SPRINGFIELD
NEBRASKA

**CITY COUNCIL AGENDA**
Tuesday, November 3, 2026, at 7:00 p.m.
Springfield City Hall
170 North 3rd Street

## CALL TO ORDER

- Public announcement that a copy of the Nebraska Open Meetings Law is available on the table at the entrance 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 October 20, 2026, Council Meeting
2. Approve Claims and Payroll
3. Waive the Community Building rental fee for the Springfield Youth Athletic Association soup supper scheduled for Monday, November 23, to be held in conjunction with Making Spirits Bright – A Springfield Holiday Tradition
4. Close Main Street from 9th Street to Railroad Street for the parade of lights and close Railroad Street from Main Street to Cedar Street for the tree lighting ceremony as part of Making Spirits Bright – A Springfield Holiday Tradition
5. Approve fireworks stand license application from Wild Willy's Fireworks (750 Park Drive) for the New Year's selling period (December 29-31)

## REGULAR AGENDA

1. Sarpy County Sheriff's Monthly Service Report
2. Conduct a Public Hearing for applications filed by Tribedo LLC, subdivider and owner, requesting the following items (a and b) on property legally described as part of the East One-Half of the Northwest Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, and generally located at the southwest corner of 150th Street & Fairview Road:

a. Final Flat for Lot 1 and Outlots A and B, Springfield Industrial, consisting of approximately 29.58 acres; and
b. Conditional Use Permit to operate a concrete construction batch plant on property consisting of approximately 14.92 acres of the above described property (preliminary plat Lot 4, Springfield Industrial), zoned AR Agriculture Residential

3. Consider approval of **Resolution 2026-45** approving the Final Plat for Lot 1 and Outlots A and B, Springfield Industrial

4. Consider approval of **Resolution 2026-46** approving a Conditional Use Permit to Tribedo LLC for the operation of a concrete construction batch plant on property consisting of approximately 14.92 acres located within the area identified as Lot 4 on the Preliminary Plat for Springfield Industrial

5. Conduct a Public Hearing to consider an application filed by Springfield Landing, LLC, subdivider and owner, for a Preliminary Plat of Lots 1-4 and Outlots A-C (formerly Outlots X-Z), Springfield Landing, on property legally described as the irregular easterly part of Tax Lot 18, in the Southwest Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 20.89 acres, and generally located at the northwest corner of S. 6th Street & Pflug Road

6. Consider approval of **Resolution 2026-47** approving the Preliminary Plat for Lots 1-4 and Outlots A-C (formerly Outlots X-Z), Springfield Landing

7. **POSTPONED October 20, 2026.** Consider approval of **Resolution 2026-40** approving the Subdivision Agreement for Lots 1-72 and Outlots A-F, Village of Main

8. Consider approval of **Resolution 2026-48** approving the Contribution Agreement with the Sarpy County and Cities Wastewater Agency (SCCWWA) for a one-time capital contribution to the City of Springfield from SCCWWA's Excess Cash on Hand for the pioneering of the construction of SCCWWA infrastructure for Springfield Industrial and the SC-7 Subbasin

9. Consider approval of **Resolution 2026-49** approving the Second Amendment to Subdivision Agreement and Covenants for Lots 1-4 and Lots 6-8, Prairie Toehold and Lot 1, Prairie Toehold Replat 1

10. Consider approval of **Resolution 2026-50** approving the First Amendment to Subdivision Agreement for Lots 1-94 and Outlots A-G, Springview

11. Consider approval of **Resolution 2026-51** approving the First Amendment to Subdivision Agreement for Lots 1-133 and Outlots A-L Springfield Highlands

12. Consider approval of **Ordinance No. 1227** amending Springfield Municipal Code §5-303 Speed Limits

13. Consider approval of **Resolution 2026-52** authorizing the Mayor to sign the Year-End Certification of City Street Superintendent Form for 2026

14. Consider approval of a bid for the purchase of a vac trailer

15. Consider approval of a bid for the purchase of a new truck for the street department

16. Consider approval of **Resolution 2026-53** entering into Master Agreement Work Order No. 15 with Olsson for general engineering consulting services for 2027

17. Consider approval of **Resolution 2026-54** entering into Master Agreement Work Order No. 16 with Olsson for street superintendent services for 2027

## DEPARTMENT REPORTS

1. Water & Sewer Department – Mike Neitzel

2. Parks Department & Community Events – Kacie Murtha

3. Library & Community Building – Michael Herzog

4. Street Department – Jack Liebentritt

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

**CITY COUNCIL AGENDA**
Tuesday, October 20, 2026, at 7:00 p.m.
Springfield City Hall
170 North 3rd Street

## CALL TO ORDER

- Public announcement that a copy of the Nebraska Open Meetings Law is available on the table at the entrance 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 October 6, 2026, Council Meeting
2. Approve Claims
3. Approve Treasurer's Report

## REGULAR AGENDA

1. Conduct a public hearing for applications filed by Scannell Properties #829 LLC, applicant/subdivider, and Alvin & Nancy Glesmann Trust, owner, requesting the following items (a and b) on property legally described as the southern part of property legally described as the West One-Half of the Northwest Quarter of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 24.51 acres; this parcel is generally located at the southeast corner of 144th Street (Hwy 50) & Capehart Road:
    a. Revised preliminary plat and final plat for Lot 1 and Outlots A & B, Springfield Gateway Park, (phase 1 of a 2 phase development); and
    b. Conditional use permit to allow office complexes with ancillary warehouse and distribution facilities on Lot 1, Springfield Gateway Park, which will be zoned BP Business Park
2. Consider approval of **Resolution 2026-41** approving a Revised Preliminary Plat for Lots 1-3 and Outlots A-C, Springfield Gateway Park

3. Consider approval of **Resolution 2026-42** approving a Final Plat for Lot 1 and Outlots A-B, Springfield Gateway Park

4. Consider approval of **Resolution 2026-43** approving a Conditional Use Permit to allow office complexes with ancillary warehouse and distribution facilities on Lot 1, Springfield Gateway Park, which will be zoned BP Business Park District

5. Consider approval of **Resolution 2026-44** approving the Subdivision Agreement for Lot 1 and Outlots A-B, Springfield Gateway Park

6. **TABLED October 6, 2026.** Consider approval or **Resolution 2026-40** approving the Subdivision Agreement for Lots 1-72 and Outlots A-F, Village of Main

## DEPARTMENT REPORTS

1. Water & Sewer Department – Mike Neitzel

2. Parks Department & Community Events – Kacie Murtha

3. Library & Community Building – Michael Herzog

4. Street Department – Jack Liebentritt

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, October 20, 2026, at City Hall. Present were Mayor Bob Roseland; Council Members: Mike Neitzel, Michael Herzog, Kacie Murtha, Jack Liebentritt. Notice of this meeting was given in advance by posting in three public places, one of the designated methods of giving notice. Notice of this meeting was given in advance to the Mayor and all Council Members and a copy of their receipt of notice is attached to these Minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public. The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held.

**Consent Agenda**

Motion by Herzog, seconded by Neitzel, to approve the Consent Agenda, AYES: Neitzel, Murtha, Herzog, Liebentritt. NAYS: None. Motion Carried.

| Check # | Account ID | Account Description | Name | Debit Amount |
|---|---|---|---|---|
| **General** | | | | |
| 51660 | 7045-10-10 | Prof Svcs-Tech Support-Gen | Core Technologies, Inc | 1,424.50 |
| 51664 | 7040-10-10 | Prof Svcs-Other-Gen | Kissel, Kohout, ES Associates LLC | 11,967.11 |
| 51665 | 7200-10-10 | Dues-Gen | NE Municipal Clerks Association | 100.00 |
| EFTPS | 7270-10-10 | Insurance-Gen | Nebraska Assigned Risk Pool | 289.41 |
| 51666 | 7030-10-10 | Prof Svcs-Planning-Gen | Sightline Planning and Zoning LLC | 3,250.00 |
| | | | **Total** | **17,031.02** |
| **Sales Tax** | | | | |
| 51669 | 9170-15-10 | Buffalo Park-SlsTax | Hauptman Architecture | 1,138.39 |
| 51669 | 9172-15-10 | Downtown/Urban Park-SlsTax | Hauptman Architecture | 1,138.39 |
| | | | **Total** | **2,276.78** |
| **Library** | | | | |
| EFTPS | 7270-20-10 | Insurance-Lib | Nebraska Assigned Risk Pool | 152.26 |
| | | | **Total** | **152.26** |
| **Park** | | | | |
| 51658 | 8160-30-10 | R&M Grounds-Prk | Block Electrical | 242.00 |
| 51662 | 8130-30-10 | R&M Building-Prk | Good Life Plumbing LLC | 16,000.00 |
| EFTPS | 7270-30-10 | Insurance-Prk | Nebraska Assigned Risk Pool | 393.96 |
| 51667 | 7290-30-10 | Uniform Allowance-Prk | Special Tee's Screenprinting | 142.00 |
| | | | **Total** | **16,777.96** |
| **Soccer Complex** | | | | |
| 51661 | 8140-35-10 | R&M Equipment-Scr | DH Pace Company, Inc | 9,550.00 |
| EFTPS | 7270-35-10 | Insurance-Scr | Nebraska Assigned Risk Pool | 393.96 |
| 51667 | 7290-35-10 | Uniform Allowance-Scr | Special Tee's Screenprinting | 88.50 |
| | | | **Total** | **10,032.46** |
| **Community Building** | | | | |
| EFTPS | 7270-40-10 | Insurance-CommBldg | Nebraska Assigned Risk Pool | 140.94 |
| | | | **Total** | **140.94** |
| **Water** | | | | |
| EFTPS | 7270-50-20 | Insurance-Wtr | Nebraska Assigned Risk Pool | 212.40 |
| 51667 | 7290-50-20 | Uniform Allowance-Wtr | Special Tee's Screenprinting | 43.00 |
| 51638 | 7230-50-20 | Postage/Shipping-Wtr | US Postal Service | 231.40 |
| 51668 | 7330-50-20 | Telephone-Wtr | Verizon Wireless | 48.65 |
| 51668 | 9155-50-20 | GIS-Wtr | Verizon Wireless | 6.67 |
| | | | **Total** | **542.12** |

| | | | | |
|---|---|---|---|---|
| **Sewer** | | | | |
| EFTPS | 7270-60-30 | Insurance-Swr | Nebraska Assigned Risk Pool | 415.70 |
| 51667 | 7290-60-30 | Uniforms Allowance-Swr | Special Tee's Screenprinting | 43.00 |
| 51638 | 7230-60-30 | Postage/Shipping-Swr | US Postal Service | 231.40 |
| 51668 | 7330-60-30 | Telephone-Swr | Verizon Wireless | 8.64 |
| 51668 | 9155-60-30 | GIS-Swr | Verizon Wireless | 6.67 |
| | | | **Total** | **705.41** |
| **Street** | | | | |
| 51659 | 8090-70-40 | Asphalt & Concrete-Str | Concrete Delivered LLC | 1,306.42 |
| EFTPS | 7270-70-40 | Insurance-Str | Nebraska Assigned Risk Pool | 220.83 |
| 51667 | 7290-70-40 | Uniform Allowance-Str | Special Tee's Screenprinting | 213.50 |
| 51668 | 7330-70-40 | Telephone-Str | Verizon Wireless | 8.63 |
| 51668 | 9155-70-40 | GIS-Str | Verizon Wireless | 6.68 |
| | | | **Total** | **1,756.06** |
| | | | **Grand Total** | **49,415.01** |

The City Treasurer reported a balance on hand of $6,571,700.23 in cash assets; Prestige Treasury, $215,099.53; Prestige Bond, $1,641,446.37; Keno Community Betterment, $534,608.73; Keno Progressive Jackpot, $50,000.00; Water Deposit Savings, $4,309.79; Refundable Deposits Savings, $1,258.25; Water Tower Savings, $467,738.02; Sewer Restricted, $469,636.84; Water Capital Facilities Fees, $185,468.91; Sewer Capital Facilities Fees, $1,227,484.97; City Sales Tax, $10,277,926.72; City Sales Tax-Sweep, $64,337,415.31; Money Market Library Bricks, $11,307.32; Government Securities, $126,829.73; Library Savings-Estate Donation, $1,674.75; Pinnacle Bank-ASIP, $388,867.89; Time Certificates as follows: Bond, $88,941.62; Tower, $66,618.26; Water, $143,093.89; Library Restricted, $36,039.73; Cash Receipts, $4,228,515.68; Cash Disbursements, $619,407.56.

**Regular Agenda**

**Agenda Item 1.** A Public Hearing of the Springfield City Council was opened at 7:02 p.m. to consider applications filed by Scannell Properties #829 LLC, applicant/subdivider, and Alvin & Nancy Glesmann Trust, owner, requesting the following items (a and b) on property legally described as the southern part of property legally described as the West One-Half of the Northwest Quarter of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 24.51 acres; this parcel is generally located at the southeast corner of 144th Street (Hwy 50) & Capehart Road: (a) revised preliminary plat and final plat for Lot 1 and Outlots A & B, Springfield Gateway Park, (phase 1 of a 2 phase development); and (b) conditional use permit to allow office complexes with ancillary warehouse and distribution facilities on Lot 1, Springfield Gateway Park, which will be zoned BP Business Park. Kathleen Gottsch, City Administrator, introduced the applications stating that in May 2026 the Council approved the preliminary plat and zone change from Agricultural Residential (AR) to Business Park (BP) contingent upon approval of the final plat. Gottsch reviewed the revisions to the preliminary plat and final plat for Lot 1 and Outlots A &B, Springfield Gateway Park, Phase 1. She stated that the conditional use permit will be wrapped into the subdivision agreement. She noted that the conditional use is needed only because the update to the city's zoning regulations have not been completed. After the update there will be no need for the conditional use permit. Tyler Wysong, Development Manager with Scannell Properties, introduced himself and stated he was here to answer questions or concerns. After all those wishing to

speak were offered an opportunity to be heard, the Mayor recommended the hearing be closed. Motion by Herzog, seconded by Neitzel, to close the public hearing. AYES: Neitzel, Murtha, Herzog, Liebentritt. NAYS: None. Motion carried. Public Hearing closed at 7:05 p.m.

**Agenda Item 2.** Council Member Murtha introduced **Resolution 2026-41** and moved its adoption. Council Member Herzog seconded the motion for the adoption of the resolution and on roll call the following Council Members voted in favor of said motion: Neitzel, Murtha, Herzog, Liebentritt. The following voted against the same: None. The Mayor declared the motion carried and the resolution adopted. A true, correct, and complete copy of said resolution is as follows:

**RESOLUTION**
**2026-41**

**Revised Preliminary Plat**
**Lots 1-3 and Outlots A-C, Springfield Gateway Park**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE REVISED PRELIMINARY PLAT (LOTS 1-3 AND OUTLOTS A-C, SPRINGFIELD GATEWAY PARK) OF A SUBDIVISION LOCATED ON THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 72.27 ACRES, MORE OR LESS.

WHEREAS, Scannell Properties #829 LLC, applicant/subdivider, and Alvin & Nancy Glesmann Trust, owner, of the above-described property have made application for approval of a revised preliminary plat for proposed Lots 1-3 and Outlots A-C, Springfield Gateway Park; and

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

WHEREAS, the Planning Commission of the City of Springfield held a public hearing on September 8, 2026, regarding the application and has made a recommendation of approval to the City Council of the revised preliminary plat for Springfield Gateway Park, 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 October 20, 2026, and is agreeable to the approval of the revised preliminary plat for Springfield Gateway Park, contingent upon (1) the change of zoning classification from Agriculture Residential to Business Park on said property, and (2) the final plat being approved by the City Council and 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 revised preliminary plat of Lots 1-3 and Outlot A-C, Springfield Gateway Park, contingent upon (1) the change of zoning classification from Agriculture Residential to Business Park on said property, and (2) the final plat being approved by the City Council and recorded with the Sarpy County Register of Deeds.

PASSED AND APPROVED THIS 20TH DAY OF OCTOBER 2026.

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

Record of Vote:
Ayes: Neitzel, Murtha, Herzog, Liebentritt
Nays: None
Abstain: None
Absent: None

Resolution adopted, signed and billed as adopted.

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

**Agenda Item 3.** Council Member Neitzel introduced **Resolution 2026-42** and moved its adoption. Council Member Liebentritt seconded the motion for the adoption of the resolution and on roll call the following Council Members voted in favor of said motion: Neitzel, Murtha, Herzog, Liebentritt. The following voted against the same: None. The Mayor declared the motion carried and the resolution adopted. A true, correct, and complete copy of said resolution is as follows:

**RESOLUTION**
**2026-42**

**Final Plat**
**Lot 1 and Outlots A-B, Springfield Gateway Park**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE FINAL PLAT FOR LOT 1 AND OUTLOTS A-B, SPRINGFIELD GATEWAY PARK, OF A SUBDIVISION LOCATED ON PROPERTY LEGALLY DESCRIBED AS THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 24.51 ACRES, MORE OR LESS.

WHEREAS, Scannell Properties #829 LLC, applicant/subdivider, and Alvin & Nancy Glesmann Trust, owner, of the above-described property have made application for approval of a final plat for proposed Lot 1 and Outlots A-B, Springfield Gateway Park; 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 September 8, 2026, regarding the application and has made a recommendation of approval to the City Council of the final plat for Springfield Gateway Park, 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 October 20, 2026, and is agreeable to the approval of the final plat for Springfield Gateway Park, contingent upon (1) the change of zoning classification from Agriculture Residential to Business Park on said property, (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 Lot 1 and Outlots A-B, Springfield Gateway Park, contingent upon (1) the change of zoning classification from Agriculture Residential to Business Park on said property, (2) final approval of a Subdivision Agreement for said development, and (3) completion of the conditions identified in the Subdivision Agreement.

