded concessions as a main community priority.

### 2. South Trail Connections

Phase 2: This phase is highly desired by the community, as connections from the East & West ends of the park are currently limited.

### 3. South Amenities

Phase 3: The southern half is transformed into a community hub with new nature playgrounds being a priority.

### 4. North Drive & Amenities

Phase 4: This phase establishes the northern entrance and loop road, with a new amphitheater, large shelter, and nature playground.

### 5. Trail Lighting

Phase 5: Safety and visibility are prioritized through the installation of new lighting fixtures.

### 6. Rec Building

Phase 6: The recreation building and pickleball courts are constructed as a primary northern anchor alongside a scenic prairie overlook deck.

### Phase 1

- Concessions Upgrades w/ Restrooms
- River Overlook Deck
- Parking Lot Paving (140 Stalls)
- Trail Expansion (1/2 Mile Loop)
- Forest and Savanna Restoration
- Primary Entry Signage

### Phase 2

- Trail Shelter
- New Trail Bridges
- Added Parking
- Completed Trail Loop (1/2 Mile)
- ADA Accessible Neighborhood Connections
- Trail Fencing
- Forest and Savanna Restoration
- Secondary Entry Signage

### Phase 3

- Nature Playgrounds
- Dog Park
- Community Garden Enhancements
- Additional Parking Lot (13 Stalls)
- Prairie + Forest and Savanna Restoration

Public input showed a higher interest for implementation of a nature playground



FIGURE 155 • PHASING DIAGRAM

**Phase 4**

- Primary Entry Signage
- Maintenance Shed Expansion
- Shelter w/ Restrooms
- Amphitheater
- Nature Playground
- Paved Loop Road w/ Parking (120 Stalls)
- Forest and Savanna Restoration

**Phase 5**

- Lighting Fixtures every 50-100 feet along Trails

**Phase 6**

- Prairie Overlook Deck
- Rec Building (39,000 sq ft)
- Pickleball Courts
- Trail Expansion
- Prairie Restoration



**FIGURE 156 • PHASING DIAGRAM**

## OPINION OF PROBABLE COSTS

This section provides preliminary cost estimates for the improvements outlined in the Plan, organized by phase to align with the overall implementation strategy. These estimates are intended to give a general understanding of the potential investment required and to support planning, budgeting, and funding discussions.

Costs are based on typical unit prices, recent project experience, and comparable park developments, but should be considered planning-level estimates rather than final construction costs. Actual costs may vary based on design development, market conditions, and site-specific factors as the project moves forward. Cost opinions are found on the following pages.

*\* Cost opinions are grouped by phase, as shown in the phasing diagram.*



FIGURE 157 • PHASING DIAGRAM

**PROBABLE CONSTRUCTION COST OPINION**

**Budget**

The amounts stated herein are our best estimate of probable construction costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

**PHASE ONE - SOCCER**

**Springfield Park Master Plan**  
Springfield, NE

24455  
5/11/2026

<b>Total Anticipated Project Cost</b>	<b>\$ 6,812,068.58</b>
---------------------------------------	------------------------

AC = acre (43,560 sf) / ALW = allowance / CY=cubic yard / EA = each / LF = linear foot / LB = pound / LS = lump sum / MSF = 1,000 sf / SF = square foot / SY = square yard / TON = 2,000 lbs.

ITEM NO.	ITEM DESCRIPTION	APROX. QTY.	UNIT	UNIT PRICE	ITEM COST	REMARKS
<b>Erosion Control</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
1	Erosion Control	1	LS	\$ 10,000.00	\$ 10,000.00	
2	Silt Fence	1	LS	\$ 50,000.00	\$ 50,000.00	
3	Concrete Washout	1	EA	\$ 5,000.00	\$ 5,000.00	
	<b>Subtotal</b>				<b>\$ 65,000.00</b>	
<b>Demolition &amp; Temporary Construction</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
4	Clearing & Grubbing	1	LS	\$ 50,000.00	\$ 50,000.00	
5	Remove Gravel parking lot + drive	9,556	SY	\$ 12.00	\$ 114,666.67	
	<b>Subtotal</b>				<b>\$ 164,666.67</b>	
<b>Grading &amp; Earthwork</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
6	Topsoil, Import	1	LS	\$ 150,000.00	\$ 150,000.00	
7	Rough Grading	1	LS	\$ 100,000.00	\$ 100,000.00	
	<b>Subtotal</b>				<b>\$ 250,000.00</b>	
<b>Utilities</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
8	Sanitary Sewer	1	LS	\$ 50,000.00	\$ 50,000.00	
9	Water Service	1	LS	\$ 50,000.00	\$ 50,000.00	
	<b>Subtotal</b>				<b>\$ 100,000.00</b>	
<b>Electrical</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
10	Electrical Service	1	LS	\$ 150,000.00	\$ 150,000.00	
11	Parking Lot Lighting	12	EA	\$ 1,250.00	\$ 15,000.00	
	<b>Subtotal</b>				<b>\$ 165,000.00</b>	
<b>Structures</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
12	New Concession Stand w/ Restrooms	2,500	SF	\$ 700.00	\$ 1,750,000.00	
	River Overlook	1	EA	\$ 100,000.00	\$ 100,000.00	10'x20'
	^ Landscape Allowance	1	ALW	\$ 10,000.00	\$ 10,000.00	
	<b>Subtotal</b>				<b>\$ 1,860,000.00</b>	
<b>Surfacing &amp; Hardscape</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
15	6" P.C.C. Trail	23,000	SF	\$ 9.50	\$ 218,500.00	Trails
16	6" P.C.C. Parking Lot	26,000	SF	\$ 9.50	\$ 247,000.00	Added parking stalls
17	7" P.C.C. Paving	41,000	SF	\$ 10.50	\$ 430,500.00	Roads
18	Stairs + Ramps	1	EA	\$ 35,000.00	\$ 35,000.00	
	<b>Subtotal</b>				<b>\$ 931,000.00</b>	
<b>Seeding &amp; Landscape</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
19	Forest and Savanna	1	LS	\$ 42,336.00	\$ 42,336.00	RES Zone 4 Pricing
20	Park Trees	50	LS	\$ 600.00	\$ 30,000.00	5 every year over 10 years?
21	Irrigation Modifications	1	LS	\$ 20,000.00	\$ 20,000.00	
22	Landscape Allowance	1	ALW	\$ 100,000.00	\$ 100,000.00	
	<b>Subtotal</b>				<b>\$ 192,336.00</b>	
<b>Site Amenities</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
23	Site Furnishings	1	ALW	\$ 20,000.00	\$ 20,000.00	Other items
24	Type, Bench, Size	5	EA	\$ 4,000.00	\$ 20,000.00	6' benches
25	Type, Litter Receptacle, Size	10	EA	\$ 3,500.00	\$ 35,000.00	
26	Primary Signage	1	EA	\$ 150,000.00	\$ 150,000.00	Entry Signs
27	^ Landscape Allowance	1	EA	\$ 15,000.00	\$ 15,000.00	
	<b>Subtotal</b>				<b>\$ 240,000.00</b>	
<b>TBD</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
				\$ -		
				\$ -		
	<b>Subtotal</b>				<b>\$0.00</b>	
	<b>Subtotal</b>				<b>\$3,968,002.67</b>	
	Contingency	25%		\$	992,000.67	
	Mobilization	9%		\$	446,400.30	
	Overhead and Profit	8%		\$	432,512.29	
	General Conditions	8%		\$	432,512.29	
	Design and Engineering Fees	10%		\$	540,640.36	
	<b>Total</b>				<b>\$6,812,068.58</b>	

**FIGURE 158 • PHASE 1 COSTS**



**PROBABLE CONSTRUCTION COST OPINION**

**Budget**

The amounts stated herein are our best estimate of probable construction costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

**PHASE TWO - SOUTH HALF TRAILS**

**Springfield Park Master Plan**  
Springfield, NE

24455  
5/11/2026

<b>Total Anticipated Project Cost</b>	<b>\$ 2,846,985.24</b>
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AC = acre (43,560 sf) / ALW = allowance / CY=cubic yard / EA = each / LF = linear foot / LB = pound / LS = lump sum / MSF = 1,000 sf / SF = square foot / SY = square yard / TON = 2,000 lbs.

ITEM NO.	ITEM DESCRIPTION	APROX. QTY.	UNIT	UNIT PRICE	ITEM COST	REMARKS
<b>Erosion Control</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
1	Erosion Control	1	LS	\$ 50,000.00	\$ 50,000.00	
2	Silt Fence	2,500	LF	\$ 10.00	\$ 25,000.00	
3	Trail Culverts	2	EA	\$ 25,000.00	\$ 50,000.00	Culverts under trail
4	Concrete Washout	2	EA	\$ 5,000.00	\$ 10,000.00	
	<b>Subtotal</b>				<b>\$ 135,000.00</b>	
<b>Demolition &amp; Temporary Construction</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
5	Clearing & Grubbing	1	LS	\$ 35,000.00	\$ 35,000.00	
	<b>Subtotal</b>				<b>\$ 35,000.00</b>	
<b>Grading &amp; Earthwork</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
6	Topsoil, Import	1	LS	\$ 75,000.00	\$ 75,000.00	
7	Rough Grading	2,500	LF	\$ 4.20	\$ 10,500.00	
	<b>Subtotal</b>				<b>\$ 85,500.00</b>	
<b>Electrical</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
8	Electrical Service	1	LS	\$ 150,000.00	\$ 150,000.00	
	<b>Subtotal</b>				<b>\$ 150,000.00</b>	
<b>Structures</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
9	Trail Shelter	1	EA	\$ 30,000.00	\$ 30,000.00	20' x 25'
10	^ Landscape Allowance	1	ALW	\$ 15,000.00	\$ 15,000.00	
11	Pedestrian Bridges	2	EA	\$ 200,000.00	\$ 400,000.00	Average length of 75'
	<b>Subtotal</b>				<b>\$ 445,000.00</b>	
<b>Surfacing &amp; Hardscape</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
12	5" P.C.C. Sidewalk	800	SF	\$ 8.50	\$ 6,800.00	Sidewalks
13	6" P.C.C. Trail	25,000	SF	\$ 9.50	\$ 237,500.00	Trails
14	6" P.C.C. Parking Lot	4,200	SF	\$ 9.50	\$ 39,900.00	Added parking stalls to existing lot
15	7" P.C.C. Paving	1,325	SF	\$ 10.50	\$ 13,912.50	Road extension in existing lot
16	Stairs + Ramps	1	EA	\$ 35,000.00	\$ 35,000.00	
	<b>Subtotal</b>				<b>\$ 333,112.50</b>	
<b>Specialty Items</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
17	Trail Fencing	1,700	LF	\$ 100.00	\$ 170,000.00	Fencing along east trail on south half
	<b>Subtotal</b>				<b>\$ 170,000.00</b>	
<b>Seeding &amp; Landscape</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
18	Forest and Savanna	1	LS	\$ 54,745.00	\$ 54,745.00	RES Zone 9 Pricing
19	Park Trees	50	LS	\$ 600.00	\$ 30,000.00	5 every year over 10 years?
	Irrigation		LS	\$ -	\$ -	
20	Landscape Allowance	1	ALW	\$ 100,000.00	\$ 100,000.00	
	<b>Subtotal</b>				<b>\$ 184,745.00</b>	
<b>Site Amenities</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
21	Site Furnishings	1	ALW	\$ 20,000.00	\$ 20,000.00	Other items
22	Type, Litter Receptacle, Size	10	EA	\$ 3,500.00	\$ 35,000.00	
23	Secondary Signage	1	EA	\$ 50,000.00	\$ 50,000.00	Entry Signs
24	^ Landscape Allowance	1	ALW	\$ 15,000.00	\$ 15,000.00	
	<b>Subtotal</b>				<b>\$ 120,000.00</b>	
<b>TBD</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
				\$ -		
				\$ -		
	<b>Subtotal</b>				<b>\$0.00</b>	
	<b>Subtotal</b>				<b>\$1,658,357.50</b>	
	Contingency	25%		\$	414,589.38	
	Mobilization	9%		\$	186,565.22	
	Overhead and Profit	8%		\$	180,760.97	
	General Conditions	8%		\$	180,760.97	
	Design and Engineering Fees	10%		\$	225,951.21	
	<b>Total</b>				<b>\$2,846,985.24</b>	

**FIGURE 159 • PHASE 2 COSTS**

**PROBABLE CONSTRUCTION COST OPINION**

**Budget**

The amounts stated herein are our best estimate of probable construction costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

**PHASE THREE - SOUTH HALF AMENITIES**

**Springfield Park Master Plan**  
Springfield, NE

24455  
5/11/2026

<b>Total Anticipated Project Cost</b>	<b>\$ 5,309,840.80</b>
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AC = acre (43,560 sf) / ALW = allowance / CY = cubic yard / EA = each / LF = linear foot / LB = pound / LS = lump sum / MSF = 1,000 sf / SF = square foot / SY = square yard / TON = 2,000 lbs.