PASSED AND APPROVED THIS 20TH DAY OF OCTOBER 2026.

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

Record of Vote:
Ayes: Neitzel, Murtha, Herzog, Liebentritt
Nays: None
Abstain: None
Absent: None

Resolution adopted, signed and billed as adopted.

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

**Agenda Item 4.** Council Member Herzog introduced **Resolution 2026-43** and moved its adoption. Council Member Murtha seconded the motion for the adoption of the resolution and on roll call the following Council Members voted in favor of said motion: Neitzel, Murtha, Herzog, Liebentritt. The following voted against the same: None. The Mayor declared the motion carried and the resolution adopted. A true, correct, and complete copy of said resolution is as follows:

**RESOLUTION**
**2026-43**

**Conditional Use Permit**
**Lot 1, Springfield Gateway Park**
**Office Complexes with Ancillary Warehouse and Distribution Facilities**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A CONDITIONAL USE PERMIT FOR SCANNELL PROPERTIES #829 LLC, AN INDIANA COMPANY, APPLICANT, AND ALVIN & NANCY GLESMANN TRUST, PROPERTY OWNER, TO ALLOW OFFICE

COMPLEXES WITH ANCILLARY WAREHOUSE AND DISTRIBUTION FACILITIES ON PROPERTY THAT WILL BE ZONED BP BUSINESS PARK DISTRICT AND LEGALLY DESCRIBED AS LOT 1, SPRINGFIELD GATEWAY PARK, AND GENERALLY LOCATED SOUTHEAST OF 144TH STREET (HWY 50) AND CAPEHART ROAD.

WHEREAS, the owner and applicant of the above described property have made application for approval of a conditional use permit to allow office complexes with ancillary warehouse and distribution facilities on property that will be zoned BP Business Park District; 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 October 13, 2026, regarding the application and has made a recommendation of approval to the City Council for the conditional use permit; and

WHEREAS, the City Council of the City of Springfield held a public hearing regarding such application on October 20, 2026, and is agreeable to the conditional use permit, subject to certain conditions and agreements that will be set forth in the Subdivision Agreement for Lot 1 and Outlots A-B, Springfield Gateway Park.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves and issues the conditional use permit to Scannell Properties #829 LLC, applicant, and Alvin & Nancy Glesmann Trust, property owner, to allow office complexes with ancillary warehouse and distribution facilities on property that will be zoned BP Business Park District and legally described as Lot 1, Springfield Gateway Park, a subdivision in Sarpy County, Nebraska, subject to certain conditions and agreements as set forth in the Subdivision Agreement for Lot 1 and Outlots A-B, Springfield Gateway Park, and contingent upon (1) final approval of the change of zoning classification from Agriculture Residential to Business Park on said property, (2) approval of the final plat for Lot 1 and Outlots A-B, Springfield Gateway Park, and (3) the final plat for Lot 1 and Outlots A-B, Springfield Gateway Park being recorded with the Sarpy County Register of Deeds.

PASSED AND APPROVED THIS 20TH DAY OF OCTOBER 2026.

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

Record of Vote:
Ayes: Neitzel, Murtha, Herzog, Liebentritt
Nays: None
Abstain: None
Absent: None

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

**Agenda Item 5.** Council Member Liebentritt introduced **Resolution 2026-44** and moved its adoption. Council Member Murtha seconded the motion for the adoption of the resolution and on roll call the following Council Members voted in favor of said motion: Neitzel, Murtha, Herzog, Liebentritt. The following voted against the same: None. The Mayor declared the motion carried and the resolution adopted. A true, correct, and complete copy of said resolution is as follows:

**RESOLUTION**
**2026-44**

**Subdivision Agreement**
**Lot 1 and Outlots A-B, Springfield Gateway Park**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE SUBDIVISION AGREEMENT FOR LOT 1 AND OUTLOTS A-B, SPRINGFIELD GATEWAY PARK, OF A SUBDIVISION LOCATED ON PROPERTY LEGALLY DESCRIBED AS THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 24.51 ACRES, MORE OR LESS.

WHEREAS, Scannell Properties #829 LLC, Subdivider, Sanitary and Improvement District No. _____ of Sarpy County, Nebraska, and the Springfield Gateway Park Property Owners Association Inc., wish to enter into a Subdivision Agreement with the City of Springfield, Nebraska for Lot 1 and Outlots A-B, Springfield Gateway Park; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the Subdivision Agreement for Lot 1 and Outlots A-B, Springfield Gateway Park, contingent upon (1) the change of zoning classification from Agriculture Residential to Business Park on said property, (2) final approval of a Final Plat for said development, and (3) completion of the conditions identified in the Subdivision Agreement.

PASSED AND APPROVED THIS 20TH DAY OF OCTOBER 2026.

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

Record of Vote:
Ayes: Neitzel, Murtha, Herzog, Liebentritt
Nays: None
Abstain: None
Absent: None

Resolution adopted, signed and billed as adopted.

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

**Agenda Item 6.** Gottsch reviewed the current draft of the subdivision agreement for Village on Main. Gottsch noted that they are working to finalize the advancement of Sarpy County & Cities Wastewater Agency's (SCCWWA) sewer infrastructure and impacts on SID financing. Klancy Peterson, Peterson & Foster Law, Omaha, Attorney for Village on Main, introduced himself and stated he was here to answer questions or concerns. Gottsch explained that Village on Main is proposing to advance the installation of SCCWWA infrastructure for their project, and they should be reimbursed. Gottsch reported that consideration of a reimbursement policy is tentatively scheduled for SCCWWA's board meeting next week. Future reimbursement affects the development's debt ratio because Village on Main would be front loading the cost for the development. Gottsch reviewed terms of the subdivision agreement. Peterson noted that the agreement is only for Phase 1 which includes 74 lots. Once the developer learns what the market wants, he will have a better idea as to what types of homes to offer in subsequent phases. Currently, they do not have a plan for Outlots A & B with the market being a little slow right now for higher density. Murtha questioned granting approval contingent upon items being finalized as to not hold back the timeline needed for the developer before winter. Seidler commented that he would like to see the subdivision agreement cleaned up before approval. Motion by Neitzel, seconded by Herzog, to table agenda item 6, regarding approval of Resolution 2026-40 approving the Subdivision Agreement for Lots 1-72 and Outlots A-F, Village of Main, until the November 3, 2026, Council meeting. AYES: Neitzel, Murtha, Neitzel, Liebentritt. NAYS: None. Motion carried.

Mayor Roseland left the meeting at 7:49 p.m.
Mayor Roseland returned to the meeting at 7:51 p.m.

**Department Reports**

**Agenda Item 1.** Neitzel reported that Jody Baughman, Utility Billing Clerk, reported that 88 water meters have been replaced and 8 appointments need to be made.

**Agenda Item 2.** Murtha reported that the recently paved pickleball court will be torn up and repoured at Tennis Courts Unlimited's expense as the court didn't cure to the company's standards. Chris Woodman, Maintenance Manager, and Tyler Holdorf, Parks Director, have been staking out the fencing project at the Springfield Creek Trails & Recreation Area. Murtha reported that Andie Ledenbach, Events Coordinator, has been busy assisting with planning preparations for the city's Trunk-or-Treat booth and participation in the Elementary School's Halloween parade. She will be gearing up for Making Spirits Bright-A Springfield Holiday Tradition.

**Agenda Item 3.** Herzog reported that the library's pumpkin walk begins tomorrow. Herzog noted that he has noticed the community building light being left on when it appears there are no renters in the building.

Jeff Kallhoff, 12904 North Shore Drive, Springfield questioned what the city's policy is regarding insurance for renters of the community building. Gottsch reported that the city requires each renter to provide proof of insurance.

**Agenda Item 4.** Liebentritt reported that Bryan Cherry, Street Commissioner, has completed the sidewalk installation at the maintenance shop. The crew has been tarring all week.

**Agenda Item 5.** Mayor Roseland reported that he has a sewer agency meeting next week.

**Agenda Item 6.** Gottsch reported that she has a Grow Sarpy Developers Reception on Wednesday afternoon in Bellevue to discuss potential growth opportunities. Gottsch reported that Mayor Roseland will be participating in the Bellevue Chamber's Mayor's Forum on Thursday morning at Bellevue University. Gottsch reported that the subdivider for the proposed Fairmont subdivision has withdrawn their application. Gottsch reported that she was approached to have the city consider adding diagonal parking spaces along Main Street, in front of Robin's Nest and the old Car Wash. Council discussed vehicle sightlines and safety concerns if diagonal parking was added, noting issues further up Main Street at the 2nd Street intersection. Council noted that they would be comfortable adding a loading zone with limited time but that they were not acceptable to installing diagonal parking.

**Adjournment**

Motion by Herzog, seconded by Liebentritt, to adjourn. AYES: Neitzel, Murtha, Herzog, Liebentritt. NAYS: None. Meeting adjourned at 8:28 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 October 20, 2026; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting; and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

Barbara Henninger
City Clerk

_____ _____

Robert Roseland, Mayor Date

_____ _____

Barbara Henninger, City Clerk Date

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Consent Agenda Items 3 & 4 | Springfield Tree Lighting Ceremony & Lighted Christmas Parade – Waive Community Building Rental Fee for SYAA Soup Supper & Street Closures | Barb Henninger<br>City Clerk |

**Synopsis**

The annual "Making Spirits Bright – A Springfield Holiday Tradition" event is scheduled for Monday, November 23 at Railroad and Main Streets by the electronic sign.

The city has once again asked the SYAA to sponsor a soup supper in conjunction with this event. The supper will run from 5:30-7:00 p.m. at the Community Building.

The 7th annual parade of lights will begin at 7:00 p.m. and travel down Main Street beginning at 6th Street and ending at Railroad Street. The 13th annual tree lighting ceremony will immediately follow the parade.

Railroad Street from Main Street north to Cedar Street will be closed for tree lighting festivities including fire pits, smores, hot chocolate, cookies and more.

**Recommendation**

Staff recommends waiving the Community Building rental fee and closing streets.

**Attachments**

None

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Consent Agenda Item 5 | New Year's Fireworks Application from Wild Willy's Fireworks | Barb Henninger<br>City Clerk |

**Synopsis**

City ordinance allows the sale of fireworks during the New Year's selling period (December 29-31). Per Springfield Municipal Code §10-711 Fireworks; Application for License, interested vendors must submit a complete application to City Hall by November 1 for Council consideration at the first regular meeting in November.

Wild Willy's Fireworks submitted an application to sell fireworks inside their building located at 750 Park Drive during the New Year's selling period. The applicant has submitted all required documentation including a copy of the state license and certificate of insurance. All appropriate fees have been paid.

**Recommendation**

Staff recommends approval of a fireworks stand license for Wild Willy's Fireworks.

**Attachments**

Application package

springfield
NEBRASKA

**APPLICATION AND AGREEMENT FOR LICENSE TO SELL FIREWORKS**
**IN THE CITY OF SPRINGFIELD, NEBRASKA**
***DECEMBER 29 – DECEMBER 31 SELLING PERIOD***

Permit No. _____

Name of Organization: Wild Willy's Fireworks

Name of Contact Person: Jeremy Langer

Name of Manager: Keith Keller

Age of Manager: 54

Business Address: 17105 S Hwy 50, Springfield, NE 68059

Business Telephone Number: 402-253-2925

Address of Fireworks Stand: 750 Park Drive, Springfield, NE 68059

**FEES REQUIRED:**
(1) Fireworks License Fee - $500.00
(2) Cash Bond - $500.00.

Amount Paid: $1,000

Sales Tax Number: 010138714

**ATTACH THE FOLLOWING TO THIS APPLICATION:**
(1) Proof of Insurance;
(2) Site Plan Form;
(3) Copy of Nebraska State Fire Marshal License for Sale of Fireworks.

**AFFIDAVIT**

I/We, the undersigned, certify that I/we will abide by all regulations set forth in the Springfield City Code, and I/we understand that failure to abide by these codes and the processes set forth in the fireworks application procedure may result in the loss of the privilege granted by the City to sell fireworks in the City of Springfield, Nebraska in future years.

Signed: _____ Dated: 29 Sept 2026

**FIREWORKS STAND SITE PLAN**
***DECEMBER 29 – DECEMBER 31 SELLING PERIOD***

Address of Stand: 750 Park Drive, Springfield, NE 68059

Please show fireworks stand and all existing structures. Show distances between structures, property lines and obstructions. Indicate North and South as it relates to the site and note street names. Include this drawing with application.

# 750 Park Drive, Springfield, NE




**New permanent Fireworks Sales Building. Complies with state of Nebraska Firecode Regulations.**

ACORD

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/20/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | |
|---|---|
| **PRODUCER**<br>Acrisure Great Lakes Partners Insurance Services<br>223 West Grand River Ave #1<br>Howell MI 48843 | **CONTACT NAME:**<br>**PHONE (A/C, No, Ext):** 216-658-7100 **FAX (A/C, No):** 216-658-7101<br>**E-MAIL ADDRESS:** |
| **INSURED** 2567<br>Wild Willy's Fireworks, LLC<br>17105 S. Hwy 50<br>Springfield NE 68059 | **INSURER(S) AFFORDING COVERAGE** / **NAIC #**<br>INSURER A : Lexington Insurance Company 19437<br>INSURER B :<br>INSURER C :<br>INSURER D :<br>INSURER E :<br>INSURER F : |

**COVERAGES** **CERTIFICATE NUMBER:** 514494679 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY | Y | | 052115105 | 2/15/2026 | 2/15/2027 | EACH OCCURRENCE | $ 1,000,000 |
| | CLAIMS-MADE [X] OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ 500,000 |
| | | | | | | | MED EXP (Any one person) | $ |
| | | | | | | | PERSONAL & ADV INJURY | $ 1,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $ 2,000,000 |
| | POLICY [ ] PRO-JECT [X] LOC | | | | | | PRODUCTS - COMP/OP AGG | $ 2,000,000 |
| | OTHER: | | | | | | | $ |
| | AUTOMOBILE LIABILITY | | | | | | COMBINED SINGLE LIMIT (Ea accident) | $ |
| | ANY AUTO | | | | | | BODILY INJURY (Per person) | $ |
| | OWNED AUTOS ONLY / SCHEDULED AUTOS | | | | | | BODILY INJURY (Per accident) | $ |
| | HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | | $ |
| | UMBRELLA LIAB [ ] OCCUR | | | | | | EACH OCCURRENCE | $ |
| | EXCESS LIAB [ ] CLAIMS-MADE | | | | | | AGGREGATE | $ |
| | DED [ ] RETENTION $ | | | | | | | $ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N | | | | | | [ ] PER STATUTE [ ] OTH-ER | |
| | ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH) | N/A | | | | | E.L. EACH ACCIDENT | $ |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - EA EMPLOYEE | $ |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Additional Insured: State of NE, City of Springfield
Address of Operations 750 Park Drive, Dec 29,30,31 2026

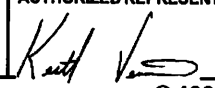
**CERTIFICATE HOLDER**

City of Springfield
170 N 3rd St
Springfield NE 68059

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE





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# NEBRASKA STATE FIRE MARSHAL

**246 South 14th Street**
**Lincoln, NE 68508-1804**

## LICENSE FOR SALE OF FIREWORKS

Permissible fireworks may be sold at retail commencing 12:01 AM June 25 and ending 11:59 PM July 4 OR 12:01 AM December 29 and ending 11:59 PM December 31 and must be purchased from a licensed distributor or jobber. A jobber may not sell retail. Invoice copies for all fireworks must be kept available for inspection and must show the license number of the distributor or jobber. Fireworks may not be sold outside the city limits of an incorporated town or village. Violations of State Fire Marshal regulations may result in immediate revocation of this license.

**LICENSE GOOD ONLY FOR CALENDAR YEAR IN WHICH ISSUED**

This copy signed, dated and numbered by the STATE FIRE MARSHAL constitutes issuance of a LICENSE pursuant to the provisions of Nebraska Revised Statute 28-1246 (1994 Supp.). Such license shall be displayed at licensee's place of business.

**DATE RECEIVED:**
October 26, 2026 08:33 AM

**TYPE OF LICENSE AND FEE:**
December Sales - Retail Permit - $100.00

**LOCATION OF OUTLET FOR RETAIL SALE OF FIREWORKS:**
750 Park Dr
Springfield
Vacant building

**COUNTY:**
Sarpy

**STORAGE LOCATION:**

**DISTRIBUTOR(S)/JOBBER(S):**
Wild Willys Fireworks (2026-RP-96419838-2)

**SALES TAX NUMBER:**

**DATE ISSUED:**
October 21, 2026 12:59 PM

STATE FIRE MARSHAL

**LICENSE HOLDER:**
Wild Willys Fireworks

**LICENSE NUMBER:**
2026-RP-102044878-435-01

STATE FIRE MARSHAL

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Regular Agenda Items 2-4 | Applications filed by Tribedo LLC for a Final Plat for Lot 1 and Outlots A and B, Springfield Industrial and a Conditional Use Permit to operate a concrete construction batch plant on property consisting of approximately 14.92 acres (preliminary plat Lot 4, Springfield Industrial), zoned AR Agriculture Residential | Kathleen Gottsch<br>City Administrator |

**Synopsis**

The following applications were filed by Tribedo LLC, subdivider/owner and Thompson, Dreessen & Dorner, Inc. (TD2), agent, on property legally described as a tract of land being the East One-Half of the Northwest Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 78.49 acres, and generally located at 150th Street & Fairview Road:

1. Final Plat Application for Lot 1 and Outlots A and B, Springfield Industrial (Phase 1)
    a. The following exhibits were also provided:
        i. Final Plat Checklist
        ii. Final Plat & Exhibits
            1. Sanitary Sewer Plan
            2. Sanitary Sewer Calculations
            3. Sanitary Sewer Outfall Plan
            4. Storm Sewer Plan
            5. Paving Plan
            6. Street Profile
2. Conditional Use Permit to operate a concrete construction batch plant within the area identified as Lot 4 on the preliminary plat for Springfield Industrial. The facility is intended to support construction of improvements associated with the adjacent development, while also providing concrete for off-site projects.
    a. The application was forwarded to Jeff Ray (city planner) and Brian Schuele (city engineer with Olsson).

i. Schuele did not have any objections from an engineering standpoint; however, he noted that the applicant needs to make sure they obtain all necessary environmental permits.
ii. Ray confirmed that a concrete construction batch plant is a permitted conditional use in both the AR Agriculture Residential and LI Light Industrial zoning districts.