ITEM NO.	ITEM DESCRIPTION	APROX. QTY.	UNIT	UNIT PRICE	ITEM COST	REMARKS
<b>Erosion Control</b>						
1	Erosion Control	1	LS	\$ 10,000.00	\$ 10,000.00	
2	Silt Fence	1	LS	\$ 50,000.00	\$ 50,000.00	
3	Concrete Washout	2	EA	\$ 5,000.00	\$ 10,000.00	
	<b>Subtotal</b>				<b>\$70,000.00</b>	
<b>Demolition &amp; Temporary Construction</b>						
4	Clearing & Grubbing	1	LS	\$ 50,000.00	\$ 50,000.00	
	<b>Subtotal</b>				<b>\$50,000.00</b>	
<b>Grading &amp; Earthwork</b>						
5	Topsoil, Import	1	LS	\$ 150,000.00	\$ 150,000.00	
6	Rough Grading	1	LS	\$ 100,000.00	\$ 100,000.00	
	<b>Subtotal</b>				<b>\$ 250,000.00</b>	
<b>Utilities</b>						
7	Water Service	1	LS	\$ 50,000.00	\$ 50,000.00	
	<b>Subtotal</b>				<b>\$ 50,000.00</b>	
<b>Electrical</b>						
8	Electrical Service	1	LS	\$ 150,000.00	\$ 150,000.00	
	<b>Subtotal</b>				<b>\$ 150,000.00</b>	
<b>Structures</b>						
9	Leaf Shelters (in nature play South half)	2	EA	\$ 40,000.00	\$ 80,000.00	18' x 35'
10	Dog Park Shelter	1	EA	\$ 40,000.00	\$ 40,000.00	35' x 25'
11	Garden Shed	1	EA	\$ 15,000.00	\$ 15,000.00	10' x 10'
	<b>Subtotal</b>				<b>\$ 135,000.00</b>	
<b>Surfacing &amp; Hardscape</b>						
12	5" P.C.C. Sidewalk	5,260	SF	\$ 8.50	\$ 44,710.00	Sidewalks in dog park
13	6" P.C.C. Parking Lot	2,500	SF	\$ 9.50	\$ 23,750.00	Added parking stalls in new parking lot
14	7" P.C.C. Paving	2,750	SF	\$ 10.50	\$ 28,875.00	Road in new parking lot
15	Stairs + Ramps	2	EA	\$ 35,000.00	\$ 70,000.00	
	<b>Subtotal</b>				<b>\$ 167,335.00</b>	
<b>Specialty Items</b>						
16	Dog Park Play Equipment	1	LS	\$ 10,000.00	\$ 10,000.00	
17	New Nature Playground	1	EA	\$ 1,000,000.00	\$ 1,000,000.00	
18	Nature Play South Surfacing	30,890	SF	\$ 12.00	\$ 370,680.00	Mostly EWF w Poured in place surfacing at select areas
19	Dog Park Turf	51,190	SF	\$ 2.50	\$ 127,975.00	Natural turf - irrigate?
20	Dog Park Fencing	1,100	LF	\$ 100.00	\$ 110,000.00	6' chain link fencing around dog park
	<b>Subtotal</b>				<b>\$ 1,618,655.00</b>	
<b>Seeding &amp; Landscape</b>						
21	Prairie	1	LS	\$ 22,562.00	\$ 22,562.00	RES Zone 6 Pricing
22	Forest and Savanna	1	LS	\$ 68,409.00	\$ 68,409.00	RES Zone 7 Pricing
23	Park Trees	50	LS	\$ 600.00	\$ 30,000.00	5 every year over 10 years?
	Irrigation		LS	\$ -	\$ -	
24	Riparian Corridor Protection	775	LF	\$ 300.00	\$ 232,500.00	Earth berm by dog park
25	Landscape Allowance	1	ALW	\$ 100,000.00	\$ 100,000.00	
	<b>Subtotal</b>				<b>\$ 453,471.00</b>	
<b>Site Amenities</b>						
26	Site Furnishings	1	ALW	\$ 20,000.00	\$ 20,000.00	Other items
27	Type, Bench, Size	8	EA	\$ 4,000.00	\$ 32,000.00	6' benches at dog park
28	Type, Litter Receptacle, Size	10	EA	\$ 3,500.00	\$ 35,000.00	
29	Type, Bike Rack, Size	3	EA	\$ 8,000.00	\$ 24,000.00	Garden Bike Rack - Forms and Surfaces
30	Raised Garden Beds	375	LF	\$ 100.00	\$ 37,500.00	(15) 5' x 5' planter boxes shown in garden
	<b>Subtotal</b>				<b>\$ 148,500.00</b>	
<b>TBD</b>						
				\$ -		
				\$ -		
	<b>Subtotal</b>				<b>\$0.00</b>	
	<b>Subtotal</b>				<b>\$3,092,961.00</b>	
	Contingency	25%			\$ 773,240.25	
	Mobilization	9%			\$ 347,958.11	
	Overhead and Profit	8%			\$ 337,132.75	
	General Conditions	8%			\$ 337,132.75	
	Design and Engineering Fees	10%			\$ 421,415.94	
	<b>Total</b>				<b>\$5,309,840.80</b>	

**FIGURE 160 • PHASE 3 COSTS**

**PROBABLE CONSTRUCTION COST OPINION**

**PHASE FOUR - NORTH ROAD**

**Springfield Park Master Plan**  
Springfield, NE

**Budget**

The amounts stated herein are our best estimate of probable construction costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

24455

5/11/2026

<b>Total Anticipated Project Cost</b>	<b>\$ 10,063,986.79</b>
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AC = acre (43,560 sf) / ALW = allowance / CY=cubic yard / EA = each / LF = linear foot / LB = pound / LS = lump sum / MSF = 1,000 sf / SF = square foot / SY = square yard / TON = 2,000 lbs.

ITEM NO.	ITEM DESCRIPTION	APPROX. QTY.	UNIT	UNIT PRICE	ITEM COST	REMARKS
<b>Erosion Control</b>						
		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
1	Erosion Control	1	LS	\$ 10,000.00	\$ 10,000.00	
2	Silt Fence	1	LS	\$ 50,000.00	\$ 50,000.00	
3	Road Culvert	2	EA	\$ 30,000.00	\$ 60,000.00	Culvert under road
4	Concrete Washout	2	EA	\$ 5,000.00	\$ 10,000.00	
	<b>Subtotal</b>				<b>\$130,000.00</b>	
<b>Demolition &amp; Temporary Construction</b>						
		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
5	Clearing & Grubbing	1	LS	\$ 60,000.00	\$ 60,000.00	
	<b>Subtotal</b>				<b>\$60,000.00</b>	
<b>Grading &amp; Earthwork</b>						
		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
6	Topsoil, Import	1	LS	\$ 150,000.00	\$ 150,000.00	
7	Rough Grading	1	LS	\$ 100,000.00	\$ 100,000.00	
	<b>Subtotal</b>				<b>\$ 250,000.00</b>	
<b>Utilities</b>						
		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
8	Sanitary Sewer	1	LS	\$ 70,000.00	\$ 70,000.00	
9	Water Service	1	LS	\$ 50,000.00	\$ 50,000.00	
	<b>Subtotal</b>				<b>\$ 120,000.00</b>	
<b>Electrical</b>						
		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
10	Electrical Service	1	LS	\$ 150,000.00	\$ 150,000.00	
11	Park Road Lights	64	EA	\$ 235.00	\$ 15,040.00	
	<b>Subtotal</b>				<b>\$ 165,040.00</b>	
<b>Structures</b>						
		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
12	Maintenance shed at well house	1	EA	\$ 115,000.00	\$ 115,000.00	Additional 30' x 15' add-on
13	Shelter w/ Restrooms	1	EA	\$ 1,500,000.00	\$ 1,500,000.00	40' x 60' (180 capacity)
14	^ Landscape Allowance	1	ALW	\$ 25,000.00	\$ 25,000.00	
15	Amphitheater	1	EA	\$ 500,000.00	\$ 500,000.00	100' wide
16	^ Landscape Allowance	1	ALW	\$ 50,000.00	\$ 50,000.00	
	<b>Subtotal</b>				<b>\$ 2,190,000.00</b>	
<b>Surfacing &amp; Hardscape</b>						
		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
17	6" P.C.C. Trail	23,000	SF	\$ 9.50	\$ 218,500.00	Trails
18	6" P.C.C. Parking Lot	22,000	SF	\$ 9.50	\$ 209,000.00	Added parking stalls
19	7" P.C.C. Paving	54,400	SF	\$ 10.50	\$ 571,200.00	Roads
	<b>Subtotal</b>				<b>\$ 998,700.00</b>	
<b>Specialty Items</b>						
		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
20	New Nature Playground	1	EA	\$ 1,000,000.00	\$ 1,000,000.00	
21	Nature Play North Surfacing	15,970	SF	\$ 12.00	\$ 191,640.00	Mostly EWF w Poured in place surfacing at select areas
	<b>Subtotal</b>				<b>\$ 1,191,640.00</b>	
<b>Seeding &amp; Landscape</b>						
		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
22	Forest and Savanna	1	LS	\$ 175,852.00	\$ 175,852.00	RES Zone 3 Pricing
23	Park Trees	50	LS	\$ 600.00	\$ 30,000.00	5 every year over 10 years?
24	Irrigation at Amphitheater	1	LS	\$ 25,000.00	\$ 25,000.00	
25	Landscape Allowance	1	ALW	\$ 100,000.00	\$ 100,000.00	
	<b>Subtotal</b>				<b>\$ 330,852.00</b>	
<b>Site Amenities</b>						
		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
26	Site Furnishings	1	ALW	\$ 80,000.00	\$ 80,000.00	Other items
27	Type, Bench, Size	14	EA	\$ 4,000.00	\$ 56,000.00	6' benches
28	Type, Litter Receptacle, Size	10	EA	\$ 3,500.00	\$ 35,000.00	
29	Flagpoles	5	EA	\$ 12,000.00	\$ 60,000.00	Cemetery Flagpoles
30	^ Landscape Allowance	1	ALW	\$ 30,000.00	\$ 30,000.00	
31	Primary Signage	1	EA	\$ 150,000.00	\$ 150,000.00	Entry Signs
32	^ Landscape Allowance	1	EA	\$ 15,000.00	\$ 15,000.00	
	<b>Subtotal</b>				<b>\$ 426,000.00</b>	
<b>TBD</b>						
		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
				\$ -		
				\$ -		
	<b>Subtotal</b>				<b>\$0.00</b>	
<b>Subtotal</b>						
					<b>\$5,862,232.00</b>	
	Contingency	25%			\$ 1,465,558.00	
	Mobilization	9%			\$ 659,501.10	
	Overhead and Profit	8%			\$ 638,983.29	
	General Conditions	8%			\$ 638,983.29	
	Design and Engineering Fees	10%			\$ 798,729.11	
	<b>Total</b>				<b>\$10,063,986.79</b>	