**Recommendation**

The Springfield Planning Commission held a public hearing for the Final Plat on January 13, 2026, and recommended approval contingent upon any outstanding items referenced in the reports being addressed.

Additionally, the Springfield Planning Commission held a public hearing for the Conditional Use Permit on October 13, 2026, and recommended approval contingent upon the additional language proposed with the Lyman-Richey Conditional Use Permit renewal being included and a provision stating the permit will be reviewed every three (3) years.

**Attachments**

Synopsis of Comments regarding the Final Plat Application
- SC-7 Adjusted Boundary 12-9-25.pdf
- HDR Review Sarpy Co Interceptor Combined Set 10-29-2021_jr.pdf
- Springfield Industrial Sr. Fee Calcs_12-9-25.pdf
- ACTUAL FINAL PLAT - Springfield Industrial Final Plat-A1570-104A(Comments) 12-16.pdf

Final Plat Checklist
Final Plat Application
Final Plat & Exhibits
- Sanitary Sewer Plan
- Sanitary Sewer Calculations
- Sanitary Sewer Outfall Plan
- Storm Sewer Plan
- Paving Plan
- Street Profile

Preliminary Drainage Study & PCSMP Calculations

Conditional Use Permit Application
- 90 Foot Mobile Conveyor Plan
- Batch Plant Structural Plan
- Site Plan for Batch Plant

SPRINGFIELD
NEBRASKA

**December 30, 2025**

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

**Lot 1 and Outlots A& B, Springfield Industrial**
**Arun Agarwal (Owner)/Tribedo LLC (Subdivider)/Thompson Dreessen & Dorner (Agent)**
**Final Plat Aplication**

---

Thompson Dreessen & Dorner ("TD2") ("Agent") submitted the following documents on December 8, 2025, on behalf of Tribedo LLC ("Subdivider") related to the property legally described as the East ½ of the Northwest Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, owned by Arun Agarwal ("Owner"):

1. Final Plat Checklist
2. Final Plat Application

The following exhibits were also provided:

1. Final Plat & Exhibits
    a. Sanitary Sewer Plan
    b. Sanitary Sewer Calculations
    c. Sanitary Sewer Outfall Plan
    d. Storm Sewer Plan
    e. Paving Plan
    f. Street Profile
2. Preliminary Drainage Study & PCSMP Calculations

Owner/Subdivider/Agent request the following in order to subdivide the land into an industrial development:

1. Final Plat of Lot 1 and Outlots A & B, Springfield Industrial

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, Ryan Saunders (Springfield Platteview Community Schools), Sarpy County (Admin/Engineering/Public Works), Sarpy County Emergency Management Agency, Sarpy County GIS, Sarpy County Sheriff, and Chad Zimmerman (Springfield Fire Chief). Below is a synopsis of their comments.

**Bill Seidler, Jr., City Attorney**
City to develop a Subdivision Agreement, containing at least the City standard provisions, between the Subdivider and the City.

**Jeff Ray, City Planner**
No additional Planning comments for the Final 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. Recommend a boundary adjustment application be submitted to the Agency board to consider amending and adjusting the phase boundary of the current Master Plan to include the entire parcel within the Phase 1A service area since the entire parcel is proposed to be serviced by Phase 1A. Considering the proposed extension of the localized outfall sewer to this development area bisects nearly the entire SC-7 subbasin, it may be prudent to include all of SC-7 into the Phase 1A service area.
    a. Based on the current Agency Master Plan and the natural topography of the property, approximately 11 acres of the northeast corner of the parcel lies within the Phase 1A service area and the balance of the property, approximately 67 acres, lies within the "Long Term/Future" service area of the Agency. The "Long Term/Future" service area, identified in the Preliminary Engineering Report (PER) dated March 26, 2019 and revised November 23, 2020 is also referred to as Phase 3. While no formal or definitive timeline has been established for Phase 3 the PER suggested a design year of 40 years.
    b. This application should be submitted and considered by the Agency board prior to final plat approval by the City of Springfield.
2. Recommend a grow zone boundary adjustment application be submitted to the Agency board for consideration to amend and adjust the growth boundary zone to include the entire parcel, including the entire SC-7 subbasin into the Phase 1A service area as outlined in **item 1 above**, within the Urban Development Zone (UDZ).
    a. Based on the current Growth Management Plan, approximately 11 acres of the northeast corner of the parcel lies within the UDZ and the balance of the property, approximately 67 acres, lies within the Urban Reserve Zone (URZ).

**Items 1 and 2** may be considered within the same application for simplification and these should be submitted prior to final plat approval by the City of Springfield.

3. It appears that the development proposal is showing the extension of outfall sewer through Lot 1 Southern Sarpy Acres, is consistent with the general location of the "Future" Master Plan Infrastructure of the Agency infrastructure which would support the SC-7 subbasin.
    a. Agency staff could support the proposed alignment location with the understanding that the Agency would have no further infrastructure obligations within the SC-7 subbasin as modified (***see attached SC-7 Adjusted Boundary 12-9-25.pdf***).
    b. In other words, the development alignment would supersede the current Agency Master Plan alignment in its entirety.

   c. The Masterplan changes requested within **item 1 above** would adjust that alignment accordingly in the Master Plan. This application should be submitted and considered by the Agency board prior to final plat approval by the City of Springfield.
4. No updated source and use of funds was provided as part of this final plat submittal.
   a. Please provide more thorough detail on the specific expenses and proposed reimbursables, as well as any financial expectation for the Agency now or in the future.
   b. If reimbursement of any portion of the outfall sewer outlined in **item 3 above** is expected, please provide an outline of what and/or how that reimbursement requested proposal would be structured.
      i. This should be submitted and considered by the Agency board prior to final plat approval by the City of Springfield.
5. Upon further review of the Concept Refinement Basis of Design Technical Memorandum (TM), along with a consultation with HDR, there is not enough full flow design capacity at the proposed SCI manhole currently being shown however connection at or further downstream of SCI MH 18 would be permissible (***See attached HDR Review Sarpy Co Interceptor Combined Set 10-29-2021_jr.pdf***).
   a. Land uses from this development area were assumed "industrial" based on the future land use plans provided by the City of Springfield at the time of the Agency's initial system design. The estimated flow rate for that land use was approximately 1,879 GPD to the SC-3 subbasin and 62,408 GPD to the SC-7 subbasin. https://scacwa.maps.arcgis.com/apps/instant/basic/index.html?appid=6307929e69234ac58f8e b18b6e533fda.
   b. Based on the current proposed layout, all flow from this development is being proposed to flow through the SC-7 subbasin generating a total proposed peak design flow of 2.14 MGD for the entire SC-7 subbasin. The TM for the Springfield Creek Interceptor Sewer (SCI) dated November 19, 2020 estimated approximately 2.18 MGD from Subbasin SC-7; however, its connection to that interceptor was proposed approximately 2,270 LF further south than the current proposed connection location.
6. Future developments and actual flow quantities within the entire service area will need to be monitored and evaluated routinely by the Agency to ensure system surcharging and/or limiting capacities do not occur.
   a. Should the addition of the SC-7 subbasin or even just this particular development from the SC-7 subbasin be added to the Phase 1A service area, more capacity would be utilized within what was previously proposed as the Phase 1A service.
   b. The "timing" of development not happening across the entire service area all at once helps alleviate this concern however as more development builds out throughout the service area, additional pumps may need to be added at the lift station sites. The SCI line was designed for full system build out, so there should be no concern with that portion of the system.
7. City to provide the sewer connection agreement between the City of Springfield and the development area at the time of the final plat submittal.
8. Agent to provide an AutoCAD file of the final plat at the time of the final plat submittal.

a. Based on the current final plat, the estimated Agency connection fees due at the time of the final plat will be $484,031.71 (***see attached Springfield Industrial Sr. Fee Calcs_12-9-25.pdf***).
b. Should **item 2 above** be pursued and the development area is moved within the UDZ, only half (½) of the connection fees would be due at the time of the platting equaling $242,015.86 with the second half becoming due at the time of building permits for each lot being built upon.
    i. These fees are based on the 2025-2026 fiscal year rates which expire June 30, 2026. Should the final plat not be approved by then, future fiscal years rates shall apply.
c. The City of Springfield may have their own connection fee charge for the development on top of the Agency charges which is perfectly understandable; however, confirmation would help clarify the "reimbursables" relative to the sewer costs in the submittal.

9. SCCWWA will review layout of future final plat submittals for any changes to the development ratio.
    a. The Regional Wastewater System Financial Assessment TM_2015 3-11-16 (final) Waatach and Platte River Regional Wastewater System Refinement Technical Memorandum and the Regional Wastewater Treatment Alternatives Technical Memorandum estimated 65% of the total acres of any residential to be developable with 5 EDU's per acre.
    b. Based on the current final plat information, this development equates to a ratio of approximately 55%, which is less than planned. It should be noted that the preliminary plat suggested the further development of the surrounding property which would likely increase that ratio.
10. Recommend further due diligence within the development area after testing to confirm and ensure inflow and infiltration (I & I) is not encountered.
    a. Recent developments within the Agency jurisdiction have found newly constructed developments are experiencing I & I issues even after initial system testing.
    b. An inflatable plug at the tie in structures prior to any initial home construction may be prudent for identifying this type of issue.
11. The City of Springfield may also want to consider the following items:
    a. The preliminary plat exhibits suggested an additional drive or public roadway west of Lot 1 which does not currently appear to be part of this final plat submittal.
    b. The final plat submittal does not dedicate a sanitary sewer easement along the western property line as shown in some of the final plat exhibits.
    c. If it is anticipated there will be future street connections to 150th Street to the properties to the east, Outlot B may become an issue as it segregates the 150th Street ROW eastern properties.

**Brian Schuele, City Engineer w/ Olsson**

1. The following documents were not included in the submittal and need to be provided prior to City Council approval.
    a. Statement of estimated costs and financial assumptions for any possible sanitary and improvement districts (SID) connection fees.
    b. Source and Use of Funds

c. Draft subdivision agreement.
d. Draft roadway agreement with Sarpy County.
e. Bond, escrow, or security agreement.

2. The following documents were not included in the submittal and need to be provided prior to recording of the final plat.
    a. Final construction plans and specifications of improvements.
    b. Geotechnical Report.
3. Final Plat
    a. Final plat needs to show access easement obtained from the property owner to the west for the construction of the shared private entrance drive.
        i. A draft of this easement needs to be submitted for city review, and an executed copy will need to be submitted prior to recording of the final plat.
        ii. Subdivider to provide written evidence that adjacent property owner is willing to grant the easement prior to City Council approval.
    b. Final plat needs to show ROW dedication obtained from the property owner to the east for the construction of 150th Street.
        i. A draft of this dedication needs to be submitted for city review, and an executed copy will need to be submitted prior to recording of the final plat.
        ii. Subdivider to provide written evidence that adjacent property owner is willing to dedicate the ROW prior to city council approval.
    c. Final plat needs to show and label all easements, with a note stating that easements shall be recorded via a separate document.
4. Final Plat Exhibits
    a. Show sidewalks on Paving Plan.
        i. Sidewalks adjacent to outlots will need to be constructed with the streets.
        ii. Sidewalks adjacent to lots can be constructed at the time each lot develops.
5. PCSMP Drainage Study
    a. Development appears to meet the PCSMP requirements.
    b. A more detailed review of the plans will be performed by the city engineer as the plat moves forward.

**MUD**
No comments.

**NDOT**
No comments received.

**OPPD**
No additional comments.

**Papio Missouri River Natural Resources District**
No comments.

**Sarpy County Admin**

1. City to add the following to the Subdivision Agreement:
    a. The County will not participate in any costs associated with 150th Street.
    b. The County Engineer will need to review the design for 150th Street since it will be an SID street.
    c. Subdivider is required to ***contribute 25% of the cost of the signalization of 150th and Fairview Road*** intersection if/when determined necessary by County Engineer or City of Springfield in the future.
    d. County will not participate in any costs associated with the unnamed street on the west side of the development.
    e. Subdivider is required to ***pay County for one-lane of Fairview Road based on the development's frontage***. Third lane is projected to be added in 2027 construction season.
    f. Subdivider is required ***to pay the cost of right-turn lanes, if needed, at the west unnamed street and 150th Street***.
2. County will pursue a separate road ***Interlocal Agreement with the development/SID***.

**Sarpy County Engineer/Public Works**

1. The second paragraph in the Surveyor's Certificate states "THENCE S0°249'20"E (ASSUMED BEARING) 74.97 FEET ON THE EAST LINE OF THE NW ¼ OF SAID SECTION 14 TO THE SOUTH RIGHT OF WAY LINE OF FAIRVIEW ROAD AND THE POINT OF BEGINNING;
    a. Agent to replace ASSUMED BEARING with ASSUMED FROM STATE PLANE? 2° TWIST.
2. Agent to indicate survey type under Agent name and address in upper right-hand corner.
    a. (See attached **ACTUAL FINAL PLAT - Springfield Industrial Final Plat-A1570-104A(Comments) 12-16.pdf**.)

**Sarpy County Emergency Management Agency**

It appears that the property will be sufficiently covered by outdoor warning siren #31 (owned by Springfield). No other comments.

**Sarpy County GIS**

The final plat streets have changed since the prelim plat. It appears there will only be S 150th St in the plat for Phase 1 and Outlots A & B.

**Sarpy County Sheriff**

No comments.

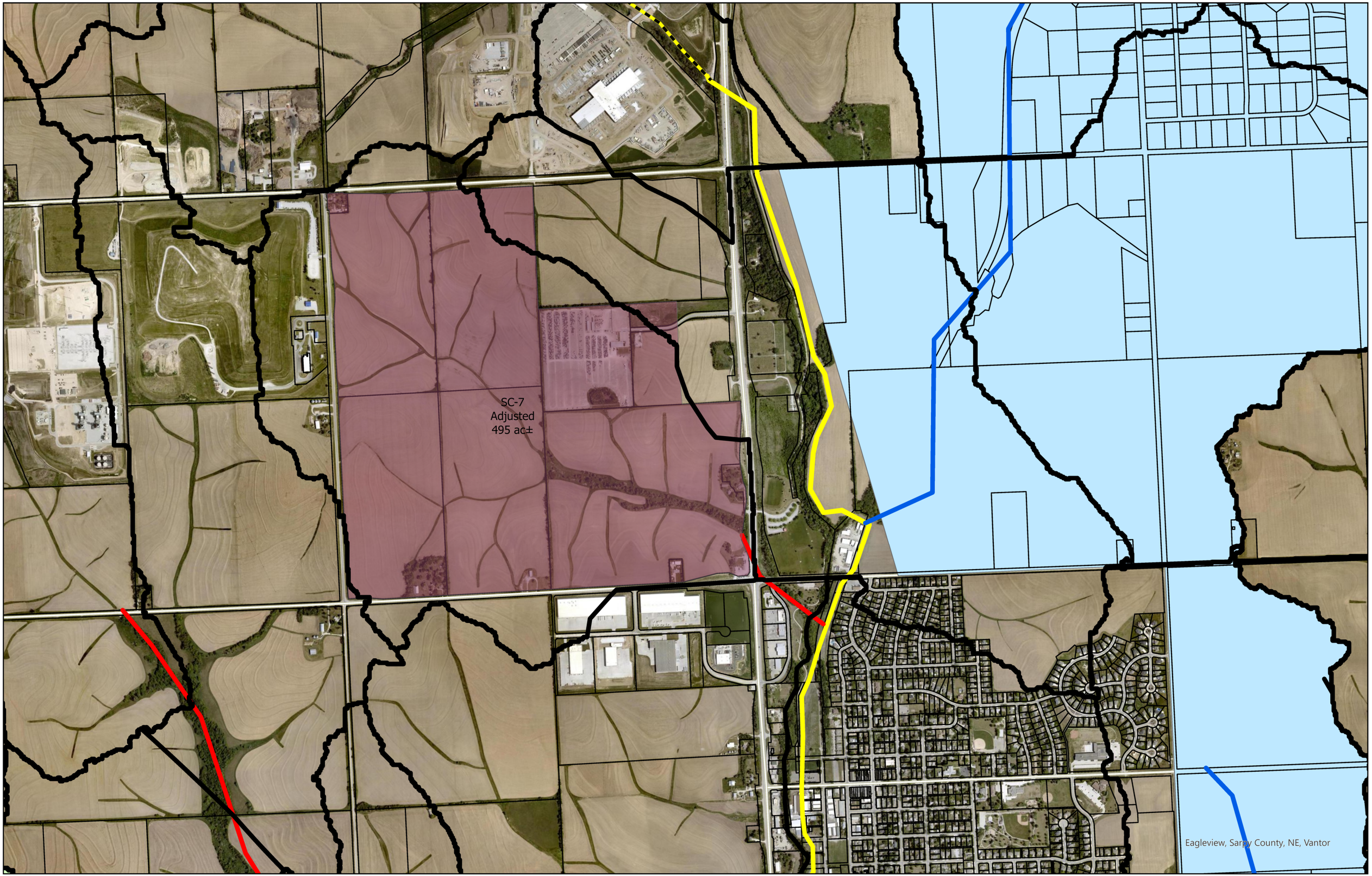
**Springfield Fire Chief**

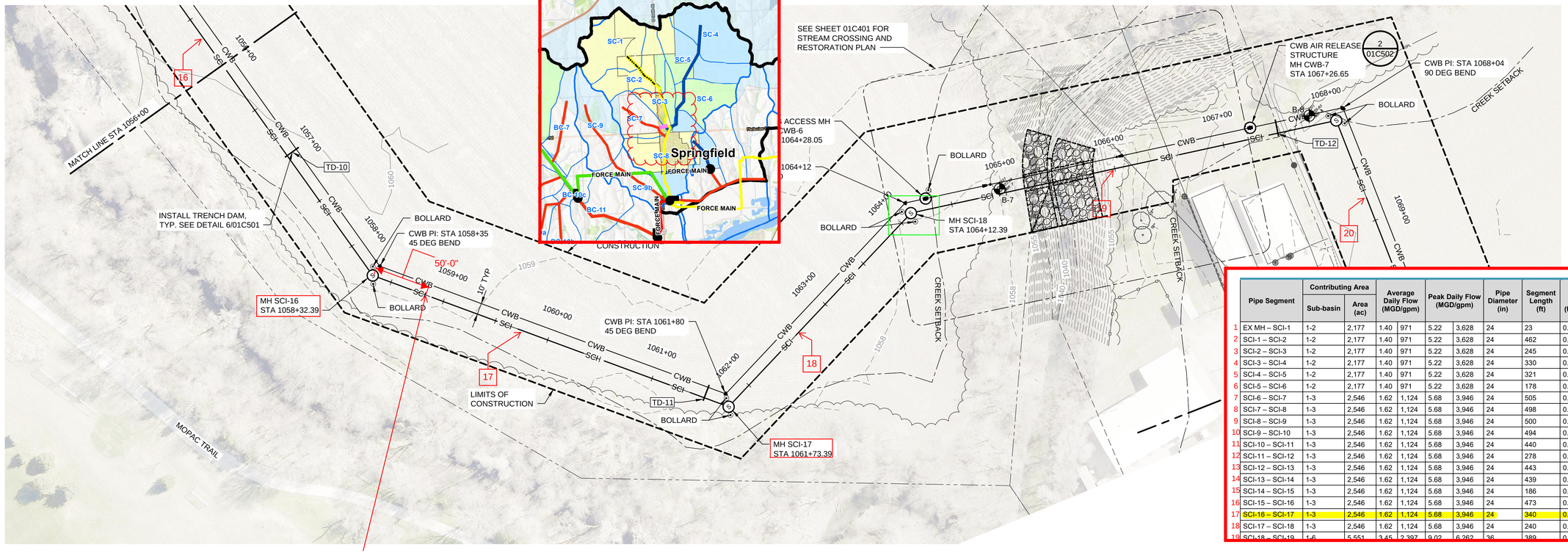
No comments.

**Ryan Saunders (Springfield Platteview Community Schools)**
No comments received.

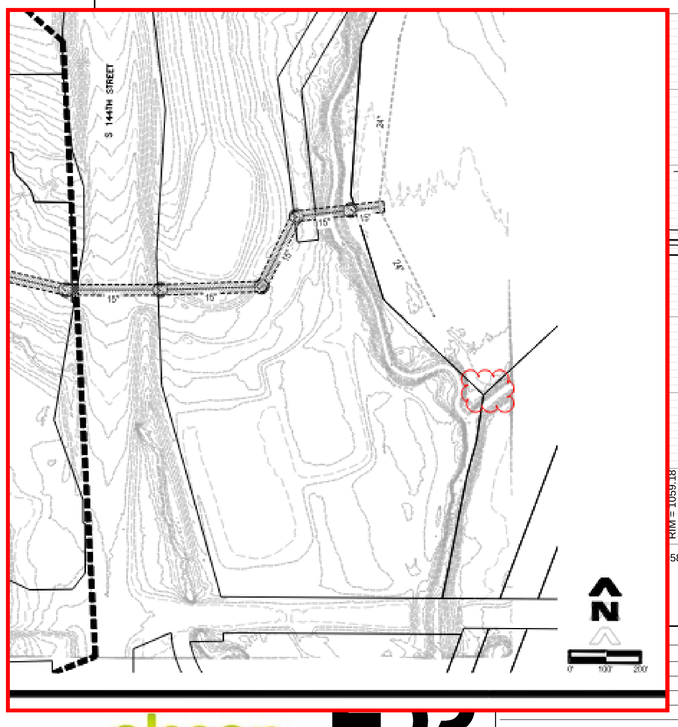
**Attachments:**

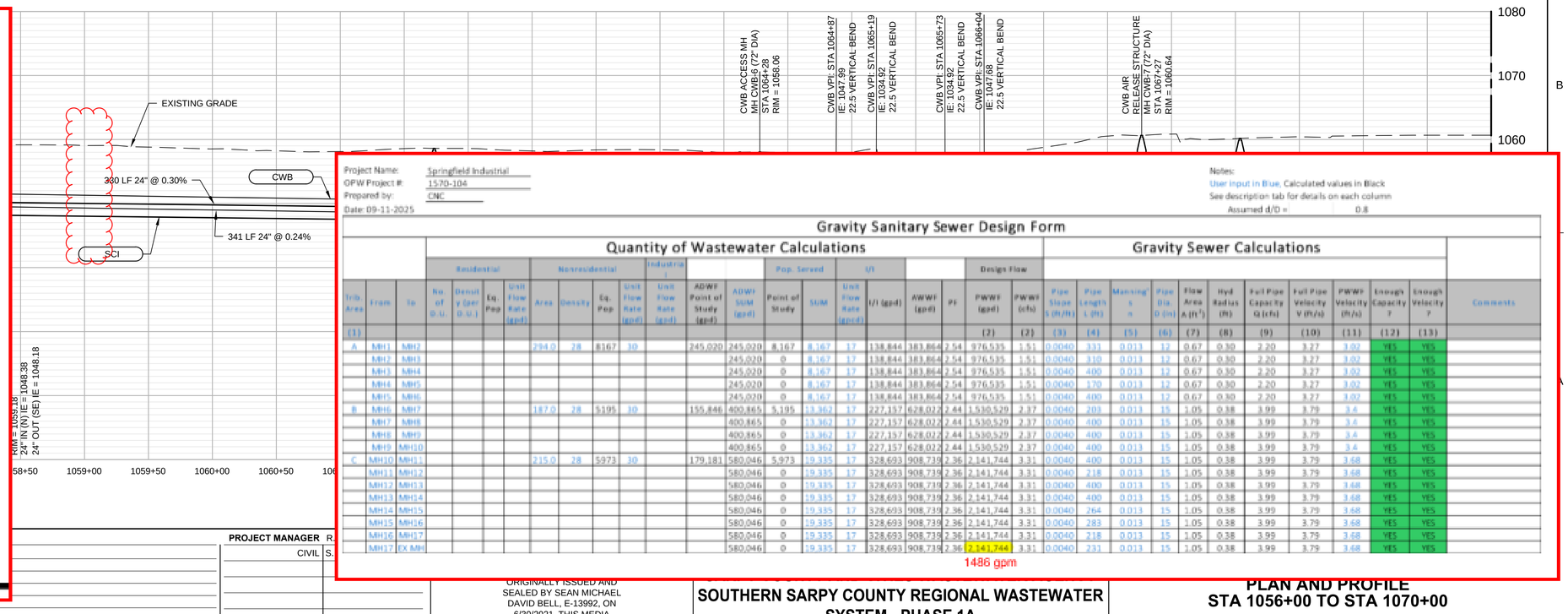
- SC-7 Adjusted Boundary 12-9-25.pdf
- HDR Review Sarpy Co Interceptor Combined Set 10-29-2021_jr.pdf
- Springfield Industrial Sr. Fee Calcs_12-9-25.pdf
- ACTUAL FINAL PLAT - Springfield Industrial Final Plat-A1570-104A(Comments) 12-16.pdf


SC-7
Adjusted
495 ac±
Eagleview, Sarpy County, NE, Vantor




| | Pipe Segment | Contributing Area | | Average Daily Flow (MGD/gpm) | | Peak Daily Flow (MGD/gpm) | | Pipe Diameter (in) | Segment Length (ft) | Pipe Slope (ft/100 ft) | Full Pipe Capacity (gpm) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Sub-basin | Area (ac) | | | | | | | | |
| 1 | EX MH – SCI-1 | 1-2 | 2,177 | 1.40 | 971 | 5.22 | 3,628 | 24 | 23 | 0.43 | 6,712 |
| 2 | SCI-1 – SCI-2 | 1-2 | 2,177 | 1.40 | 971 | 5.22 | 3,628 | 24 | 462 | 0.19 | 4,418 |
| 3 | SCI-2 – SCI-3 | 1-2 | 2,177 | 1.40 | 971 | 5.22 | 3,628 | 24 | 245 | 0.24 | 5,037 |
| 4 | SCI-3 – SCI-4 | 1-2 | 2,177 | 1.40 | 971 | 5.22 | 3,628 | 24 | 330 | 0.21 | 4,621 |
| 5 | SCI-4 – SCI-5 | 1-2 | 2,177 | 1.40 | 971 | 5.22 | 3,628 | 24 | 321 | 0.20 | 4,545 |
| 6 | SCI-5 – SCI-6 | 1-2 | 2,177 | 1.40 | 971 | 5.22 | 3,628 | 24 | 178 | 0.35 | 6,008 |
| 7 | SCI-6 – SCI-7 | 1-3 | 2,546 | 1.62 | 1,124 | 5.68 | 3,946 | 24 | 505 | 0.44 | 6,719 |
| 8 | SCI-7 – SCI-8 | 1-3 | 2,546 | 1.62 | 1,124 | 5.68 | 3,946 | 24 | 498 | 0.46 | 6,903 |
| 9 | SCI-8 – SCI-9 | 1-3 | 2,546 | 1.62 | 1,124 | 5.68 | 3,946 | 24 | 500 | 0.44 | 6,737 |
| 10 | SCI-9 – SCI-10 | 1-3 | 2,546 | 1.62 | 1,124 | 5.68 | 3,946 | 24 | 494 | 0.59 | 7,826 |
| 11 | SCI-10 – SCI-11 | 1-3 | 2,546 | 1.62 | 1,124 | 5.68 | 3,946 | 24 | 440 | 0.57 | 7,688 |
| 12 | SCI-11 – SCI-12 | 1-3 | 2,546 | 1.62 | 1,124 | 5.68 | 3,946 | 24 | 278 | 0.28 | 5,357 |
| 13 | SCI-12 – SCI-13 | 1-3 | 2,546 | 1.62 | 1,124 | 5.68 | 3,946 | 24 | 443 | 0.29 | 5,472 |
| 14 | SCI-13 – SCI-14 | 1-3 | 2,546 | 1.62 | 1,124 | 5.68 | 3,946 | 24 | 439 | 0.71 | 8,596 |
| 15 | SCI-14 – SCI-15 | 1-3 | 2,546 | 1.62 | 1,124 | 5.68 | 3,946 | 24 | 186 | 0.30 | 5,585 |
| 16 | SCI-15 – SCI-16 | 1-3 | 2,546 | 1.62 | 1,124 | 5.68 | 3,946 | 24 | 473 | 0.29 | 5,478 |
| 17 | SCI-16 – SCI-17 | 1-3 | 2,546 | 1.62 | 1,124 | 5.68 | 3,946 | 24 | 340 | 0.30 | 5,575 |
| 18 | SCI-17 – SCI-18 | 1-3 | 2,546 | 1.62 | 1,124 | 5.68 | 3,946 | 24 | 240 | 0.22 | 4,828 |
| 19 | SCI-18 – SCI-19 | 1-6 | 5,551 | 3.45 | 2,397 | 9.02 | 6,262 | 36 | 389 | 0.22 | 14,194 |




Project Name: Springfield Industrial
OPW Project #: 1570-104
Prepared by: CNC
Date: 09-11-2025

Notes:
User Input in Blue, Calculated values in Black
See description tab for details on each column
Assumed d/D = 0.8

## Gravity Sanitary Sewer Design Form

### Quantity of Wastewater Calculations

| | | | Residential | | | Nonresidential | | | | Industrial | | Pop. Served | | I/I | | | Design Flow | | Gravity Sewer Calculations | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Trib. Area | From | To | No. of D.U. | Density (per D.U.) | Eq. Pop | Unit Flow Rate (gpd) | Area | Density | Eq. Pop | Unit Flow Rate (gpd) | Unit Flow Rate (gpd) | ADWF Point of Study (gpd) | ADWF SUM (gpd) | Point of Study | SUM | Unit Flow Rate (gpd) | I/I (gpd) | AWWF (gpd) | PF | PWWF (gpd) | PWWF (cfs) | Pipe Slope S (ft/ft) | Pipe Length L (ft) | Manning's n | Pipe Dia. D (in) | Flow Area A (ft²) | Hyd Radius (ft) | Full Pipe Capacity Q (cfs) | Full Pipe Velocity V (ft/s) | PWWF Velocity (ft/s) | Enough Capacity ? | Enough Velocity ? | Comments |
| (1) | | | | | | | | | | | | | | | | | | | | (2) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) | (11) | (12) | (13) | |
| A | MH1 | MH2 | | | | | 294.0 | 28 | 8167 | 30 | | 245,020 | 245,020 | 8,167 | 8,167 | 17 | 138,844 | 383,864 | 2.54 | 976,535 | 1.51 | 0.0040 | 331 | 0.013 | 12 | 0.67 | 0.30 | 2.20 | 3.27 | 3.02 | YES | YES | |
| | MH2 | MH3 | | | | | | | | | | | 245,020 | 0 | 8,167 | 17 | 138,844 | 383,864 | 2.54 | 976,535 | 1.51 | 0.0040 | 310 | 0.013 | 12 | 0.67 | 0.30 | 2.20 | 3.27 | 3.02 | YES | YES | |
| | MH3 | MH4 | | | | | | | | | | | 245,020 | 0 | 8,167 | 17 | 138,844 | 383,864 | 2.54 | 976,535 | 1.51 | 0.0040 | 400 | 0.013 | 12 | 0.67 | 0.30 | 2.20 | 3.27 | 3.02 | YES | YES | |
| | MH4 | MH5 | | | | | | | | | | | 245,020 | 0 | 8,167 | 17 | 138,844 | 383,864 | 2.54 | 976,535 | 1.51 | 0.0040 | 170 | 0.013 | 12 | 0.67 | 0.30 | 2.20 | 3.27 | 3.02 | YES | YES | |
| | MH5 | MH6 | | | | | | | | | | | 245,020 | 0 | 8,167 | 17 | 138,844 | 383,864 | 2.54 | 976,535 | 1.51 | 0.0040 | 400 | 0.013 | 12 | 0.67 | 0.30 | 2.20 | 3.27 | 3.02 | YES | YES | |
| B | MH6 | MH7 | | | | | 187.0 | 28 | 5195 | 30 | | 155,846 | 400,865 | 5,195 | 13,362 | 17 | 227,157 | 628,022 | 2.44 | 1,530,529 | 2.37 | 0.0040 | 203 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.4 | YES | YES | |
| | MH7 | MH8 | | | | | | | | | | | 400,865 | 0 | 13,362 | 17 | 227,157 | 628,022 | 2.44 | 1,530,529 | 2.37 | 0.0040 | 400 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.4 | YES | YES | |
| | MH8 | MH9 | | | | | | | | | | | 400,865 | 0 | 13,362 | 17 | 227,157 | 628,022 | 2.44 | 1,530,529 | 2.37 | 0.0040 | 400 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.4 | YES | YES | |
| | MH9 | MH10 | | | | | | | | | | | 400,865 | 0 | 13,362 | 17 | 227,157 | 628,022 | 2.44 | 1,530,529 | 2.37 | 0.0040 | 400 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.4 | YES | YES | |
| C | MH10 | MH11 | | | | | 215.0 | 28 | 5973 | 30 | | 179,181 | 580,046 | 5,973 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 400 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH11 | MH12 | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 218 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH12 | MH13 | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 400 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH13 | MH14 | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 400 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH14 | MH15 | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 264 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH15 | MH16 | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 283 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH16 | MH17 | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 218 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH17 | EX MH | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 231 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |

1486 gpm

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 0 | 10/29/2021 | CONFORMED DRAWINGS |

PROJECT MANAGER R.
CIVIL S.
PROJECT NUMBER 10235293

ORIGINALLY ISSUED AND SEALED BY SEAN MICHAEL DAVID BELL, E-13992, ON 6/30/2021. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

**SOUTHERN SARPY COUNTY REGIONAL WASTEWATER SYSTEM - PHASE 1A**
**SPRINGFIELD CREEK INTERCEPTOR SEWER, CWB SEWER, AND CWB EQUALIZATION BASIN**

**PLAN AND PROFILE**
**STA 1056+00 TO STA 1070+00**

FILENAME 01C105.DWG
SCALE HZ. 1" = 50' VT. 1"=10'

SHEET 01C105

C:\pwworking\central\d1\d1918952\01C105.dwg, PLOT, 10/28/2021 11:50:20 AM, CQUEEN