**FIGURE 161 • PHASE 4 COSTS**

**PROBABLE CONSTRUCTION COST OPINION**  
**PHASE FIVE - TRAIL LIGHTING**

**Springfield Park Master Plan**  
 Springfield, NE

**Budget**

The amounts stated herein are our best estimate of probable construction costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

24455  
 5/11/2026

<b>Total Anticipated Project Cost</b>	<b>\$ 277,941.83</b>
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AC = acre (43,560 sf) / ALW = allowance / CY=cubic yard / EA = each / LF = linear foot / LB = pound / LS = lump sum / MSF = 1,000 sf / SF = square foot / SY = square yard / TON = 2,000 lbs.

ITEM NO.	ITEM DESCRIPTION	APROX. QTY.	UNIT	UNIT PRICE	ITEM COST	REMARKS
<b>Site Amenities</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
1	Trail Light Fixtures	85	EA	\$ 140.00	\$ 11,900.00	Every 75'
2	Electrical Service	1	ALW	\$ 150,000.00	\$ 150,000.00	
<b>Subtotal</b>					<b>\$ 161,900.00</b>	
<b>TBD</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
				\$ -		
				\$ -		
<b>Subtotal</b>					<b>\$0.00</b>	
<b>Subtotal</b>					<b>\$161,900.00</b>	
Contingency		25%		\$	40,475.00	
Mobilization		9%		\$	18,213.75	
Overhead and Profit		8%		\$	17,647.10	
General Conditions		8%		\$	17,647.10	
Design and Engineering Fees		10%		\$	22,058.88	
<b>Total</b>					<b>\$277,941.83</b>	

**FIGURE 162 • PHASE 5 COSTS**

**PROBABLE CONSTRUCTION COST OPINION**

**Budget**

The amounts stated herein are our best estimate of probable construction costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

**PHASE ONE - SOCCER**

**Springfield Park Master Plan**  
Springfield, NE

24455  
5/11/2026

<b>Total Anticipated Project Cost</b>	<b>\$ 6,812,068.58</b>
---------------------------------------	------------------------

AC = acre (43,560 sf) / ALW = allowance / CY=cubic yard / EA = each / LF = linear foot / LB = pound / LS = lump sum / MSF = 1,000 sf / SF = square foot / SY = square yard / TON = 2,000 lbs.

ITEM NO.	ITEM DESCRIPTION	APPROX. QTY.	UNIT	UNIT PRICE	ITEM COST	REMARKS
<b>Erosion Control</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
1	Erosion Control	1	LS	\$ 10,000.00	\$ 10,000.00	
2	Silt Fence	1	LS	\$ 50,000.00	\$ 50,000.00	
3	Concrete Washout	1	EA	\$ 5,000.00	\$ 5,000.00	
	<b>Subtotal</b>				<b>\$ 65,000.00</b>	
<b>Demolition &amp; Temporary Construction</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
4	Clearing & Grubbing	1	LS	\$ 50,000.00	\$ 50,000.00	
5	Remove Gravel parking lot + drive	9,556	SY	\$ 12.00	\$ 114,666.67	
	<b>Subtotal</b>				<b>\$ 164,666.67</b>	
<b>Grading &amp; Earthwork</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
6	Topsoil, Import	1	LS	\$ 150,000.00	\$ 150,000.00	
7	Rough Grading	1	LS	\$ 100,000.00	\$ 100,000.00	
	<b>Subtotal</b>				<b>\$ 250,000.00</b>	
<b>Utilities</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
8	Sanitary Sewer	1	LS	\$ 50,000.00	\$ 50,000.00	
9	Water Service	1	LS	\$ 50,000.00	\$ 50,000.00	
	<b>Subtotal</b>				<b>\$ 100,000.00</b>	
<b>Electrical</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
10	Electrical Service	1	LS	\$ 150,000.00	\$ 150,000.00	
11	Parking Lot Lighting	12	EA	\$ 1,250.00	\$ 15,000.00	
	<b>Subtotal</b>				<b>\$ 165,000.00</b>	
<b>Structures</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
12	New Concession Stand w/ Restrooms	2,500	SF	\$ 700.00	\$ 1,750,000.00	
	River Overlook	1	EA	\$ 100,000.00	\$ 100,000.00	10'x20'
	^ Landscape Allowance	1	ALW	\$ 10,000.00	\$ 10,000.00	
	<b>Subtotal</b>				<b>\$ 1,860,000.00</b>	
<b>Surfacing &amp; Hardscape</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
15	6" P.C.C. Trail	23,000	SF	\$ 9.50	\$ 218,500.00	Trails
16	6" P.C.C. Parking Lot	26,000	SF	\$ 9.50	\$ 247,000.00	Added parking stalls
17	7" P.C.C. Paving	41,000	SF	\$ 10.50	\$ 430,500.00	Roads
18	Stairs + Ramps	1	EA	\$ 35,000.00	\$ 35,000.00	
	<b>Subtotal</b>				<b>\$ 931,000.00</b>	
<b>Seeding &amp; Landscape</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
19	Forest and Savanna	1	LS	\$ 42,336.00	\$ 42,336.00	RES Zone 4 Pricing
20	Park Trees	50	LS	\$ 600.00	\$ 30,000.00	5 every year over 10 years?
21	Irrigation Modifications	1	LS	\$ 20,000.00	\$ 20,000.00	
22	Landscape Allowance	1	ALW	\$ 100,000.00	\$ 100,000.00	
	<b>Subtotal</b>				<b>\$ 192,336.00</b>	
<b>Site Amenities</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
23	Site Furnishings	1	ALW	\$ 20,000.00	\$ 20,000.00	Other items
24	Type, Bench, Size	5	EA	\$ 4,000.00	\$ 20,000.00	6' benches
25	Type, Litter Receptacle, Size	10	EA	\$ 3,500.00	\$ 35,000.00	
26	Primary Signage	1	EA	\$ 150,000.00	\$ 150,000.00	Entry Signs
27	^ Landscape Allowance	1	EA	\$ 15,000.00	\$ 15,000.00	
	<b>Subtotal</b>				<b>\$ 240,000.00</b>	
<b>TBD</b>		<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
				\$ -		
				\$ -		
	<b>Subtotal</b>				<b>\$0.00</b>	
	<b>Subtotal</b>				<b>\$3,968,002.67</b>	
	Contingency	25%			\$ 992,000.67	
	Mobilization	9%			\$ 446,400.30	
	Overhead and Profit	8%			\$ 432,512.29	
	General Conditions	8%			\$ 432,512.29	
	Design and Engineering Fees	10%			\$ 540,640.36	
	<b>Total</b>				<b>\$6,812,068.58</b>	

**FIGURE 163 • PHASE 6 COSTS**

**PROBABLE CONSTRUCTION COST OPINION**

**Budget**

The amounts stated herein are our best estimate of probable construction costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

**SUMMARY**

**Springfield Park Master Plan**

Springfield, NE

24455

5/11/2026

	<b>Total Anticipated Project Cost</b>	<b>\$58,917,265.43</b>

AC = acre (43,560 sf) / ALW = allowance / CY=cubic yard / EA = each / LF = linear foot / LB = pound / LS = lump sum / MSF = 1,000 sf / SF = square foot / SY = square yard / TON = 2,000 lbs.

ITEM NO.	ITEM DESCRIPTION	APROX. QTY.	UNIT	UNIT PRICE	ITEM COST	REMARKS
	<b>Erosion Control</b>	<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>	<b>Remarks</b>
1	Phase 1 - Soccer	1	LS	\$ 6,812,068.58	\$ 6,812,068.58	
6	Phase 2 - South Half Trails	1	LS	\$ 2,846,985.24	\$ 2,846,985.24	
6	Phase 3 - South Half Amenities	1	LS	\$ 5,309,840.80	\$ 5,309,840.80	
3	Phase 4 - North Road	1	LS	\$ 10,063,986.79	\$ 10,063,986.79	
4	Phase 5 - Trail Lighting	1	LS	\$ 277,941.83	\$ 277,941.83	
6	Phase 6 - Rec Center	1	LS	\$ 33,606,442.20	\$ 33,606,442.20	
	<b>Subtotal</b>				<b>\$58,917,265.43</b>	

**FIGURE 164 • TOTAL COSTS**





# **APPENDIX**

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# APPENDIX

The appendix includes supporting materials that provide additional detail and documentation for the planning process. This section primarily contains the full public engagement results, including survey responses, mapping activities, and community feedback collected throughout the project.

Additional reference materials are also included to supplement the main report, offering further context and transparency for the analyses and recommendations presented in the Plan.



FIGURE 166 • WEBSITE MAPPING INSTRUCTIONS



FIGURE 167 • WEBSITE MAPPING INSTRUCTIONS



FIGURE 165 • PROJECT WEBSITE INTERFACE

**PUBLIC OPEN HOUSE #1**

Want to contribute to the future parks of Springfield?  
Join us!

SPRINGFIELD CREEK TRAILS AND RECREATION AREA PARK MASTER PLAN

# Public Open House

WEDNESDAY,  
OCTOBER 22, 2025 | 4:30PM-6:30PM

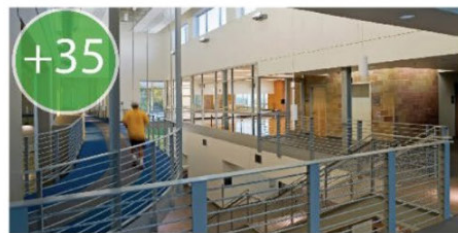
Springfield Platteview Community Schools Administration Building  
765 Main Street  
Springfield, NE, 68059




**FIGURE 168 • OPEN HOUSE #1 FLYER**



**FIGURE 169 • OPEN HOUSE #1**



**INDOOR RECREATION CENTER**



**TRAIL**



**YOUTH RECREATION PROGRAMS**



**DISC GOLF COURSE**



**INTERACTIVE ART SPACE**



**NEIGHBORHOOD PLAYGROUND**

**FIGURE 170 • ENGAGEMENT RESULTS FROM THE COMPREHENSIVE PLAN**



# PUBLIC OPEN HOUSE #1



FIGURE 172 • OPEN HOUSE #1 AMENITY VOTING BOARD

## PUBLIC OPEN HOUSE #1

### Help Name the Park!

The name **Springfield Creek Trails and Recreation Area** is quite long. We'd love your input on alternative names! Do you have suggestions for a new name for the overall park? Or, if you see this as multiple distinct areas, feel free to propose names for each one and describe their extents.