10/9/2025

| | | 25-26 | 26-27 | 27-28 |
|---|---|---|---|---|
| Agency Rates per Ac | | $ 29,984.00 | $ 31,484.00 | $ 32,059.00 |
| Gross Plat Size | 79.83977 | Approx. had to estimate ROW of 153rd Street | | |
| | | 25-26 | 26-27 | 27-28 |
| Lot No. | Size (Ac) | Conn Fee | Conn Fee | Conn Fee |
| 1 | 16.03 | $ 480,643.52 | $ 504,688.52 | $ 513,905.77 |
| 2 | 13.66 | $ 409,581.44 | $ 430,071.44 | $ 437,925.94 |
| 3 | 13.9 | $ 416,777.60 | $ 437,627.60 | $ 445,620.10 |
| 4 | 14.92 | $ 447,361.28 | $ 469,741.28 | $ 478,320.28 |
| Total | 58.51 | $ 1,754,363.84 | $ 1,842,128.84 | $ 1,875,772.09 |

| Outlot | Size (Ac) |
|---|---|
| A | 8.46 |
| B | 2.34 |
| C | 3.17 |
| D | 1.7 |
| Total | 15.67 |
| ROW | 5.65977 |

| | | | | |
|---|---|---|---|---|
| Total Buildable | | | | |
| % Builable | 73.28% | > 65% | TRUE | |
| 1/2 Due at F.P | | $ 877,181.92 | $ 921,064.42 | $ 937,886.05 |

**Table 1 – Growth Forecast Assumptions**

| Variable | Unit | Value |
|---|---|---|
| Overall Sarpy County Residential Population Growth<br>• 2015-2045<br>• 2046-2055 | People/year | • 3,625<br>• 2,845 |
| Percentage of Projected Incremental Growth Occurring South of Ridgeline:<br>• Year 2020<br>• Year 2025<br>• Year 2035<br>• Year 2050 | Percent | • 10<br>• 25<br>• 75<br>• 90 |
| Single Family Residential | People/DU | 2.7 |
| Dwelling Units (DU) per Gross Acre | DU/acre | 3 |
| People per Gross Acre | People/acre | 8.1 |
| Developable Acre to Gross Acre Ratio (Residential) | Percent | 60 |
| Commercial Growth | SF/10 years | 500,000 |
| Commercial Building Area per Developable Acre | SF/acre | 13,700 |
| Area per Commercial Employee | SF/employee | 196 |
| Commercial Employees per Developable Acre | Employees/acre | 70 |
| Industrial Growth | SF/10 years | 3,000,000 |
| Industrial Building Area per Developable Acre | SF/acre | 12,000 |
| Area per Industrial Employee | SF/employee | 600 |
| Industrial Employees per Developable Acre | Employees/acre | 20 |
| Developable Acre to Gross Acre Ratio (Commercial/Industrial) | Percent | 65 |
| Residential Wastewater Flow | gpcd | 100 |
| Commercial Wastewater Flow | gpad | 1,500 |
| Industrial Wastewater Flow | gpad | 1,500 |

12/9/2025

| | | 25-26 | 26-27 | 27-28 |
|---|---|---|---|---|
| Agency Rates per Ac | | $ 29,984.00 | $ 31,484.00 | $ 32,059.00 |
| Gross Plat Size | 29.58 | Approx. had to estimate ROW of 153rd Street | | |
| | | 25-26 | 26-27 | 27-28 |
| Lot No. | Size (Ac) | Conn Fee | Conn Fee | Conn Fee |
| 1 | 16.143 | $ 484,031.71 | $ 508,246.21 | $ 517,528.44 |
| Total | 16.143 | $ 484,031.71 | $ 508,246.21 | $ 517,528.44 |
| Outlot | Size (Ac) | | | |
| A | 8.37 | | | |
| B | 1.61 | | | |
| Total | 9.98 | | | |
| ROW & Future OL | 3.457 | | | |
| Total Buildable | | | | |
| % Builable | 54.57% | > 65% | FALSE | |
| 1/2 Due at F.P | | $ 242,015.86 | $ 254,123.11 | $ 258,764.22 |

**Table 1 – Growth Forecast Assumptions**

| Variable | Unit | Value |
|---|---|---|
| Overall Sarpy County Residential Population Growth<br>• 2015-2045<br>• 2046-2055 | People/year | <br>• 3,625<br>• 2,845 |
| Percentage of Projected Incremental Growth Occurring South of Ridgeline:<br>• Year 2020<br>• Year 2025<br>• Year 2035<br>• Year 2050 | Percent | <br>• 10<br>• 25<br>• 75<br>• 90 |
| Single Family Residential | People/DU | 2.7 |
| Dwelling Units (DU) per Gross Acre | DU/acre | 3 |
| People per Gross Acre | People/acre | 8.1 |
| Developable Acre to Gross Acre Ratio (Residential) | Percent | 60 |
| Commercial Growth | SF/10 years | 500,000 |
| Commercial Building Area per Developable Acre | SF/acre | 13,700 |
| Area per Commercial Employee | SF/employee | 196 |
| Commercial Employees per Developable Acre | Employees/acre | 70 |
| Industrial Growth | SF/10 years | 3,000,000 |
| Industrial Building Area per Developable Acre | SF/acre | 12,000 |
| Area per Industrial Employee | SF/employee | 600 |
| Industrial Employees per Developable Acre | Employees/acre | 20 |
| Developable Acre to Gross Acre Ratio (Commercial/Industrial) | Percent | 65 |
| Residential Wastewater Flow | gpcd | 100 |
| Commercial Wastewater Flow | gpad | 1,500 |
| Industrial Wastewater Flow | gpad | 1,500 |

# SPRINGFIELD INDUSTRIAL

## LOT 1 AND OUTLOTS A AND B

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 14, T13N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

Reviewed by: JMB
12/10/2025 3:11:03 PM

Reviewed by: MRS
12/10/2025 8:53:50 AM

| PROPERTY LINE CURVE INFORMATION | | | | |
|---|---|---|---|---|
| CURVE # | DELTA | LENGTH | TANGENT | RADIUS |
| A | 15°52'58" | 146.92' | 73.93' | 530.00' |
| B | 20°42'30" | 169.87' | 85.87' | 470.00' |
| C | 08°12'15" | 67.30' | 33.71' | 470.00' |
| D | 08°11'44" | 75.81' | 37.97' | 530.00' |
| E | 08°12'15" | 75.89' | 38.01' | 530.00' |
| F | 08°11'49" | 67.24' | 33.68' | 470.00' |
| G | 05°06'33" | 47.26' | 23.65' | 530.00' |
| H | 09°56'34" | 81.56' | 40.88' | 470.00' |
| J | 15°52'59" | 130.29' | 65.57' | 470.00' |
| K | 01°20'18" | 12.38' | 6.19' | 530.00' |

| SETBACK REQUIREMENTS | | | | |
|---|---|---|---|---|
| ZONING | FRONT YARD | SIDE YARD | STREET SIDE YARD | REAR YARD |
| LI | 25' | 0' | 25' | 15' |

LEGEND

- ◆ CORNERS FOUND
- ○ CORNERS SET (5/8" REBAR W/CAP #693)
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- SR SURVEY RECORD PER SURVEY BY PLS #637 DATED 06/22/2022
- OTP OPEN TOP PIPE

### NOTES

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO FAIRVIEW ROAD OVER THE NORTH LINE OF LOT 1.
2. OUTLOT A WILL PROVIDE DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY SPRINGFIELD INDUSTRIAL.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, **TRIBEDO, LLC**, A NEBRASKA LIMITED LIABILITY COMPANY, 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, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS **SPRINGFIELD INDUSTRIAL**, 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 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 LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT 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.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY 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 CUL-DE-SAC STREETS AND ALONG 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 HEREIN GRANTED.

**TRIBEDO, LLC,**
A NEBRASKA LIMITED LIABILITY COMPANY

BY: _____
TITLE

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY _____, OF **TRIBEDO, LLC**, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

_____
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT SUPERVISION AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT ONCE ALL GRADING HAS BEEN COMPLETED PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS **SPRINGFIELD INDUSTRIAL**, LOT 1 AND OUTLOTS A AND B, BEING A PLATTING OF THAT PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 14, T13N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 14;

THENCE S02°49'20"E (ASSUMED FROM STATE PLANE'S 2° TWIST BEARING) (ASSUMED BEARING) 74.97 FEET ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 14 TO THE SOUTH RIGHT OF WAY LINE OF FAIRVIEW ROAD AND THE POINT OF BEGINNING;

THENCE S02°49'20"E 1574.22 FEET CONTINUING ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 14 TO THE NW CORNER OF LOT 1, SPRINGFIELD BUSINESS PARK, A SUBDIVISION IN SAID SARPY COUNTY;

THENCE S02°49'04"E 989.44 FEET CONTINUING ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 14 TO THE SE CORNER THEREOF;

THENCE S86°42'14"W 622.47 FEET ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 14;

THENCE N42°32'47"W 126.11 FEET;

THENCE N40°12'54"W 231.53 FEET;

THENCE N58°36'43"W 351.73 FEET;

THENCE N87°10'38"E 1054.68 FEET;

THENCE N02°49'44"W 609.92 FEET;

THENCE NORTHWESTERLY ON A 470.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING N05°23'05"W, CHORD DISTANCE OF 41.90 FEET AND ARC DISTANCE OF 41.91 FEET;

THENCE N07°56'22"W 493.74 FEET;

THENCE NORTHWESTERLY ON A 530.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING N02°58'05"W, CHORD DISTANCE OF 91.86 FEET AND ARC DISTANCE OF 91.97 FEET;

THENCE N02°00'12"E 301.47 FEET;

THENCE S87°10'59"W 1233.59 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION 14;

THENCE N02°49'59"W 547.27 FEET ON THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION 14 TO THE SOUTH RIGHT OF WAY LINE OF SAID FAIRVIEW ROAD;

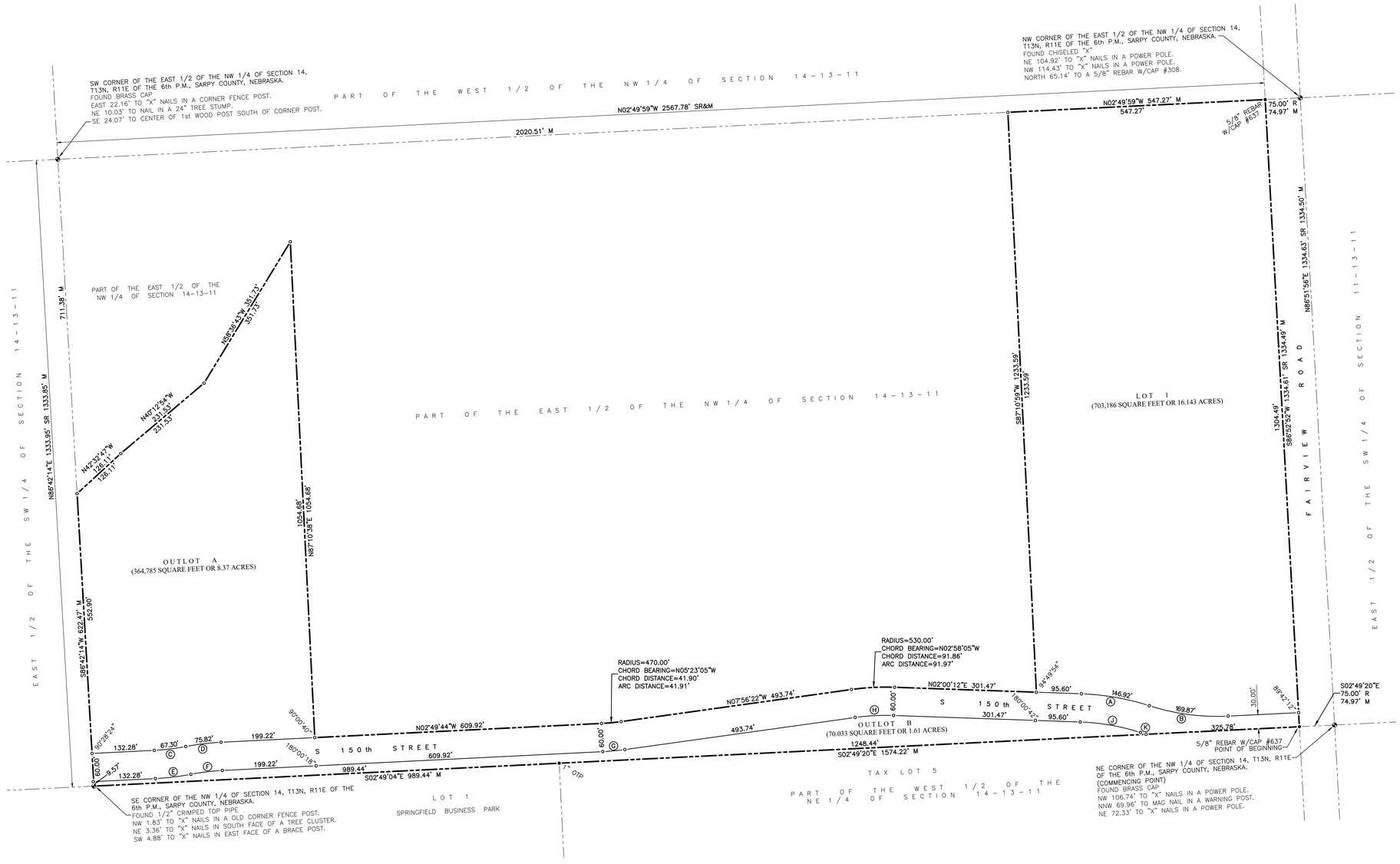
THENCE S86°52'52"W 1334.49 FEET ON THE SOUTH RIGHT OF WAY LINE OF SAID FAIRVIEW ROAD TO THE POINT OF BEGINNING.

CONTAINING 29.58 ACRES MORE OR LESS

NOVEMBER 20, 2025
DATE

NEBRASKA PROFESSIONAL LS-693 LAND SURVEYOR JON L. CARRELL

JON L. CARRELL
NEBRASKA PLS #693




### 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 _____, 2025.

SEAL

_____
SARPY COUNTY TREASURER

TREASURER'S SEAL

### APPROVAL OF THE SPRINGFIELD CITY PLANNING COMMISSION

THIS PLAT OF **SPRINGFIELD INDUSTRIAL** WAS APPROVED BY THE SPRINGFIELD CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

ATTEST: SECRETARY OF PLANNING COMMISSION

CHAIRPERSON

### APPROVAL OF THE SPRINGFIELD CITY COUNCIL

THIS PLAT OF **SPRINGFIELD INDUSTRIAL** WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS _____ DAY OF _____, 2025.

ATTEST: CITY CLERK, BARB HENNINGER

MAYOR, ROBERT ROSELAND

### APPROVAL OF THE SPRINGFIELD CITY ENGINEER

THIS PLAT OF **SPRINGFIELD INDUSTRIAL** WAS APPROVED BY THE SPRINGFIELD CITY ENGINEER THIS _____ DAY OF _____, 2025.

_____
SPRINGFIELD CITY ENGINEER

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF **SPRINGFIELD INDUSTRIAL** WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 2025.

_____
COUNTY SURVEYOR/ENGINEER


TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199


Survey Type

SPRINGFIELD INDUSTRIAL
LOT 1 AND OUTLOTS A AND B

0' 50' 100'

U.S. SURVEY FEET

811 Know what's below. Call before you dig.

Revision Dates

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

Job No.: A1570-104A
Drawn By: RJR
Reviewed By:. JLC
Date: NOVEMBER 20, 2025
Book: 25/26
Pages: 16&17

Sheet Title

**SPRINGFIELD, NEBRASKA SARPY COUNTY FINAL PLAT**

Sheet Number

**SHEET 1 OF 1**

springfield
NEBRASKA

## FINAL PLAT CHECKLIST

Plat Name: Springfield Industrial

Subdivider's Name Tribedo, LLC

Final Plats shall include the following information:

After approval of the Preliminary Plat by the Planning Commission, the subdivider shall prepare and submit to the Planning Commission a Final Plat prepared by a registered engineer and registered land surveyor for recording purposes and shall submit to the City Engineer:

- [x] A sanitary sewer plan
- [x] A surface storm drainage plan within the subdivision (this requirement may vary on a case by case basis, subject to City Council review and approval).
- [x] A street profile plan with a statement of proposed street improvements

Final Plat, in conformance with the approved Preliminary Plat, shall include:

- [x] Name of subdivision
- [x] Date, north arrow and scale
- [x] Boundary lines of area being subdivided (heavy dashed lines) with accurate distance, angles other than 90 degrees, boundaries and location of section and half-section lines in relation to Plat.
- [x] Include lands adjoining subdivision for a distance of two hundred (200) feet on all sides, all names of such additions, and streets, together with property lines, lot and block numbers and other designations, (except dimensions, to be shown by broken lines.) Dimensions of bounding streets, together with lot dimensions on side adjoining streets shall be shown.
- [x] Identifications systems for all lots and blocks.
- [x] Proposed streets, cul-de-sacs, (with names), alleys, easements and other dedications and lots of other parcels of land must be accurately dimensioned. All angles other than ninety (90) degrees, as required to definitely establish lines or parcels of land, must be shown.
- [x] Locations of markings (in feet and decimals of a foot) of iron pipe, three-quarters (3/4) of an inch plus or minus, in diameter and not less than two (2) feet in length at all lot corners and change in alignments of such lines.

- [x] The point of beginning and ending of curve, its radius and total deflection angle.
- [x] Certification by a registered land surveyor.
- [ ] A notarized certification signed and acknowledged by all parties having any titled interest in, or lien upon the land to be subdivided consenting to the Final Plat including the dedication of parts of the land for streets, easements, and other purposes.
- [ ] A certification signed by the County Treasurer stating that there are no regular or special taxes due or delinquent against the platted land.
- [ ] A form for the approval of the Planning Commission.
- [ ] A form for the approval of the City Council to be signed by the Mayor and attested to by the City Clerk.
- [ ] Location description of the subdivision by the section, township, range, county, and state and including metes and bounds description for the boundaries of the subdivision.
- [ ] A form for the approval of the City Engineer.
- [ ] A form for Acknowledgement by Notary.
- [ ] A form for Certificate of County Register of Deeds.
- [ ] One copy of any private restrictions or covenants affecting the subdivision or any part thereof, if applicable.