DS SCTRA

DS STARC/RACTS /CRATS

Highway Road Park.

JD Spearman Park - founder of  
Springfield

DS Amphitheatre Park

DS Pool is Cool Park

~~SSAP~~ need a plaque to SSAP

Springfield Rec. Complex

Gateway Park

Springfield Community Complex (or Park)

FIGURE 173 • OPEN HOUSE #1 NAMING EXERCISE



# ENGAGEMENT RESULTS - FIRST ROUND

The first round of online public engagement, held through October 22nd - November 17th, 2025, saw 507 views, 224 visits, 191 visitors, with 65 contributions from 53 contributors. The information below is a comprehensive summary of information collected through this process, in conjunction with results from Public Open House #1, where applicable, which garnered 23 total attendees.

## Respondent Mix

SURVEY: 12 in-person, 15 online  
 PRECEDENTS: 18 in-person, 41 online  
 MAPPING: 11 in-person, 0 online  
 NAMING: 9 in-person, 0 online

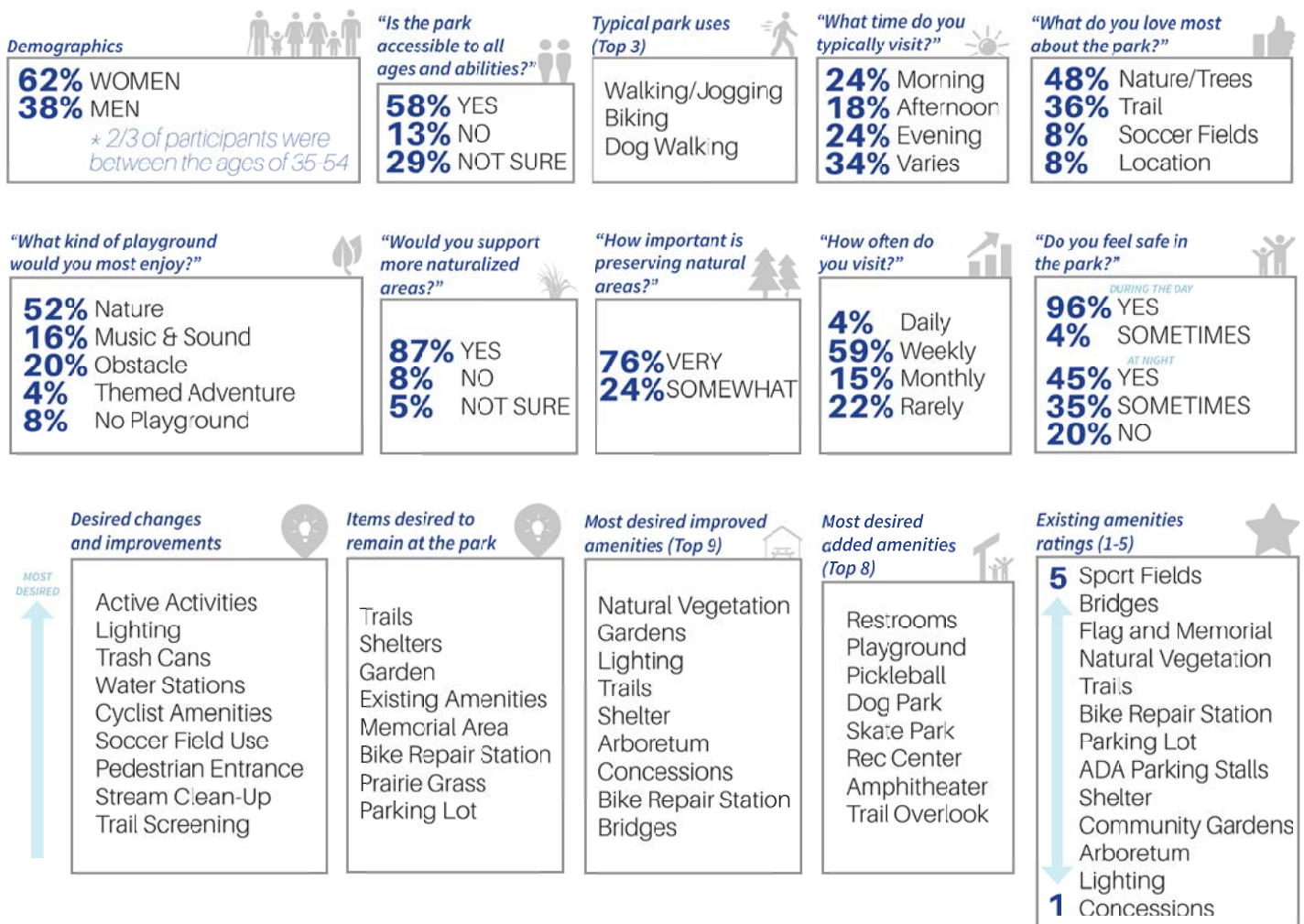


FIGURE 175 • ENGAGEMENT RESULTS

## ENGAGEMENT RESULTS - FIRST ROUND

### ***NAMING EXERCISE:***

#### ***NAME SUGGESTIONS***

JD Spearman Park  
Springfield Creek Crossing  
Springfield Creek Commons  
Springfield Creekside Crossing  
The Crossing at Springfield Creek  
Spearman Commons at Springfield Creek  
Springfield Community Complex/Park  
STARC / RACTS / CRATS / SCTRA  
Highway Road Park  
Amphitheater Park  
Springfield Recreation Complex  
Gateway Park

### ***MAPPING ACTIVITY:***

#### ***KEY CONCERNS***

Lighting  
Benches  
Trail Access to Roads  
Trail Access to Sidewalks  
Trail Access to Businesses  
Concerns of Loud Noises/Light  
Safe Trails

**FIGURE 176 • ENGAGEMENT RESULTS**

## PUBLIC OPEN HOUSE #2

Join us to see a draft plan!

SPRINGFIELD CREEK TRAILS AND RECREATION AREA PARK MASTER PLAN

# Come & Go Public Open House

WEDNESDAY,  
APRIL 15, 2026 | 4:30PM-6:30PM  
\* 30 MINUTE PRESENTATION  
STARTING AT 5:30PM

Springfield Platteview Community  
Schools Administration Building  
765 Main Street  
Springfield, NE 68059



Scan to visit the project website!



FIGURE 177 • OPEN HOUSE #2 FLYER



FIGURE 179 • OPEN HOUSE #2



FIGURE 180 • OPEN HOUSE #2



FIGURE 178 • OPEN HOUSE #2



FIGURE 181 • OPEN HOUSE #2

# PUBLIC OPEN HOUSE #2

## CAST YOUR VOTE!

### PARK PRIORITY

Priority Zone 5, shown in green on the "Park Phasing" board, includes both a dog park and nature playground.  
Place a **DOT** on the amenity you think Springfield should prioritize.

#### DOG PARK

#### NATURE PLAYGROUND

---

### OTHERS

In your opinion, which other amenities from the Master Plan should be a priority? **Please share your thoughts below:**

*REC CENTER*


CONFLUENCE 

FIGURE 182 • OPEN HOUSE #2 AMENITY PRIORITY VOTING BOARD

**PUBLIC OPEN HOUSE #2**

# CAST YOUR VOTE!

## PARK NAMING

The park will be "split" in two sections, a north and a south half, each with its own name. Place a **DOT** in the square by the name you prefer for each section of the park.

### North Half

Springfield Rec Complex

**"Spearman Prairie Park"**

●
●
●
●
●

●
Prairie Park North

**"Spearman Preserve"**

●
●
●
●
●
●

---

### South Half

**"Springfield Creek Commons"**

●
●
●
●
●
●
●

●
Prairie Park South

**"Spearman Park"**

●
●
●

● GATEWAY Park CONFLUENCE

FIGURE 183 • OPEN HOUSE #2 NAME VOTING BOARD

# GENERAL COMMENTS



Please leave any other comments concerning the Springfield Park Master Plan **in the space below:**

*Will work be done on existing parks to finish their master plan. Example: pave parking at City Park*

---

---

---

---

---

---

CONFLUENCE

# GENERAL COMMENTS



Please leave any other comments concerning the Springfield Park Master Plan **in the space below:**

*✓ W half Spearman Prairie Park - naming*

*✓ S half Springfield Creek Commons - naming*

*✓ Nature Playground - Park Priority*

---

---

---

---

CONFLUENCE

FIGURE 184 • GENERAL COMMENT CARDS

# GENERAL COMMENTS



Please leave any other comments concerning the Springfield Park Master Plan **in the space below:**

Make use of wooded Areas  
Creek more Accessible

CONFLUENCE

# GENERAL COMMENTS



Please leave any other comments concerning the Springfield Park Master Plan **in the space below:**

- 1) Would like to see the Rec Center Bldg priority # 1, 2.
- 2) light on the trail? best be off trail by dark.
- 3) concern re dog walking on trail with out numerous disposal cans.
- 4) Gateway Park for name.

CONFLUENCE

FIGURE 185 • GENERAL COMMENT CARDS

**PUBLIC OPEN HOUSE #2**

**SIGN-IN SHEET**



Thank you for your participation in the Springfield Park Master Plan Public Open House

NAME	E-MAIL
1. Mike Neitzel	
2. Keith Heintzen	Keith828@aol.com
3. Jim Dpitz	
4. Jeff Kreifels	
5. BRUCE Auch	
6. Kristen Peters	Kristenpeters0918@gmail.com
7. Kendall Stanley	StanleyKendall1824@gmail.com
8. Kacie Murtha	
9. Kelly Kenton	2018mcke@gmail.com
10. Mike [unclear]	
11. Brooke Rosser	Brookenluke@msn.com
12. Lori Smith	lorismith8185@gmail.com
13. Mike Kelin	VanKalin81@gmail.com
14. Ryan Saunders	
15. Christina Hurst	
16. Ann & Bob Mauhin	rdm1amm@hotmail.com
17. Kyle Fisher	
18. Margie Tremblay	margietremblay@gmail.com
19. [unclear]	
20. Lisa Kennedy	
21. Randy Beck	Rcents@aol.com
22. Asta Amos	aw.amos3@gmail.com
23. Brianna Fisher	b10vett@comcast.net
24.	
25.	
26.	
27.	
28.	

CONFLUENCE

FIGURE 186 • SIGN-IN SHEET

## ENGAGEMENT RESULTS - SECOND ROUND

The second round of online public engagement, held through April 15th - May 1st, 2026, saw 517 views, 300 visits, 232 visitors, with 51 contributions from 33 contributors. The information below is a comprehensive summary of information collected through this process, in conjunction with results from Public Open House #2, where applicable, which garnered 23 total attendees.