**Please refer to the Springfield Subdivision* Regulations *for subdivision design standards.*

– Remaining items to be completed prior to recording the final plat.

12/8/25

Bradley Huyck, Project Engineer

springfield NEBRASKA

# FINAL PLAT APPLICATION

(please print or type)

Subdivider's Name Tribedo LLC
Address 10404 ESSEX COURT, SUIT 101, OMAHA, NE 68114
Phone (402) 408-0005 -_____ ext._____

Owner's Name Arun Agarwal
Address 10404 ESSEX COURT, SUIT 101, OMAHA, NE 68114
Phone (402) 408-0005 -_____ ext._____

Agent's Name Thompson Dreessen & Dorner
Address 10836 Old Mill Road, Omaha, Nebraska 68154
Phone (402) 330-8860 -_____ ext._____

The Final Plat is requested for the property legally described as follows:
Lot 1 and Outlots A and B, Springfield Industrial, being a platting of part of the East 1/2 of the NW 1/4 of Section 14, T13N, R11E of the 6th P.M., Sarpy County, Nebraska

The current zoning of the property is as follows:
AR Agricultural Residential District

Name of the Final Plat:
Springfield Industrial

Number of lots in the Final Plat:
1 Lot and 2 Outlots

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

- ❑ yes
- X no

If yes, please describe the nature of such interest:

_____
_____
_____
_____

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

X yes
❑ no

If yes, please describe the nature of the action:

Rezoning from AG to LI will be required. Rezoning application and preliminary plat application were approved by city council on December 2, 2025.

The Final Plat is based on the Preliminary Plat for:

Springfield Industrial

This Preliminary Plat was approved by the City Council on:

Date December 2, 2025

Is the Final Plat consistent with the approved Preliminary Plat?

X 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
X no

If not, list improvements which have not been completed:

No grading or public improvement construction has occurred at this time.

- ✓ ***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 _____
Applicant

Date 12/3/2025_____, 20_____

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

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

# SPRINGFIELD INDUSTRIAL

## LOT 1 AND OUTLOTS A AND B

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 14, T13N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

| PROPERTY LINE CURVE INFORMATION | | | | |
|---|---|---|---|---|
| CURVE # | DELTA | LENGTH | TANGENT | RADIUS |
| A | 15°52'58" | 146.92' | 73.93' | 530.00' |
| B | 20°42'30" | 169.87' | 85.87' | 470.00' |
| C | 08°12'15" | 67.30' | 33.71' | 470.00' |
| D | 08°11'44" | 75.81' | 37.97' | 530.00' |
| E | 08°12'15" | 75.89' | 38.01' | 530.00' |
| F | 08°11'49" | 67.24' | 33.68' | 470.00' |
| G | 05°06'33" | 47.26' | 23.65' | 530.00' |
| H | 09°56'34" | 81.56' | 40.88' | 470.00' |
| J | 15°52'59" | 130.29' | 65.57' | 470.00' |
| K | 01°20'18" | 12.38' | 6.19' | 530.00' |

| SETBACK REQUIREMENTS | | | | |
|---|---|---|---|---|
| ZONING | FRONT YARD | SIDE YARD | STREET SIDE YARD | REAR YARD |
| LI | 25' | 0' | 25' | 15' |

### NOTES

1. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO FAIRVIEW ROAD OVER THE NORTH LINE OF LOT 1.
2. OUTLOT A WILL PROVIDE DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY SPRINGFIELD INDUSTRIAL.

LEGEND

| | |
|---|---|
| ●● | CORNERS FOUND |
| o | CORNERS SET (5/8" REBAR W/CAP #693) |
| R | RECORDED DISTANCE |
| M | MEASURED DISTANCE |
| SR | SURVEY RECORD PER SURVEY BY PLS #637 DATED 06/22/2022 |
| OTP | OPEN TOP PIPE |

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, **TRIBEDO, LLC**, A NEBRASKA LIMITED LIABILITY COMPANY, 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, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS **SPRINGFIELD INDUSTRIAL**, 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 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 LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT 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.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY 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 CUL-DE-SAC STREETS AND ALONG 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 HEREIN GRANTED.

**TRIBEDO, LLC,**
A NEBRASKA LIMITED LIABILITY COMPANY

BY: _____
TITLE

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY _____, OF **TRIBEDO, LLC**, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

_____
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT SUPERVISION AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT ONCE ALL GRADING HAS BEEN COMPLETED PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS **SPRINGFIELD INDUSTRIAL**, LOT 1 AND OUTLOTS A AND B, BEING A PLATTING OF THAT PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 14, T13N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 14;

THENCE S02°49'20"E (ASSUMED BEARING) 74.97 FEET ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 14 TO THE SOUTH RIGHT OF WAY LINE OF FAIRVIEW ROAD AND THE POINT OF BEGINNING;

THENCE S02°49'20"E 1574.22 FEET CONTINUING ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 14 TO THE NW CORNER OF LOT 1, SPRINGFIELD BUSINESS PARK, A SUBDIVISION IN SAID SARPY COUNTY;

THENCE S02°49'04"E 989.44 FEET CONTINUING ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 14 TO THE SE CORNER THEREOF;

THENCE S86°42'14"W 622.47 FEET ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 14;

THENCE N42°32'47"W 126.11 FEET;

THENCE N40°12'54"W 231.53 FEET;

THENCE N58°36'43"W 351.73 FEET;

THENCE N87°10'38"E 1054.68 FEET;

THENCE N02°49'44"W 609.92 FEET;

THENCE NORTHWESTERLY ON A 470.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING N05°23'05"W, CHORD DISTANCE OF 41.90 FEET AND ARC DISTANCE OF 41.91 FEET;

THENCE N07°56'22"W 493.74 FEET;

THENCE NORTHWESTERLY ON A 530.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING N02°58'05"W, CHORD DISTANCE OF 91.86 FEET AND ARC DISTANCE OF 91.97 FEET;

THENCE N02°00'12"E 301.47 FEET;

THENCE S87°10'59"W 1233.59 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION 14;

THENCE N02°49'59"W 547.27 FEET ON THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION 14 TO THE SOUTH RIGHT OF WAY LINE OF SAID FAIRVIEW ROAD;

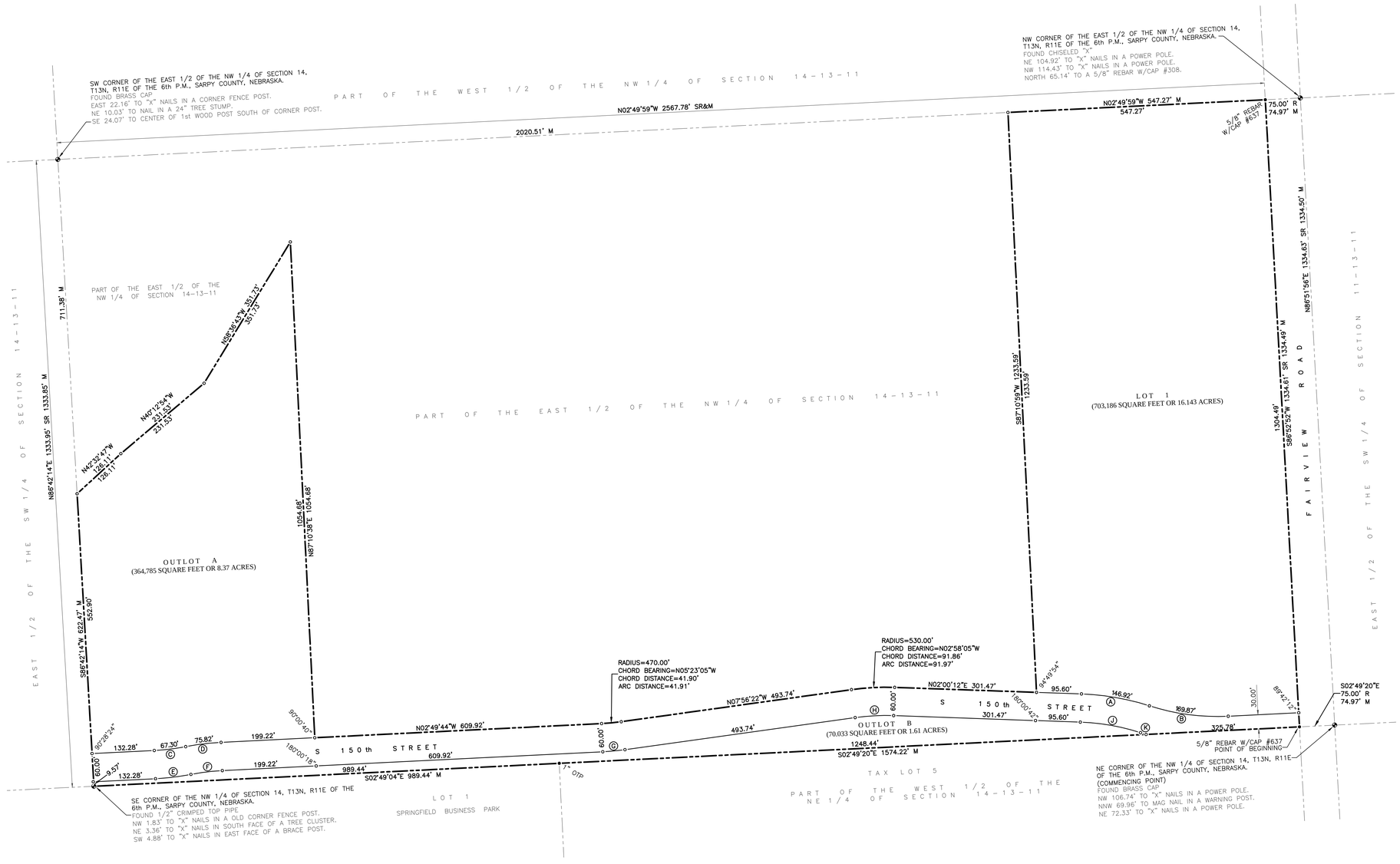
THENCE S86°52'52"W 1334.49 FEET ON THE SOUTH RIGHT OF WAY LINE OF SAID FAIRVIEW ROAD TO THE POINT OF BEGINNING.

CONTAINING 29.58 ACRES MORE OR LESS

NOVEMBER 20, 2025
DATE

NEBRASKA PROFESSIONAL LS-693 LAND SURVEYOR JON L. CARRELL

JON L. CARRELL
NEBRASKA PLS #693




### 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 _____, 2025.

SEAL

_____
SARPY COUNTY TREASURER

TREASURER'S SEAL

### APPROVAL OF THE SPRINGFIELD CITY PLANNING COMMISSION

THIS PLAT OF **SPRINGFIELD INDUSTRIAL** WAS APPROVED BY THE SPRINGFIELD CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

ATTEST: SECRETARY OF PLANNING COMMISSION

CHAIRPERSON

### APPROVAL OF THE SPRINGFIELD CITY COUNCIL

THIS PLAT OF **SPRINGFIELD INDUSTRIAL** WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS _____ DAY OF _____, 2025.

ATTEST: CITY CLERK, BARB HENNINGER

MAYOR, ROBERT ROSELAND

### APPROVAL OF THE SPRINGFIELD CITY ENGINEER

THIS PLAT OF **SPRINGFIELD INDUSTRIAL** WAS APPROVED BY THE SPRINGFIELD CITY ENGINEER THIS _____ DAY OF _____, 2025.

_____
SPRINGFIELD CITY ENGINEER

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF **SPRINGFIELD INDUSTRIAL** WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 2025.

_____
COUNTY SURVEYOR/ENGINEER


TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199


Survey Type

SPRINGFIELD INDUSTRIAL
LOT 1 AND OUTLOTS A AND B

0' 50' 100'

U.S. SURVEY FEET

811 Know what's below. Call before you dig.

Revision Dates

| No. | Description | MM-DD-YY |
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Job No.: A1570-104A
Drawn By: RJR
Reviewed By:. JLC
Date: NOVEMBER 20, 2025
Book: 25/26
Pages: 16&17

Sheet Title

**SPRINGFIELD, NEBRASKA SARPY COUNTY FINAL PLAT**

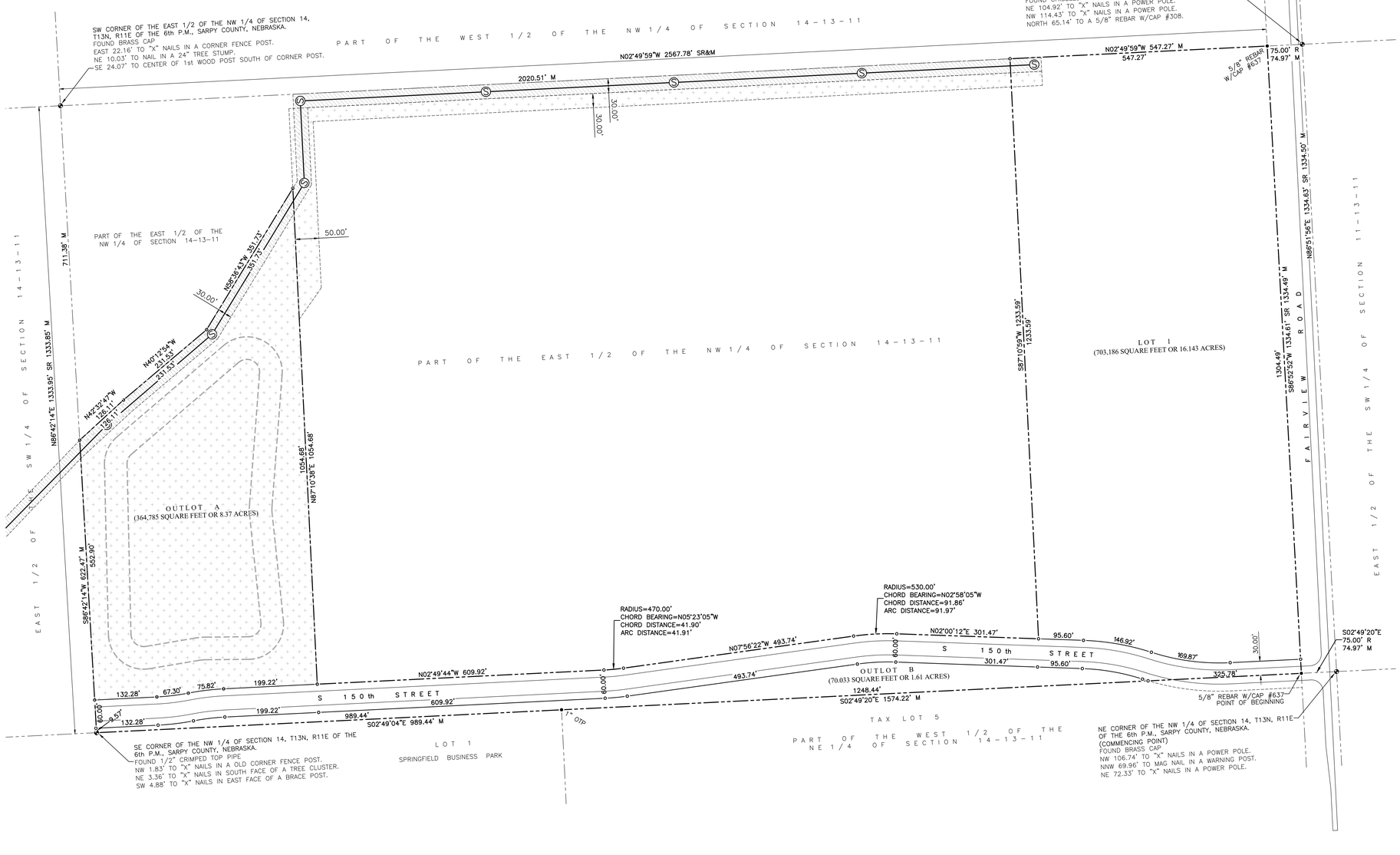
Sheet Number

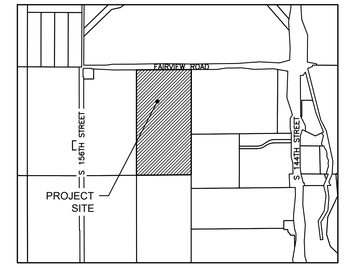
**EXHIBIT A**

# SPRINGFIELD INDUSTRIAL

LOT 1 AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA




VICINITY MAP

## LEGAL DESCRIPTION

LOT 1 AND OUTLOTS A AND B; BEING A PLATTING OF THE E 1/2 OF THE NW QUARTER OF SECTION 14, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

## APPLICANT

TRIBEDO LLC
10404 ESSEX COURT, SUITE 101
ELKHORN, NE 68114

## NOTES

1. EXISTING ZONING IS AR. PROPOSED ZONING IS LI.
2. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
3. PAVEMENT FOR ALL PUBLIC STREETS SHALL BE A MINIMUM OF 25' WIDE, 9-INCH THICK P.C.C. PAVEMENT IN LI AREAS.
4. OUTLOT A WILL PROVIDE DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE S.I.D.
5. OUTLOT B WILL BE OWNED AND MAINTAINED BY THE SPRINGFIELD INDUSTRIAL BUSINESS OWNERS ASSOCIATION.

## LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROPOSED PAVING


TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199


Project Name

Springfield Industrial

Project Location

Fairview Road Between S 144th Street and S 156th Street

Springfield, NE 68059

Client Name

Tribedo LLC

Professional Seal

Revision Dates

| No. | Description | MM-DD-YY |
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Drawn By: CNC Reviewed By: BPH
Job No.: 1570-104 Date: 12-08-25

Sheet Title

Sanitary Sewer Plan

Sheet Number

Exhibit B




Project Name: Springfield Industrial
OPW Project #: 1570-104
Prepared by: CNC
Date: 09-11-2025

Notes:
User input in Blue. Calculated values in Black
See description tab for details on each column
Assumed d/D = 0.8

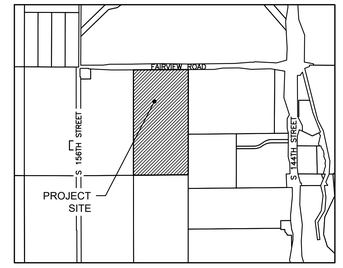
## Gravity Sanitary Sewer Design Form

| | | | Quantity of Wastewater Calculations | | | | | | | | | | | | | | | | Gravity Sewer Calculations | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Residential | | | | Nonresidential | | | Industrial | | | Pop. Served | | I/I | | | | Design Flow | | | | | | | | | | |
| Trib. Area | from | to | No. of D.U. | Density (per D.U.) | Eq. Pop | Unit Flow Rate (gpd) | Area | Density | Eq. Pop | Unit Flow Rate (gpd) | Unit Flow Rate (gpd) | ADWF Point of Study (gpd) | ADWF SUM (gpd) | Point of Study | SUM | Unit Flow Rate (gpcd) | I/I (gpd) | AWWF (gpd) | PF | PWWF (gpd) | PWWF (cfs) | Pipe Slope S (ft/ft) | Pipe Length L (ft) | Manning's n | Pipe Dia. D (in) | Flow Area A (ft²) | Hyd Radius (ft) | Full Pipe Capacity Q (cfs) | Full Pipe Velocity V (ft/s) | PWWF Velocity (ft/s) | Enough Capacity ? | Enough Velocity ? | Comments |
| (1) | | | | | | | | | | | | | | | | | | | | (2) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) | (11) | (12) | (13) | |
| A | MH1 | MH2 | | | | | 294.0 | 28 | 8167 | 30 | | 245,020 | 245,020 | 8,167 | 8,167 | 17 | 138,844 | 383,864 | 2.54 | 976,535 | 1.51 | 0.0040 | 331 | 0.013 | 12 | 0.67 | 0.30 | 2.20 | 3.27 | 3.02 | YES | YES | |
| | MH2 | MH3 | | | | | | | | | | | 245,020 | 0 | 8,167 | 17 | 138,844 | 383,864 | 2.54 | 976,535 | 1.51 | 0.0040 | 310 | 0.013 | 12 | 0.67 | 0.30 | 2.20 | 3.27 | 3.02 | YES | YES | |
| | MH3 | MH4 | | | | | | | | | | | 245,020 | 0 | 8,167 | 17 | 138,844 | 383,864 | 2.54 | 976,535 | 1.51 | 0.0040 | 400 | 0.013 | 12 | 0.67 | 0.30 | 2.20 | 3.27 | 3.02 | YES | YES | |
| | MH4 | MH5 | | | | | | | | | | | 245,020 | 0 | 8,167 | 17 | 138,844 | 383,864 | 2.54 | 976,535 | 1.51 | 0.0040 | 170 | 0.013 | 12 | 0.67 | 0.30 | 2.20 | 3.27 | 3.02 | YES | YES | |
| | MH5 | MH6 | | | | | | | | | | | 245,020 | 0 | 8,167 | 17 | 138,844 | 383,864 | 2.54 | 976,535 | 1.51 | 0.0040 | 400 | 0.013 | 12 | 0.67 | 0.30 | 2.20 | 3.27 | 3.02 | YES | YES | |
| B | MH6 | MH7 | | | | | 187.0 | 28 | 5195 | 30 | | 155,846 | 400,865 | 5,195 | 13,362 | 17 | 227,157 | 628,022 | 2.44 | 1,530,529 | 2.37 | 0.0040 | 203 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.4 | YES | YES | |
| | MH7 | MH8 | | | | | | | | | | | 400,865 | 0 | 13,362 | 17 | 227,157 | 628,022 | 2.44 | 1,530,529 | 2.37 | 0.0040 | 400 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.4 | YES | YES | |
| | MH8 | MH9 | | | | | | | | | | | 400,865 | 0 | 13,362 | 17 | 227,157 | 628,022 | 2.44 | 1,530,529 | 2.37 | 0.0040 | 400 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.4 | YES | YES | |
| | MH9 | MH10 | | | | | | | | | | | 400,865 | 0 | 13,362 | 17 | 227,157 | 628,022 | 2.44 | 1,530,529 | 2.37 | 0.0040 | 400 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.4 | YES | YES | |
| C | MH10 | MH11 | | | | | 215.0 | 28 | 5973 | 30 | | 179,181 | 580,046 | 5,973 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 400 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH11 | MH12 | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 218 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH12 | MH13 | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 400 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH13 | MH14 | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 400 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH14 | MH15 | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 264 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH15 | MH16 | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 283 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH16 | MH17 | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 218 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |
| | MH17 | EX MH | | | | | | | | | | | 580,046 | 0 | 19,335 | 17 | 328,693 | 908,739 | 2.36 | 2,141,744 | 3.31 | 0.0040 | 231 | 0.013 | 15 | 1.05 | 0.38 | 3.99 | 3.79 | 3.68 | YES | YES | |

# SPRINGFIELD INDUSTRIAL

LOT 1 AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA




VICINITY MAP

## LEGAL DESCRIPTION

LOT 1 AND OUTLOTS A AND B; BEING A PLATTING OF THE E 1/2 OF THE NW QUARTER OF SECTION 14, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

## APPLICANT

TRIBEDO LLC
10404 ESSEX COURT, SUITE 101
ELKHORN, NE 68114

## NOTES

1. EXISTING ZONING IS AR. PROPOSED ZONING IS LI.
2. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
3. PAVEMENT FOR ALL PUBLIC STREETS SHALL BE A MINIMUM OF 25' WIDE, 9-INCH THICK P.C.C. PAVEMENT IN LI AREAS.
4. OUTLOT A WILL PROVIDE DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE S.I.D.
5. OUTLOT B WILL BE OWNED AND MAINTAINED BY THE SPRINGFIELD INDUSTRIAL BUSINESS OWNERS ASSOCIATION.

## LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROPOSED PAVING


TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199


Project Name
Springfield Industrial

Project Location
Fairview Road Between S 144th Street and S 156th Street

Springfield, NE 68059

Client Name
Tribedo LLC

Professional Seal

Revision Dates

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Drawn By: CNC Reviewed By: BPH
Job No.: 1570-104 Date: 12-08-25

Sheet Title
Sanitary Sewer Calculations

Sheet Number
Exhibit B-1

# SPRINGFIELD INDUSTRIAL

LOT 1 AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA

RAVEN NORTHBROOK LLC
1601 WILLOW RD
MENLO PARK, CA 94025

BOWMAN/DEBORAH K
2502 PONCA POINT
PLATTSMOUTH, NE 68048

KEYES/DONALD A & JANET K
16116 CAPEHART RD
GRETNA, NE 68028

SPIRIT REALTY LP
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

WJEM HOLDING LLC
PO BOX 487
PEARCE, AZ 85625

TIMM FAMILY LP/MELVIN H
17402 S 180TH ST
SPRINGFIELD, NE 68059

BECK ENTERPRISES, LTD
14902 S 144TH ST
SPRINGFIELD, NE 68059

BECK ENTERPRISES, LTD
14902 S 144TH ST
SPRINGFIELD, NE 68059

FAIRVIEW ROAD

S 156TH STREET

S 144TH STREET

LOT 1
(760,588 SQUARE FEET OR 16.543 ACRES)

OUTLOT A
(260,355 SQUARE FEET OR 5.97 ACRES)

OUTLOT B
(268,933 SQUARE FEET OR 6.175 ACRES)

A
294 Ac.

B
187 Ac.

C
215 Ac.

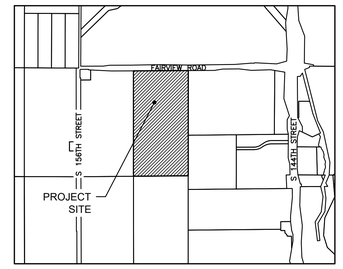
PROPOSED OUTFALL SEWER

## LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROPOSED PAVING

## NOTES

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VICINITY MAP

## LEGAL DESCRIPTION

LOT 1 AND OUTLOTS A AND B; BEING A PLATTING OF THE E 1/2 OF THE NW QUARTER OF SECTION 14, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

## APPLICANT

TRIBEDO LLC
10404 ESSEX COURT, SUITE 101
ELKHORN, NE 68114

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TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199


Project Name

Springfield Industrial

Project Location

Fairview Road Between S 144th Street and S 156th Street

Springfield, NE 68059

Client Name

Tribedo LLC

Professional Seal

Revision Dates

| No. | Description | MM-DD-YY |
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Drawn By: CNC Reviewed By: BPH
Job No.: 1570-104 Date: 12-08-25

Sheet Title

Sanitary Sewer Outfall Plan

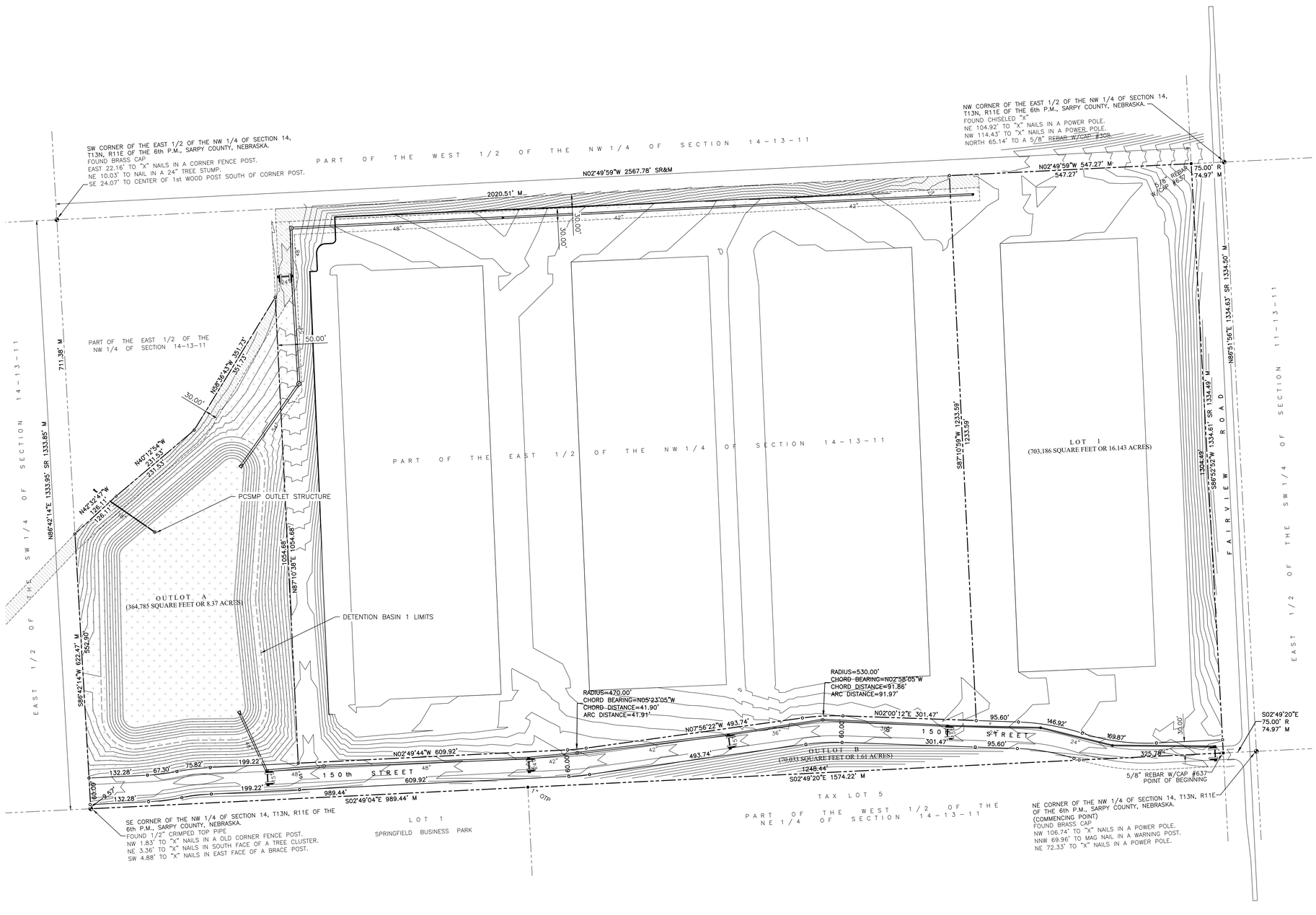
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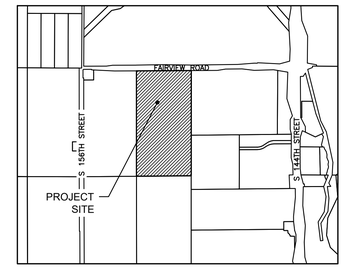
Exhibit B-2

# SPRINGFIELD INDUSTRIAL

LOT 1 AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA




VICINITY MAP

## LEGAL DESCRIPTION

LOT 1 AND OUTLOTS A AND B; BEING A PLATTING OF THE E 1/2 OF THE NW QUARTER OF SECTION 14, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

## APPLICANT

TRIBEDO LLC
10404 ESSEX COURT, SUITE 101
ELKHORN, NE 68114

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## LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROPOSED PAVING
- PROPOSED CONTOURS


TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199


Project Name

Springfield Industrial

Project Location

Fairview Road Between S 144th Street and S 156th Street

Springfield, NE 68059

Client Name

Tribedo LLC

Professional Seal

Revision Dates

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Drawn By: CNC Reviewed By: BPH
Job No.: 1570-104 Date: 12-08-25

Sheet Title

Storm Sewer Plan

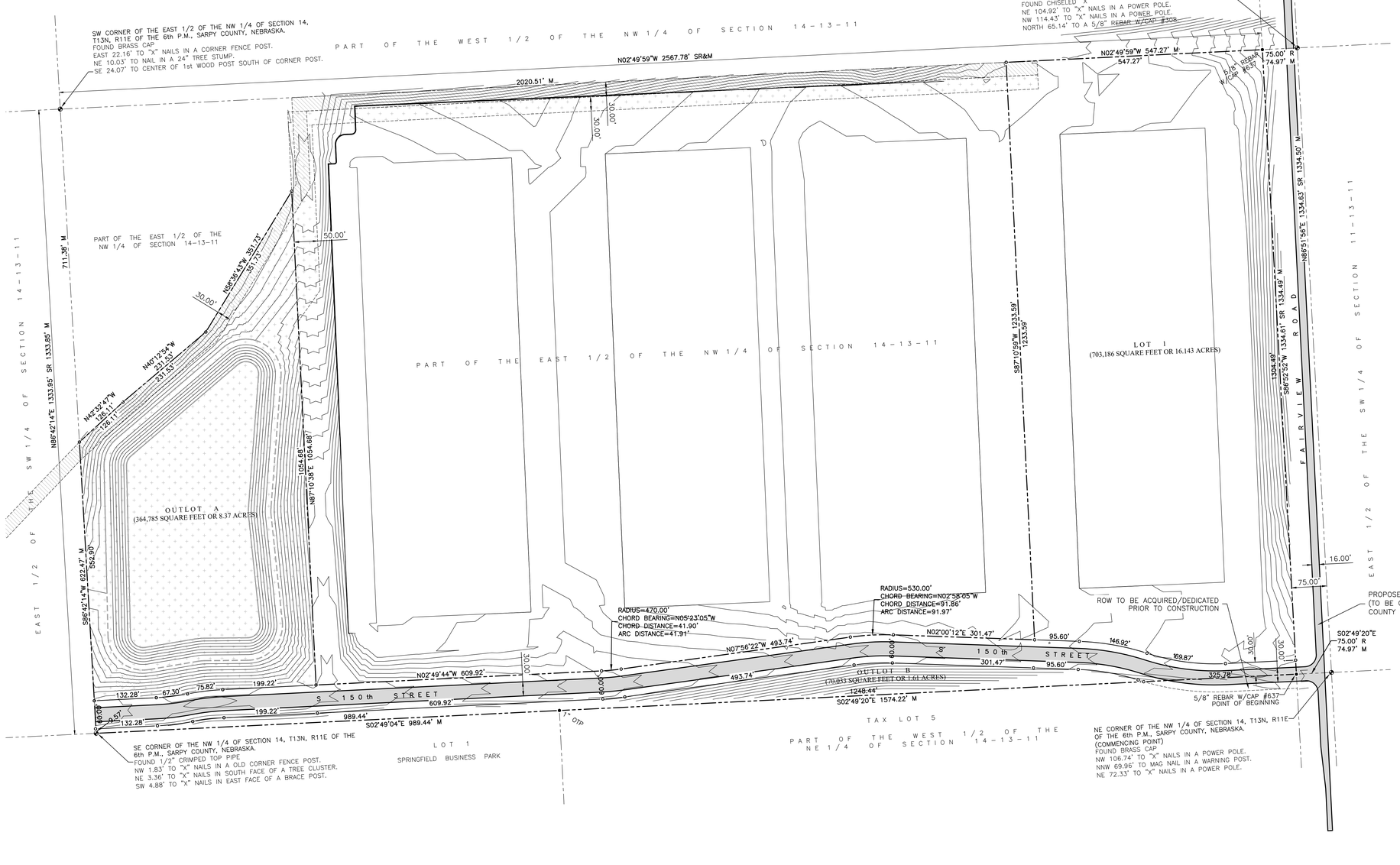
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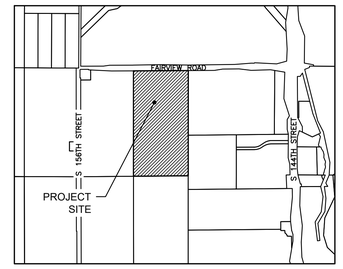
Exhibit C