### *Respondent Mix*

PRIORITY: 17 in-person, 29 online

NAMING: 18 in-person, 21 online

GENERAL: 4 in-person, 0 online

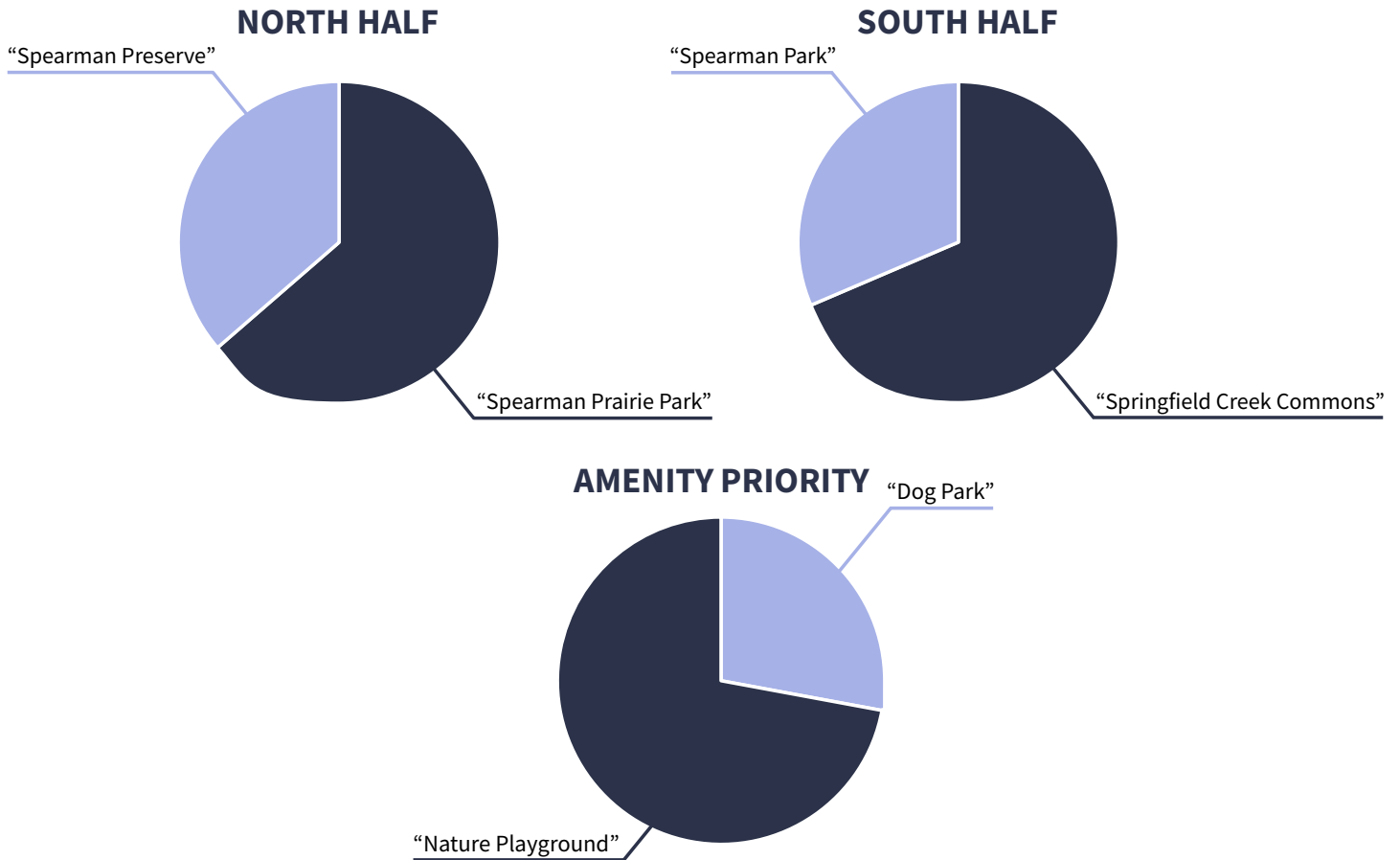


FIGURE 187 • ENGAGEMENT RESULTS

## ENGAGEMENT RESULTS - SECOND ROUND

### *Other Amenity Priority Preferences:*

**“Added trails”**

**“A pool in town  
would be amazing!  
Great for families”**

**“Baby/toddler park”**

**“An area that non-  
profit groups can  
sell concessions  
during events”**

**“Trail connection  
from the  
neighborhood”**

**“Pickleball courts”**

**“Outdoor  
workout area”**





# SPRINGFIELD

## NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JULY 7, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 14	Jill Godsey, 365 Cedar Street – Dispute water bill charge and request an adjustment	Barb Henninger City Clerk

### **Synopsis**

Jill Godsey contacted us on May 5, 2026, regarding their high sewer charges.

Jill Godsey explained in her letter that they had a malfunctioning whole-home humidifier causing their water usage to increase. She shows on her spreadsheet the history going back three years on their account. She explains that after she shut off the humidifier her water usage went back to normal for their household.

As you will see on the attached customer history report printed from PowerManger, the calculation months did affect their sewer average for the 2025-2026 year.

Jill Godsey is requesting the sewer rate be adjusted to reflect a more normal monthly average of 8000-9000 gallons of water.

Jill will not be in attendance.

### **Recommendation**

Council consideration.

### **Attachments**

Future Agenda Item Request  
Letter and spreadsheet from Jill Godsey  
Utility Customer History Report – Power Manager



# SPRINGFIELD

NEBRASKA

## Future Agenda Item Request

Date: 6/24/21

Name: Jill Godsey Address: 365 Cedar St. Springfield, Ne

Phone: 402-689-4155 Email: jill.e.godsey@gmail.com

Requested Topic: Recalculation of the annual sewer rate at 365 Cedar St.

Details of the topic: Our newly calculated rate is inflated due to a malfunctioning humidifier that temporarily spiked our winter water consumption. I disconnected it in January 2021, and our usage immediately returned to normal. Please see attachments for more details.

Please submit all supporting documents with this form. → 2 pages attached

I will be attending the council meeting.  Yes  No

FOR OFFICE USE ONLY	
Date Received: _____	Received by: _____
Action Taken: _____	
_____	
_____	
Follow Up Needed: _____	
_____	
_____	
Signed: _____	Date: _____

**Date:** June 24, 2026

**To:** Springfield City Council / Utility Billing Department

**Subject:** Request for Recalculation of Annual Sewer Rate – Account # 2011503

Dear City Council Members and Utility Billing Department,

I am writing to formally request a re-evaluation of the annual sewer rate for my residence at 365 Cedar Street.

I understand that our annual sewer fees are calculated based on average water consumption during the winter months of December, January, and February. Over the past few years, I had noticed a gradual increase in our water usage and had been actively trying to identify the cause.

In January 2026, I discovered that our whole-home humidifier was malfunctioning and consuming an excessive, abnormal amount of water. I immediately turned the unit off, and our water usage instantly decreased to normal levels.

Because this appliance issue occurred directly during the winter averaging period, our newly calculated annual sewer fee is significantly inflated. While the excess water from the malfunctioning humidifier did drain into the sewer system at that time, it was a completely isolated mechanical issue. It does not reflect the actual, ongoing water and sewer usage for our household now that the unit is no longer in operation.

For your convenience in reviewing our account, I have included a snapshot of our water and sewer usage history dating back to January 2024. As the data demonstrates, there is a clear drop in water consumption from February 2026 onward, directly corresponding with the disconnection of the humidifier.

I am kindly requesting a variance or a recalculation of our sewer average to accurately reflect our household's true, everyday usage moving forward.

Thank you for your time, understanding, and assistance with this matter. Please let me know if you need any additional information.

Sincerely,

Jill Godsey  
402-689-4155  
[jill.e.godsey@gmail.com](mailto:jill.e.godsey@gmail.com)

**Enclosure:** Water and Sewer Usage History Snapshot (January 2024 – Present)

# Water and Sewer Usage History Snapshot (January 2024 – Present)

Account #2011503

	2024						2025						2026					
	Sewer-Used	Sewer-Charge	Water-Used	Water-Charge	Taxes	Total Due	Sewer-Used	Sewer-Charge	Water-Used	Water-Charge	Taxes	Total Due	Sewer-Used	Sewer-Charge	Water-Used	Water-Charge	Taxes	Total Due
<b>January</b>	7000	\$63.50	8000	\$55.88	\$4.45	\$123.83	8667	\$71.00	9000	\$59.37	\$4.97	\$135.34	9000	\$99.00	12000	\$69.84	\$6.94	\$175.78
<b>February</b>	7000	\$63.50	9000	\$59.37	\$4.45	\$127.32	8667	\$71.00	8000	\$55.88	\$4.97	\$131.85	9000	\$99.00	14000	\$76.82	\$6.94	\$182.76
<b>March</b>	7000	\$63.50	9000	\$59.37	\$4.45	\$127.32	8667	\$71.00	8000	\$55.88	\$4.97	\$131.85	9000	\$99.00	12000	\$69.84	\$6.94	\$175.78
<b>April</b>	7000	\$63.50	8000	\$55.88	\$4.45	\$123.83	8667	\$71.00	11000	\$66.35	\$4.97	\$142.32	13000	\$121.00	7000	\$52.39	\$8.48	\$181.87
<b>May</b>	8667	\$71.00	9000	\$59.37	\$4.97	\$135.34	9000	\$72.50	10000	\$62.86	\$5.08	\$140.44	13000	\$111.00	8000	\$55.88	\$7.78	\$174.66
<b>June</b>	8667	\$71.00	9000	\$59.37	\$4.97	\$135.34	9000	\$99.00	9000	\$59.37	\$6.93	\$165.30	13000	\$111.00	9000	\$59.37	\$7.78	\$178.15
<b>July</b>	8667	\$71.00	9000	\$59.37	\$4.97	\$135.34	9000	\$99.00	9000	\$59.37	\$6.93	\$165.30	13000	\$111.00	9000	\$59.37	\$7.78	\$178.15
<b>August</b>	8667	\$71.00	7000	\$52.39	\$4.97	\$128.36	9000	\$99.00	9000	\$59.37	\$6.94	\$165.31	13000	\$111.00				\$111.00
<b>September</b>	8667	\$71.00	8000	\$55.88	\$4.97	\$131.85	9000	\$99.00	8000	\$55.88	\$6.94	\$161.82	13000	\$111.00				\$111.00
<b>October</b>	8667	\$71.00	8000	\$55.88	\$4.97	\$131.85	9000	\$99.00	8000	\$55.88	\$6.94	\$161.82	13000	\$111.00				\$111.00
<b>November</b>	8667	\$71.00	9000	\$59.37	\$4.97	\$135.34	9000	\$99.00	11000	\$66.35	\$6.94	\$172.29	13000	\$111.00				\$111.00
<b>December</b>	8667	\$71.00	10000	\$62.86	\$4.97	\$138.83	9000	\$99.00	10000	\$62.86	\$6.94	\$168.80	13000	\$111.00				\$111.00

CUSTOMER # 2011503	SERVICE LOCATION	CURRENT BALANCE	\$178.15
JILL GODSEY	365 CEDAR ST	MONTHLY BUDGET	
PO BOX 344	METER # 1850084067	BUDGET OWED	
SPRINGFIELD NE 68059			
TEL #	DEPOSIT		

<u>DATE</u>	<u>TRANSACTION</u>	<u>PRESENT</u>	<u>PRIOR #</u>	<u>DAYS</u>	<u>USAGE</u>	<u>AMOUNT</u>	<u>BALANCE</u>
	Beginning Balance						\$0.00
	Water CHARGE	861	850	29	11000	66.35	
	Sewer CHARGE					99.00	
	TAX					6.94	
10/15/2025	TOTAL					172.29	\$172.29
10/27/2025	PAYMENT	Check	Ref#: 2624			(172.29)	\$0.00
	Water CHARGE	871	861	31	10000	62.86	
	Sewer CHARGE					99.00	
	TAX					6.94	
11/14/2025	TOTAL					168.80	\$168.80
11/25/2025	PAYMENT	Check	Ref#: 2625			(168.80)	\$0.00
	Water CHARGE	883	871	31	12000	69.84	
	Sewer CHARGE					99.00	
	TAX					6.94	
12/15/2025	TOTAL					175.78	\$175.78
1/2/2026	PAYMENT	Check	Ref#: 2630			(175.78)	\$0.00
	Water CHARGE	897	883	29	14000	76.82	
	Sewer CHARGE					99.00	
	TAX					6.94	
1/15/2026	TOTAL					182.76	\$182.76
2/5/2026	PAYMENT	Check	Ref#: 2632			(182.76)	\$0.00
	Water CHARGE	909	897	34	12000	69.84	
	Sewer CHARGE					99.00	
	TAX					6.94	
2/13/2026	TOTAL					175.78	\$175.78
3/9/2026	PAYMENT	Check				(175.78)	\$0.00
	Water CHARGE	916	909	28	7000	52.39	
	Sewer CHARGE					121.00	
	TAX					8.48	
3/16/2026	TOTAL					181.87	\$181.87
3/31/2026	PAYMENT	Check	Ref#: 2635			(175.78)	\$6.09

CUSTOMER # 2011503	SERVICE LOCATION	CURRENT BALANCE	\$178.15
JILL GODSEY	365 CEDAR ST	MONTHLY BUDGET	
PO BOX 344	METER # 1850084067	BUDGET OWED	
SPRINGFIELD NE 68059			
TEL #	DEPOSIT		

<u>DATE</u>	<u>TRANSACTION</u>	<u>PRESENT</u>	<u>PRIOR #</u>	<u>DAYS</u>	<u>USAGE</u>	<u>AMOUNT</u>	<u>BALANCE</u>
4/8/2026	PENALTY					0.61	\$6.70
	Water	CHARGE	924	916	30	8000	55.88
	Sewer	CHARGE					111.00
		TAX					7.78
4/15/2026	TOTAL					174.66	\$181.36
4/30/2026	PAYMENT	Check	Ref#: 2637			(181.36)	\$0.00
	Water	CHARGE	933	924	30	9000	59.37
	Sewer	CHARGE					111.00
		TAX					7.78
5/15/2026	TOTAL					178.15	\$178.15
6/2/2026	PAYMENT	Check	Ref#: 2638			(178.15)	\$0.00
	Water	CHARGE	942	933	31	9000	59.37
	Sewer	CHARGE					111.00
		TAX					7.78
6/15/2026	TOTAL					178.15	\$178.15

**COMMENTS**

2026 Sewer Average based on 11,000 gallons.

5/15/26 - per phone call from Jill, she called in to get a parking pass, she stated that Andie typically emails one to her. Will email parking pass. See document tab.

5/5/26 - per conversation with Heath, Jill will be calling in to discuss sewer average, had an issue with humidifier that raised consumption. Sent an email to Jill so she could fill out the future agenda item request.



# SPRINGFIELD

NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JULY 7, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 15	Request from Sarpy County Agricultural Society to Waive Building Permit Fee for a Fence	Barb Henninger City Clerk

### **Synopsis**

The Sarpy County Agricultural Society has requested the city waive the building permit fee for construction of 1,159 lineal feet of a 4' black, four rail pipe fence on South 1<sup>st</sup> Street between Spruce and Vine Streets. The amount of the permit fee to be waived would be \$185.00.

### **FROM KATHLEEN:**

Unfortunately, the fence as shown does not meet city zoning requirements. A copy of the city's zoning regulations pertaining to fences in non-residential zoning districts is attached for your reference. In addition to limitations on the location of the fence along South 1<sup>st</sup> Street and Spruce Street (i.e. setback requirements, street corner visual triangle requirements), the drawing depicts the fence running through the middle of city road right-of-way (the ground between TLR1 and Lot 1). This portion of land does not belong to the fair board, unless it has been vacated and they can show that it has been vacated.

### **Recommendation**

Council consideration.

### **Attachments**

Building Permit Application  
Site Plan  
Photograph of Fence Type  
Zoning Regulation 9.04.02  
Building Permit



# Building Permit Application

\*Permits are valid for six months from the date of issue.\*

## OFFICIAL USE ONLY

Date 6/24/26

Permit Number \_\_\_\_\_

Applicant Name Dakota Fence and Deck

Zoning District II

Home Phone 402-670-5642 Cell Phone \_\_\_\_\_

E-mail Address dakotafd@aol.com

City Limits

ETJ

Property Owner Sarpy County Ag Society

Project Address 405 S Railroad St/TLR1/TLR4

Legal Description 1-4 26 Spearman's First Addition to Springfield/TLR1 TLR4

<u>R1+R4</u>	Lot	<u>24</u>	Block	<u>13</u>	Addition	<u>11</u>	<u>(2.49 AC)</u>
Tax Lot		Section		Township		Range	

Contractor Dakota Fence 402-598-5642 Plumbing \_\_\_\_\_  
Name Phone Name Phone

Electrical \_\_\_\_\_ HVAC \_\_\_\_\_  
Name Phone Name Phone

- Fence     Deck     Detached Garage     Yard Shed     Roof/Cover     Swimming Pool  
 Interior Remodels/ Finished Basements     New Home Construction     Commercial Construction  
 Other (describe work) \_\_\_\_\_

Length 1169' 1,159' Width \_\_\_\_\_ Height 4'

SF (main level) \_\_\_\_\_ SF (basement-finished) \_\_\_\_\_ SF (basement-unfinished) \_\_\_\_\_

SF (garage) \_\_\_\_\_ SF (deck) \_\_\_\_\_ Type of material 4 rail pipe fence

Total Value of proposed work \$ 20,000 (include all trades, materials, labor)

### Inspection - Official Use Only

Type of Inspection: \_\_\_\_\_

Date of Inspection: \_\_\_\_\_ Inspected By: \_\_\_\_\_

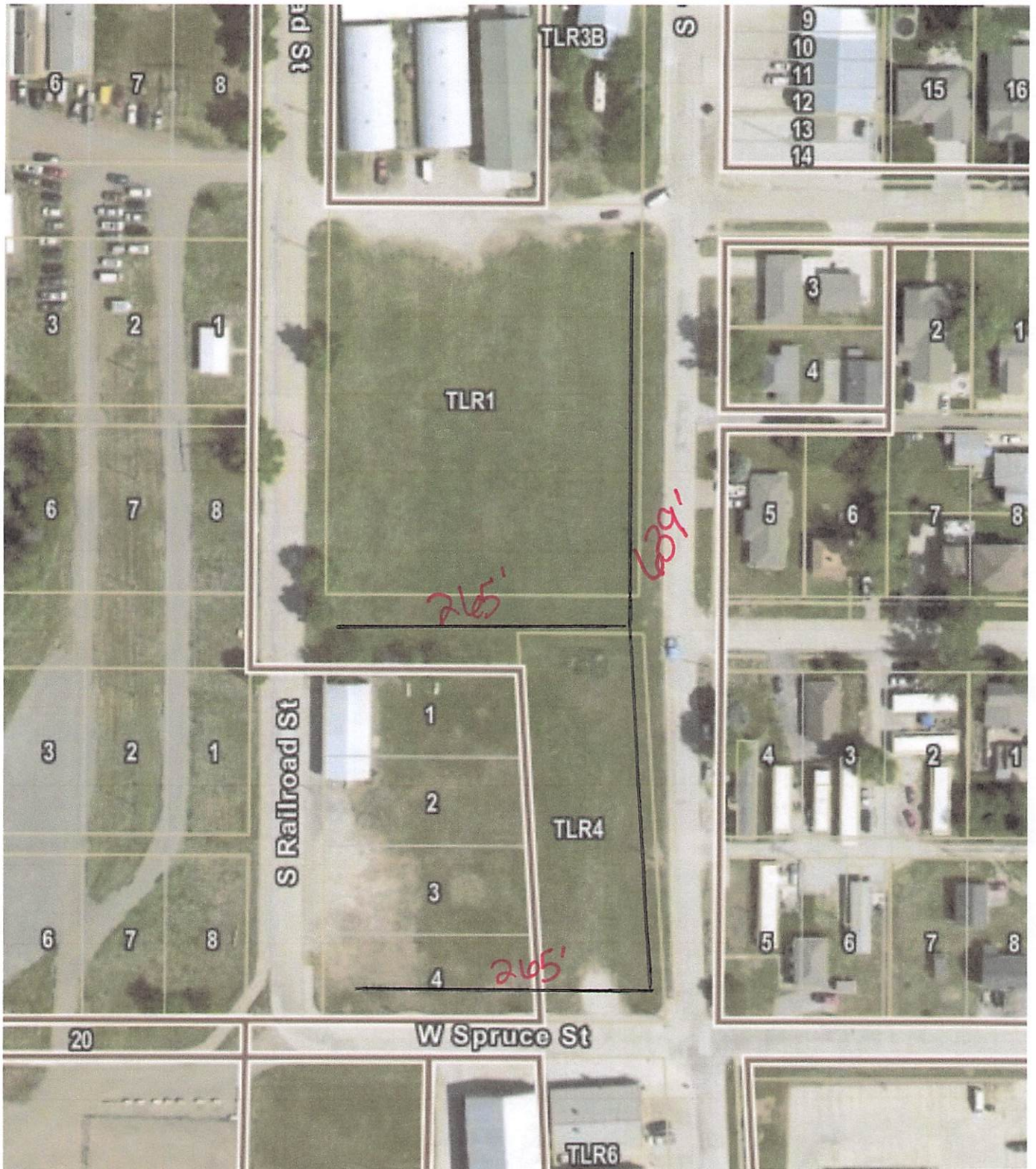
Notes \_\_\_\_\_

(Continued on reverse)

P.O. Box 189 ~ 170 North 3<sup>rd</sup> Street ~ Springfield, NE 68059

Phone (402) 253-2204 ~ Fax (402) 253-2204

[www.springfieldne.org](http://www.springfieldne.org)



S pe

TLR3B

9

9  
10  
11  
12  
13  
14

15

16

6

7

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3

2

1

TLR1

3

2

1

4

6

7

8

5

6

7

8

215'

609'

S Railroad St

1

2

TLR4

3

4

4

3

2

1

3

2

1

6

7

8

5

6

7

8

215'

20

W Spruce St

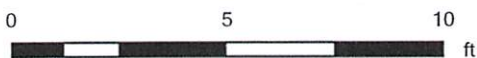
TLR6



Sarpy County GIS

Notes

Sight triangle TLR4-S 1<sup>st</sup> St +  
Spruce St - Sarpy County Fairgrounds



Map Scale 1: 71

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.





9.04.02 **General Provisions–Non-Residential.** In the non-residential zoning districts, it shall be unlawful for fences, walls, or similar structures to be constructed or maintained, except as provided in this Section, and after a permit is issued by the city.

1. *Front Yard:* No fence, wall, or similar structure shall be built in a front yard, except in the Downtown Commercial or General Business Zoning Districts having a zero (0) foot building setback or in the General Business, Light Industrial, Highway Business or Business Park Zoning Districts for security purposes around community, utility, data center, communication or critical infrastructure facilities.
2. *Side Yard and Rear Yard:* The maximum height of a fence for any permitted use in any non-residential zoning district shall be eight (8) feet, except the maximum height of a fence for security purposes around community, utility, data center, communication or critical infrastructure facilities may be ten (1) feet if approved by the City Council. (See also Street Side Requirements)
3. *Street Side Requirements:* A fence, wall, or similar structure may be built along a street side provided that the structure shall be constructed on or within a five (5) foot setback from the property line. Should the zoning district require a zero (0) foot building setback, the fence may be built on or within the property line. The maximum height of a structure shall be eight (8) feet, except the maximum height of a fence for security purposes around community, utility, data center, communication or critical infrastructure facilities may be ten (10) feet if approved by the City Council. (Ordinance No. 1006 4/2/19)
4. *Civic Uses in Residential Districts:* The maximum height of fences installed as part of Primary and Secondary Educational Facilities or Park and Recreation Use Types within Residential Zoning District shall be eight (8) feet. (See also Street Side Requirements)
5. *Waiving of Height Requirement:* The Board of Adjustment may approve greater fence heights on a case-by-case basis if it concludes that such permission furthers the health, safety, and welfare of the residents of the City of Springfield.
6. *Street Corner Visual Triangle:* No fence shall be built within the triangle of land formed by lines beginning at the point of intersection of the two (2) street-side lot lines of the corner lot, then proceeding along such lines for a distance of twenty (20) feet, the third side of which triangle of land is formed by drawing a line between the two (2) points which are on the front lot lines, and are 20 feet distant from the point of intersection of the two (2) front lot lines, trees shall be trimmed up eight (8) feet above the ground; but in no case shall such foliage or shrubbery be planted or maintained in such triangular area which will materially obstruct the view of drivers of vehicles approaching the intersection.
7. *Property Lines:* Fences may be constructed at the property line unless otherwise stated.
8. *Support Structures:* The support structure (e.g., posts) for any fence shall face the interior of the lot upon which the fence is constructed.
9. *Barbed Fencing:* Barbed wire fences may be used in the construction of perimeter security fencing in an industrial district, for communication facilities, or for municipal facilities provided that the bottom strand of the wire shall be at least six (6) feet above ground level. The use of barbed wire in security fencing when adjacent to residential zoned property shall be by conditional use. Farm fencing constructed for agricultural purposes on parcels of land five acres or more in the AR District is exempt.
10. *Prohibited Fences:* Electric fences are prohibited in non-residential districts, except in the AR District for agricultural uses.

# Building Permit

**No.** 62-26

**City of Springfield**

**Date:** \_\_\_\_\_

P.O. Box 189  
170 N 3rd Street  
Springfield, NE 68059  
402-253-2204

LOCATION	OWNER	APPLICANT
Tax Lots R1 & R4 24-13-11 (2.49 AC) Springfield, NE 68059	Sarpy County Ag Society P.O. Box 82 Springfield, NE 68059	Dakota Fence & Deck 402-670-5642

**Legal Description:** Tax Lots R1 & R4 24-13-11 (2.49 AC)

**Description of work:** 4' black four rail pipe fencing

Feet Wide	1,159 lineal	Feet Long	Stories	LI	Zoning District(s)

Name	Phone Number
<b>Architect</b>	N/A
<b>Builder</b>	Dakota Fence 402-598-5642
<b>Plumbing</b>	N/A
<b>Heating</b>	N/A
<b>Electrical</b>	N/A

**Valuation of Work:** \$11,590.00

**Building Use:** Fairgrounds

This permit is granted upon the express condition that the applicant and his architects, and/or builders in the construction, alteration, repair or use of said building will comply in all respects with the regulations of the City of Springfield, Nebraska, regulating the construction, alterations, repairs or use of the building in said City. Buildings must comply with Sarpy County and City of Springfield zoning regulations, building codes and municipal codes.

**Fee** \_\_\_\_\_

**\*No portion of fence can be in S 1st St & Spruce St. street corner sight triangle**  
**\*No portion of fence can be in 5' street side (S 1st St. & Cedar St.) setback.**

\_\_\_\_\_  
Building Inspector / Zoning Administrator



**SPRINGFIELD**  
**NEBRASKA**

**Payment:** \_\_\_\_\_

**Received by:** \_\_\_\_\_



# SPRINGFIELD

NEBRASKA

MAYOR AND CITY COUNCIL REPORT  
JULY 7, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 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	Barb Henninger City Clerk

### Synopsis

Jason Iverson, Director of Buildings/Safety Officer, obtained two (2) 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.

#### Upgrade and repair existing control box:

Upgrade the current control box.

Add on safety's necessary for successful upgrade.

Install post & strike to improve functionality of the gate.

Install motion sensor for automatic activation of gate.

Disposal of old parts.

**Total: \$8,022.00**

#### Full replacement:

Install CSL23UL LiftMaster gate operator. Includes My Q app to operate gate via phone app and Manual disconnect to manually control gate if power is lost or motor is damaged.

Wireless sensing edge

Strick & plate

Falcon Presence sensor

Disposal of existing unit

**Total: \$9,550.00**

Iverson and Chris Woodman, Maintenance Manager, suggest proceeding with a full replacement of the gate motor. There is currently no post nor strike in place, and we do not know how old the current is. The full replacement would come with a 2-year warranty.

### Recommendation

Staff recommends approval of a full gate motor replacement.

### Attachments

Proposals from DH Pace-Norm's Door Service  
LiftMaster CSL24UL Product Guide

## CONTRACT PROPOSAL

<b>BUYER (and billing address if different from site):</b>	<b>PROJECT (site address):</b>
City of Springfield PO Box 189  Springfield NE 68059	Springfield Soccer Complex 11511 S Hwy 50  Springfield NE 68059

Submitted To: Jason Iverson 402-672-3082 jiverson@springfieldne.org

Submitted By: Ryan Jensen

Proposal date: June 12, 2026

	NET AMOUNT
<p><i>To perform the following scope of work:</i> Upgrade the current gate control box, add on safety's necessary for successful upgrade, install post &amp; strike to improve functionality of the gate, install motion sensor for automatic activation of gate &amp; disposal of replaced parts / materials</p> <p>**During our service call on 4/3 it was determined the gate operator had a bad board. Per the manufacturer, the board is no longer available resulting in needing to upgrade the control box to get the gate functional</p> <p><u>Price:</u></p> <ul style="list-style-type: none"> <li>• Incurred labor</li> <li>• Install labor</li> <li>• Parts / Materials: <ul style="list-style-type: none"> <li>▪ Upgraded control box</li> <li>▪ Reflective photoeyes</li> <li>▪ Monitored gate edge</li> <li>▪ Post &amp; strike (for gate to rest on, will greatly improve functionality)</li> <li>▪ Motion Sensor</li> </ul> </li> </ul> <p><i>Terms: 30-day net terms</i></p>	<p>\$8,022 + tax</p>

The proposal described herein, including all price(s) quoted, is made conditionally upon Buyer's continued credit status and must be accepted by Buyer as made by Seller. To accept this Proposal, Buyer must date, sign and return the original copy hereof to Seller within 30 days after the date hereof. Unless expressly disclosed and stated, the amount of any sales and use tax is not included in this proposal.

Buyer acknowledges and agrees that each and all of the terms and conditions on Attachment A (TERMS AND CONDITIONS) are a part of this Proposal and that upon Buyer's acceptance of this Proposal shall constitute a valid and binding contract between the parties and all prior proposals, discussions and agreements respecting the subject matter hereof are cancelled. **DEPOSIT ON SPECIAL ORDER ITEMS IS NON-REFUNDABLE.**

**BUYER ACCEPTANCE**

\_\_\_\_\_  
TYPE OR PRINT NAME OF BUYER

\_\_\_\_\_  
SIGNATURE of:  Owner  Partner  Officer (indicate which)

ACCEPTANCE DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
(MM / DD / YYYY)

## Attachment A: TERMS AND CONDITIONS

**Terms.** The products ("Products") described in this contract and the labor necessary to install the Products ("Labor") are herein collectively referred to as the "Work".

**Condition Precedent.** Buyer and Seller agree that if, following Buyer's acceptance hereof, a contract is to be executed by them, Seller's performance hereunder shall be subject to the condition precedent that the terms and conditions of such contract are acceptable to Seller.

**Scope of Work.** Seller agrees to perform for Buyer the Work at the Project. Buyer acknowledges and agrees that: (i) the prices quoted by Seller for the Products are based upon plans, specifications, verbal information or sketches as indicated herein and the addenda hereto; and (ii) that the Work contemplated under this Proposal is fully and correctly described herein.

Unless included in the description of and prices quoted for Products, glass, glazing, painting and electrical wiring is excluded under this Proposal and will be provided only upon receipt of a supplemental order signed by Buyer.

**Proposal Price.** Conditional upon Seller's prior approval of Buyer's credit, Buyer will pay Seller the unpaid balance for performance of the Work within 30 days of the date of Seller's invoice. If performance of the Work extends over 30 days, Buyer agrees to pay Seller progress payments under Seller's regular billing terms and if Products have been delivered to the Project or stored in a mutually agreed location, Buyer agrees to pay an amount not to exceed 90% of the Proposal Price in payment of the cost of such Products.

If payment of any sum is not made when and as due under this Proposal, Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law.

If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorneys' fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.

**Contract Time.** Installation dates are estimates only and Seller cannot guarantee commencement of Work or completion thereof on any given date. Completion dates cannot be given until Seller has been furnished with complete approved drawings and any additional information it may request. Seller shall not be liable for total or partial failure to complete or for any delay in delivering Products or Labor under this Proposal. Seller shall not be liable in any event for any special or consequential damages on account of failure or delay in performance regardless of cause.

**Work Performance.** Performance of the Work will be made by Seller in a prompt manner but Seller cannot be responsible for damage or delay due to acts of God, accidents, civil disturbances, delays in transportation by common carrier, strikes, war, unavailability of material or other cause beyond the reasonable control of Seller.

If Products are installed before a finished floor is completed, warranty is limited and Seller assumes no responsibility for fitting the Product to the floor. An additional charge may be made to Buyer for returning to the Project for adjustments to the Product.

Seller assumes no responsibilities for failure of installation of the Product due to structural deficiencies in an existing building. Buyer shall prepare the Project for installation in accordance with requirements of Seller.

If special work, requiring additional material and labor is required to meet conditions other than those specifically described in this Proposal, Buyer agrees to pay an additional charge therefore.

Seller shall be allowed uninterrupted and exclusive access to the Project during performance of the Work.

No Product may be returned without Seller's prior written approval. All Product returned is subject to a minimum of 25% restocking fee.

**Cancellation.** In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation.

In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer hereunder.

**Insurance.** Seller shall carry workmen's compensation and public liability insurance to cover the Work. Seller shall not be liable to indemnify, hold harmless or protect in any way the Buyer, or any other party involved in the Work, whether an employee of Seller or Buyer or any third party, except to the extent of the workmen's compensation and public liability insurance maintained by Seller.

Buyer shall keep the Project adequately insured against any loss to Seller by reason of damage to Seller's Product or Work or Seller's vehicles, equipment and tools by vandalism, fire, water, windstorm and any other occurrence during the course of Work.

**Alterations.** Any alterations or modifications initiated by Buyer must be agreed upon between the parties and the price fixed by them before work on such alteration or modification shall commence. Payment for such alteration or modification shall be made at the time of the completion of the Work.

**Permits and Licenses.** Buyer shall be responsible for securing the necessary permits and licenses for the Work at Buyer's own cost and expense.

**Warranties.** Seller warrants the Product sold to be free from defects in material and workmanship under normal and intended use and service. This warranty extends only to the Buyer and expires one year after the date of delivery or installation of the Product by Seller.

Parts and labor for service work are warranted for the following periods: All replacement parts 90 days; labor-service 30 days. Seller's sole obligation is limited to repairing or replacing any parts which shall be determined by Seller to be defective and is conditioned upon Buyer giving notice of any such defect to Seller within the warranty period. If Seller concludes that repair or replacement is necessary, Seller will commence work within a reasonable time after the decision to repair or replace is made.

This warranty does not apply to any Product which has been altered or repaired by any person not authorized by the Seller or which has been subjected to misuse, neglect or accident.

Seller assumes no liability for incidental or consequential damages. Warranties implied by law are limited to duration to one year period described above.

Wood Products will be guaranteed only if properly protected within 10 days of delivery or installation by Seller with a prime and finish coat of manufacturer's recommended paint.

No warranty will be honored unless the Proposal Price has been paid in full, including any applicable service charges.

**Modification of Proposal.** Any modification of this Proposal or additional obligation assumed by either party in connection with this Proposal shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

**Governing Law.** It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state in which the Project is located.



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**Work Performance.** Performance of the Work will be made by Seller in a prompt manner but Seller cannot be responsible for damage or delay due to acts of God, accidents, civil disturbances, delays in transportation by common carrier, strikes, war, unavailability of material or other cause beyond the reasonable control of Seller.

If Products are installed before a finished floor is completed, warranty is limited and Seller assumes no responsibility for fitting the Product to the floor. An additional charge may be made to Buyer for returning to the Project for adjustments to the Product.

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In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer hereunder.

**Insurance.** Seller shall carry workmen's compensation and public liability insurance to cover the Work. Seller shall not be liable to indemnify, hold harmless or protect in any way the Buyer, or any other party involved in the Work, whether an employee of Seller or Buyer or any third party, except to the extent of the workmen's compensation and public liability insurance maintained by Seller.

Buyer shall keep the Project adequately insured against any loss to Seller by reason of damage to Seller's Product or Work or Seller's vehicles, equipment and tools by vandalism, fire, water, windstorm and any other occurrence during the course of Work.

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**Governing Law.** It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state in which the Project is located.

# CSL24UL

24VDC High-Traffic Commercial Slide Gate Operator

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PRODUCT GUIDE

**LiftMaster**

POWERED BY myQ.

# CSL24UL

## 24VDC High-Traffic Commercial Slide Gate Operator

This continuous duty operator is ideal for high-traffic applications that demand workhorse reliability. It provides automated entry for all types of commercial facilities and communities as well as visibility and control over your access points via myQ applications.

### Popular features

#### Powered by myQ®

For full insight and control over community and facility access points. Monitor and control multiple communities with Smart Community Control. Improve warehouse efficiency and productivity with Smart Facility Access.\*

#### Smooth Start/Stop Operation

And mid-travel reversal extend operator life.

#### Battery Backup

Provides seamless access by providing standby power when the power is down.

#### Commercial Gear-Driven Transmission

Provides unsurpassed reliability.

#### Manual Disconnect

When unlocked allows gate to be opened manually.



#### Security+2.0®

Safeguards facility access with rolling code technology, opening for registered devices only.

#### Wireless Dual-Gate Communication

Synchronizes gate operation and eliminates costly trenching; set speed independently if needed.

#### Quick Close and Anti-Tailgate

Quickly secures the property, preventing unauthorized access.

#### Fire Department Compliance

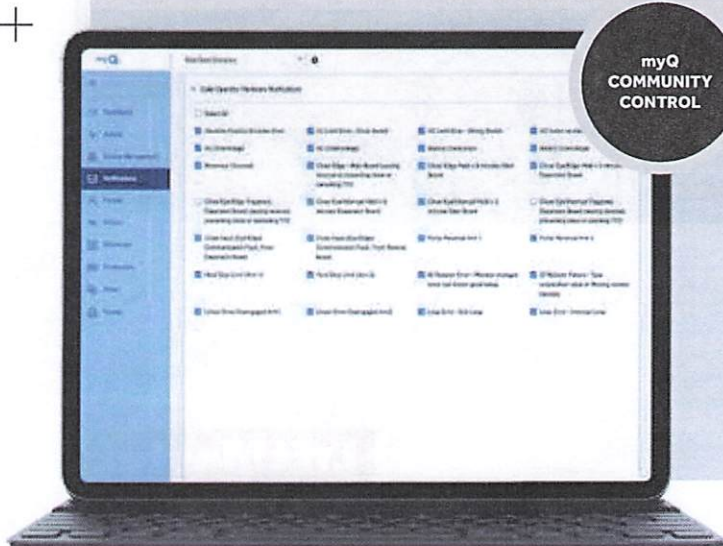
Allows gate to auto-open upon loss of AC power or battery depletion.

#### UL® Listed

Gate operators with monitored safety entrapment protection devices.

### Streamline access, enhance security

myQ Community Control is a cloud-based platform that lets you conveniently manage and control multiple access points across all facilities or communities in your portfolio from a single dashboard. With 24/7 monitoring capabilities and real-time activity alerts, you'll know instantly if a suspended code is being used or a there is a nuisance at the entrance.



## The total solution



### **CAPXLV** **Connected Access Portal, High-Capacity with Video**

Cloud-based access control for residential communities and facilities alike; plus enhance your monitoring capabilities with subscription-based live video streaming and recorded events.



## Compatible accessories

### **LMTBUL**

#### **Monitored Through-Beam Photo Eyes**

Includes a heater for high performance in most environments; max. range: 90 ft.

### **LMWETXU**

#### **Monitored Wireless Edge Transmitter**

Low-energy Bluetooth® connection between a LiftMaster Monitored Resistive Edge and the gate operator; max. range: 130 ft.\*

### **EDGES**

#### **Monitored Safety Entrapment Edges**

Small/large edges that sense obstructions.

### **LOOPDETLM**

#### **Plug-in Loop Detector**

Prevents a gate from closing on a vehicle; efficient for max cycles on battery backup.

### **828LM**

#### **Internet Gateway**

Connects myQ-enabled gate operators to the Internet for control through the myQ app.

## Included accessories

### **LMRRUL**



#### **Monitored Retro-Reflective Photo Eye**

Enhanced retro-reflective photo eye now with heater and wider beam, engineered to stay aligned; max. range: 50 ft.

### **S505AL**



#### **Monitored Small Profile Resistive Edge**

Senses obstructions.

### **LMWEKITU**

(CSL24ULWK ONLY)



#### **Monitored Wireless Edge Kit**

Low-energy Bluetooth® connection between a LiftMaster Monitored Resistive Edge and the gate operator; max. range: 130 ft.\*

## Specifications

### Mechanics

- 24VDC continuous duty
- Operator duty rating: high-cycle, high-temperature continuous duty
- Commercial oil-bath gearbox provides 10:1 wormgear reduction
- Chain: #41 black oxide (30 feet supplied)

### Power

- 120/230V single-phase
- 3PHCONV optional kit converts an input voltage of 208/230/460/575VAC to an output voltage of 120VAC
- Solar-ready ultra-reliable system delivers power when you need it (LMRRUL/LMTBUL heater option not recommended for solar applications)
- Accessory power: 24VDC 500mA output; switched and unswitched power

### Commercial-Grade Design

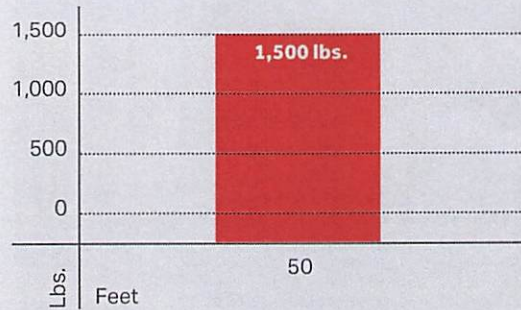
- Chassis constructed with 1/4 inch black powder-coated steel for rust prevention
- Cover: high-density, UV-resistant polycarbonate 2-piece cover for excellent heat/corrosion resistance
- UL® usage classification: I, II, III and IV
- Operator weight: 140 lbs.

### Features

- Inherent reversing sensor: detects obstructions and reverses gate
- Monitored safety inputs: 3 main board, 3 expansion board
- LED diagnostic display: simplifies installation and troubleshooting
- Programmable auxiliary relays: make adding additional features easy
- Security+2.0® on-board radio receiver: up to 50 remote controls (unlimited with 811LMX/813LMX)
- Posilock®: automatically closes the gate when it is pushed from the closed limit
- HomeLink® compatible: version 4.0 or higher\*

### Slide Rating

\*Cellular data or Wi-Fi® connection required. Test equipment regularly and follow safety instructions.



### Temperature

Without heater	-4°F (-20°C) – 140°F (60°C)
With heater (HTR)	-40°F (-40°C) – 140°F (60°C)

### Dimensions

Chassis	15.6" W (39.5 cm)	25.1" H (63.7 cm)	19.5" D (49.6 cm)
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### Warranty

- 7 years residential
- 5 years commercial

## Business partners

**For Sales** | 800.282.6225

**For Technical Support** | 800.528.2806

**For Billing** | 800.323.2276

**To Learn More** | [LiftMaster.com/UL325Gates](https://LiftMaster.com/UL325Gates)



# SPRINGFIELD

## NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JULY 7, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 18	Barb Henninger's Annual Review and Proposed Merit Increase	Kathleen Gottsch City Administrator

### Synopsis

Barb has worked for the city for eleven years. She was appointed as the City Clerk/Deputy Treasurer in 2024. She currently makes \$39.86/hour.

### Recent Pay Increases:

- June 2023 Annual Review = 4.5%
- October 2023 COLA = 4%
- January 2024 Appointed City Clerk = \$2.00/hour increase
- May 2024 Clerk School Year 1 = \$1.00/hour increase
- June 2024 Annual Review = 4%
- October 2024 COLA = 4%
- May 2025 Clerk School Year 2 = \$1.00/hour increase
- June 2025 Annual Review = 3%
- October 2025 COLA = 3%
- May 2026 Clerk School Year 3 = \$1.00/hour increase

### Recommendation

Council consideration.

### Attachments

Employee Pay Scale

The Employee Performance Evaluation will be available at the meeting.



# SPRINGFIELD

NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JULY 7, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 19	Ember Davis's Annual Review and Proposed Merit Increase	Kathleen Gottsch City Administrator

### **Synopsis**

Ember has worked for the city for two years as an Executive Assistant and Building Permit Tech. She currently makes \$34.42/hour.

### Recent Pay Increases:

- October 2024 COLA = 4%
- January 2025 Six-Month Review = 4%
- June 2025 Annual Review = 3%
- October 2025 COLA = 3%

### **Recommendation**

Council consideration.

### **Attachments**

Employee Pay Scale

The Employee Performance Evaluation will be available at the meeting.