# SPRINGFIELD INDUSTRIAL

LOT 1 AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA




VICINITY MAP

## LEGAL DESCRIPTION

LOT 1 AND OUTLOTS A AND B; BEING A PLATTING OF THE E 1/2 OF THE NW QUARTER OF SECTION 14, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

## APPLICANT

TRIBEDO LLC
10404 ESSEX COURT, SUITE 101
ELKHORN, NE 68114

## NOTES

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## LEGEND

- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROPOSED PAVING
- PROPOSED CONTOURS


TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199


Project Name

Springfield Industrial

Project Location

Fairview Road Between S 144th Street and S 156th Street

Springfield, NE 68059

Client Name

Tribedo LLC

Professional Seal

Revision Dates

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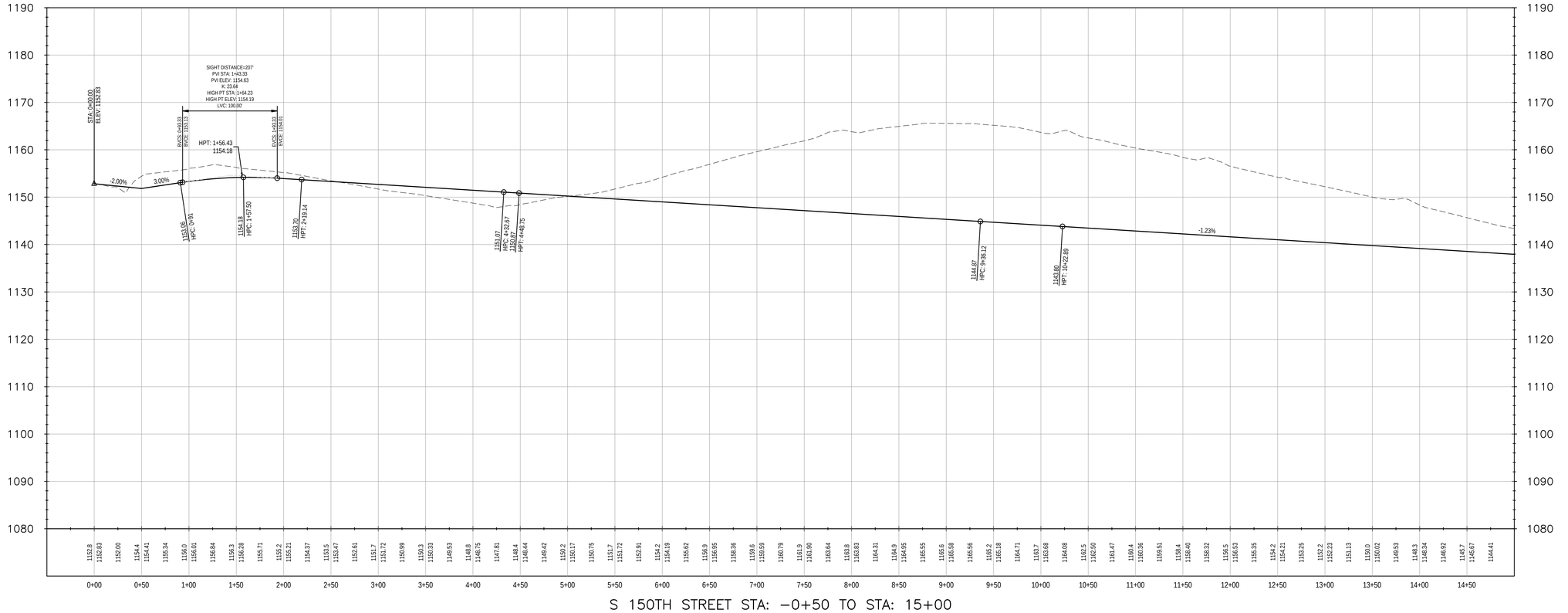
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Job No.: 1570-104 Date: 12-08-25

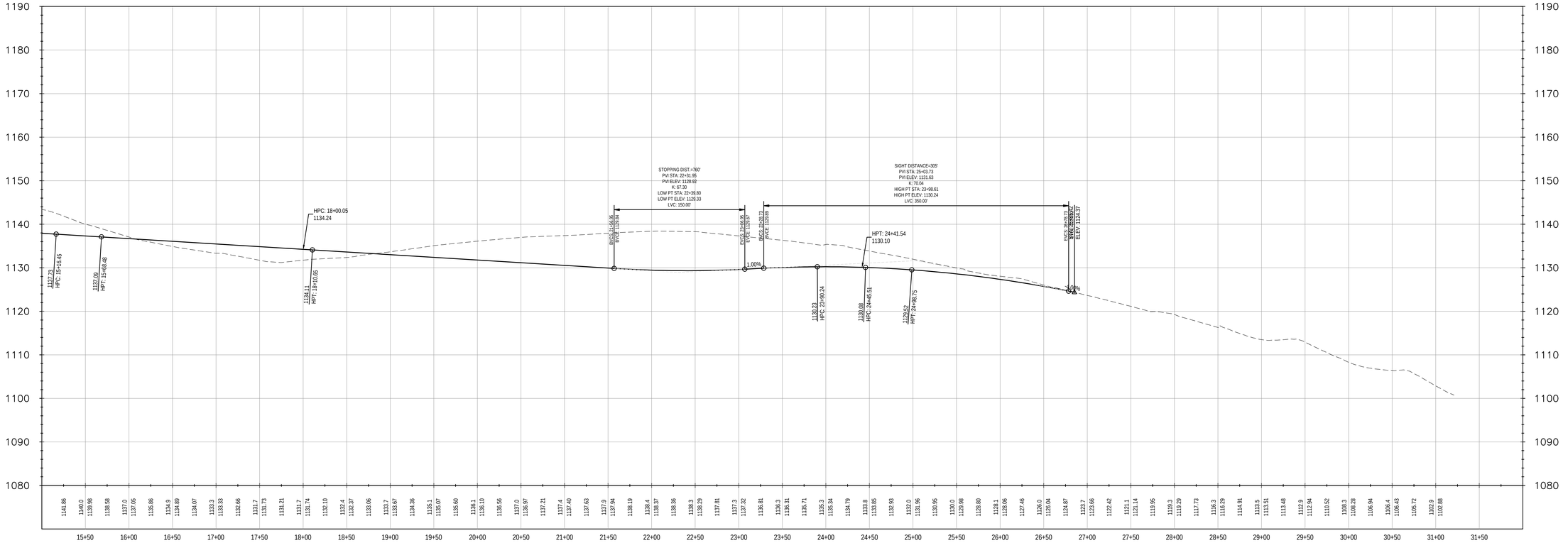
Sheet Title

Paving Plan

Sheet Number

Exhibit D





thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199


Project Name

Springfield Industrial

Project Location

Fairview Road Between S 144th Street and S 156th Street

Springfield, NE 68114

Client Name

Tribedo LLC

Professional Seal

Revision Dates

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Drawn By: CNC Reviewed By: BPH
Job No.: 1570-104 Date: 10-06-25

Sheet Title

Street Profile

Sheet Number

Exhibit E

# Springfield Industrial

## SPR-20250917-8086-P
## PRELIMINARY
## DRAINAGE STUDY & PCSMP CALCULATIONS



12/8/25

Project Engineer

**Bradley Huyck, P.E.**

**Prepared by Connor Cloyed**

**TD2 File No. 1570-104**

**DRAINAGE STUDY & PCSMP CALCULATIONS**
**Springfield Industrial**
SPR-20250917-8086-P

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- PIPE COMPUTATIONS…….....……..1 PAGE
- HYDROGRAPHS REPORT……..……...……..21 PAGES
- POND REPORT……2 PAGES
- POND WATER ELEVATION VS TIME GRAPH……..……1 PAGE
- SOIL REPORT……..……20 PAGES

SECTION 2

- DM-1 EXISTING DRAINAGE MAP
- DM-2 PROPOSED DRAINAGE MAP
- DM-3 PROPOSED DRAINAGE AREAS

**DRAINAGE STUDY & PCSMP CALCULATIONS**
**Springfield Industrial**
SPR-20250917-8086-P

## EXECUTIVE SUMMARY

This drainage study was prepared for the Post-Construction Stormwater Management Plan (SPR-20250917-8086-P) for Springfield Industrial located on Fairview Road between S 144th Street and S 156th Street, Springfield, Sarpy County, Nebraska.

The total site is approximately 78.49 acres. The total disturbed area is approximately 76.84 acres. The proposed development will construct 4 new warehouse buildings, pavement, retaining walls, the necessary infrastructure to support the building, and an extended dry detention basin.

The Rational Method was used for pipe sizing calculations and the SCS Method was used for analysis of stormwater runoff.

An extended dry detention basin will be used for stormwater detention and treatment and was designed using the *Omaha Regional Stormwater Design Manual*, *Chapter 8: Stormwater Best Management Practices* and *Bioretention Gardens* by Ted Hartsig and Steven N. Rodie.

The intent of this drainage study is to demonstrate the proposed storm sewers have been designed to adequately transport stormwater runoff from this site, Best Management Practices (BMPs) utilized on this site will adequately treat the first half inch of runoff, and BMPs will adequately detain stormwater to meet pre- and post-construction stormwater runoff requirements.

## I. Existing Conditions

The existing site is agricultural use consisting of row crops. Impact Point 1 is located along the south property line where an existing drainageway crosses through the site. There is one existing drainage area that contributes to IP1 which consists of almost the entirety of the proposed development site, and approximately 213 acres of farmland located west of the site. This area, EX1, is shown on the existing drainage map DM-1, located in Section 2 of this report. This area consists of row crops and surface drains from an area southeast of the intersection of Fairview Road and S 156th Street to IP1 to the southeast. The time of concentration for area EX1 has been calculated to be 59 minutes with an average basin slope of 2.5 percent and a hydraulic length of 3,572 feet.

Information for the existing area and impact point is included in the table below.

| ID | Description | Total Area (Ac.) | Total Area (SF) | Impervious (SF) | Pervious (SF) | Composite CN | Composite C | Impact Point | Impact Point Description |
|---|---|---|---|---|---|---|---|---|---|
| EX-1 | Proposed Site and Western Area | 275 | 12,022,316 | 11,322 | 12,010,994 | 78 | 0.37 | 1 | Existing Drainageway |
| **TOTAL EXISTING SITE** | | 275 | 12,022,316 | 11,322 | 12,010,994 | 78 | 0.37 | | |

## II. Proposed Conditions

The proposed construction will consist of 4 warehouse buildings, pavement, retaining walls, utilities necessary for facility operations, and an extended dry detention basin (DB-1). The area of the site draining to impact point 1 is 3,419,024 square feet of which approximately 3,347,150 square feet will be disturbed during construction.

Proposed grading and storm sewer configurations result in 2 drainage areas. Area A1, which will consist of all the disturbed areas of the proposed site, and area B1, which will consist of the undisturbed areas to the west of the proposed site. Area A1 will be captured and treated by DB1 where it will then be discharged at IP1. The time of concentration for area A1 has been calculated to be 13.3 minutes, while the time of concentration for area B1 has been calculated to be 59 minutes.

Further information for each proposed area is shown in the table below.

| ID | Description | Total Area (Ac.) | Total Area (SF) | Impervious (SF) | Perv. (SF) | Comp. CN | Composite C | Impact Point | Impact Point Description |
|---|---|---|---|---|---|---|---|---|---|
| A1 | Buildings, Paving, & Bio-retention Basin 1 | 78 | 3,376,125 | 2,301,710 | 1,074,415 | 91 | 0.80 | 1 | Existing Drainageway |
| B1 | Existing area to the West | 213 | 9,266,448 | 11,322 | 9,255,126 | 78 | 0.37 | 1 | Existing Drainageway |
| **TOTAL PROPOSED SITE** | | 291 | 12,642,573 | 2,313,032 | 10,329,541 | 81 | 0.48 | | |

## IV. Runoff Summary

Hydraflow Hydrographs Extension for AutoCAD Civil 3D 2024 was used to calculate the pre- and post-construction stormwater runoff rates for the 2-, 10-, and 100-year storm events for Impact Point 1. The pre- and post-construction runoff rates for this development are shown in the table below. The proposed construction will decrease the flows for the 2-, 10-, and 100-year storm events.

| | 2-Year (cfs) | 10-Year (cfs) | 100-Year (cfs) |
|---|---|---|---|
| **Impact Point 1** | | | |
| **Pre-Construction** | 166 | 365 | 651 |
| **Post-Construction** | 138 | 295 | 519 |

# SECTION 1

**COMPUTATION FORM**
**STORM DRAINAGE SYSTEM DESIGN**
**BY THE RATIONAL METHOD**

THOMPSON DREESSEN & DORNER
Consulting Engineers & Land Surveyors
Omaha, NE 68154 (402)330-8860

Calculated By: CNC
Date: 10-06-25
Checked By: BPH

Preliminary x
Final Design

Drainage Area
Project No. 1570-104
Design Storm: 10 yr.

| Imp Pt. No. | Location | Conveyance | | Direct Runoff | | | | | | | | | | Travel Time (System Design) | | | | | | | | Total Runoff | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | Conv Sys | | Slope | | | | | | | | | | | |
| | | From | To | W.S. or No. | O.F.L. ft. | W.C. Type * | S % | V fps | Ti min | i in/hr | A Ac. | C | q cfs | No. | Size | min % | des % | V des. fps | Cap. (all.) cfs | Lgth ft. | t min | TOC min | i | Comp. C | Total A Ac. | Des. Q cfs | Remarks |
| | A1 | | | | | | | | 5 | 8.8 | 0.10 | 0.65 | 0.5734 | | 15 | 0.01 | 1.00 | 6.24 | 7.65189 | 25 | 0.07 | 5 | 8.8 | 0.65 | 0.10 | 0.573 | |
| | A2 | | | | | | | | 10 | 7 | 3.79 | 0.76 | 20.258 | | 24 | 0.60 | 1.00 | 8.53 | 26.8013 | 124 | 0.24 | 10.1 | 7 | 0.76 | 3.89 | 20.71 | |
| | | | | | | | | | | | | | | | 24 | 0.58 | 1.00 | 8.53 | 26.8013 | 348 | 0.68 | 10.3 | 6.9 | 0.76 | 3.89 | 20.42 | |
| | | | | | | | | | | | | | | | 24 | 0.55 | 1.00 | 8.53 | 26.8013 | 135 | 0.26 | 11 | 6.7 | 0.76 | 3.89 | 19.83 | |
| | A3 | | | | | | | | 5 | 8.8 | 0.34 | 0.60 | 1.7823 | | 15 | 0.05 | 1.00 | 6.24 | 7.65189 | 25 | 0.07 | 5 | 8.8 | 0.60 | 0.34 | 1.782 | |
| | A4 | | | | | | | | 10 | 8.8 | 7.14 | 0.89 | 55.854 | | 36 | 0.63 | 1.00 | 11.2 | 79.03 | 287 | 0.43 | 11.3 | 6.6 | 0.84 | 11.37 | 62.76 | |
| | | | | | | | | | | | | | | | 36 | 0.63 | 1.00 | 11.2 | 79.03 | 210 | 0.31 | 11.7 | 6.6 | 0.84 | 11.37 | 62.76 | |
| | A5 | | | | | | | | 5 | 8.8 | 0.87 | 0.45 | 3.4263 | | 15 | 0.20 | 1.00 | 6.24 | 7.65189 | 25 | 0.07 | 5 | 8.8 | 0.45 | 0.87 | 3.426 | |
| | A6 | | | | | | | | 10 | 7 | 6.36 | 0.84 | 37.23 | | 42 | 0.71 | 1.00 | 12.4 | 119.217 | 355 | 0.48 | 12 | 6.6 | 0.82 | 18.59 | 100.4 | |
| | | | | | | | | | | | | | | | 42 | 0.69 | 1.00 | 12.4 | 119.217 | 100 | 0.13 | 12.5 | 6.5 | 0.82 | 18.59 | 98.91 | |
| | A7 | | | | | | | | 5 | 8.8 | 0.51 | 0.50 | 2.2717 | | 15 | 0.09 | 1.00 | 6.24 | 7.65189 | 25 | 0.07 | 5 | 8.8 | 0.50 | 0.51 | 2.272 | |
| | A8 | | | | | | | | 10 | 8.8 | 7.72 | 0.85 | 57.473 | | 48 | 0.71 | 1.00 | 13.5 | 170.217 | 463 | 0.57 | 12.6 | 6.5 | 0.82 | 26.83 | 143 | |
| | | | | | | | | | | | | | | | 48 | 0.69 | 1.00 | 13.5 | 170.217 | 128 | 0.16 | 13.2 | 6.4 | 0.82 | 26.83 | 140.8 | |
| | A9 | | | | | | | | 5 | 8.8 | 0.60 | 0.57 | 2.9835 | | 15 | 0.15 | 1.00 | 6.24 | 7.65189 | 25 | 0.07 | 5 | 8.8 | 0.57 | 0.60 | 2.984 | |
| | A10 | | | | | | | | 10 | 8.8 | 3.15 | 0.72 | 19.896 | | 48 | 0.86 | 3.00 | 23.5 | 294.825 | 140 | 0.1 | 13.3 | 6.4 | 0.80 | 30.58 | 157.5 | |
| | A11 | | | | | | | | 10 | 7 | 12.58 | 0.88 | 77.226 | | 42 | 0.42 | 1.00 | 12.4 | 119.217 | 443 | 0.6 | 10 | 7 | 0.88 | 12.58 | 77.23 | |
| | | | | | | | | | | | | | | | 42 | 0.41 | 1.00 | 12.4 | 119.217 | 524 | 0.7 | 10.6 | 6.9 | 0.88 | 12.58 | 76.12 | |
| | A12 | | | | | | | | 10 | 7 | 14.20 | 0.95 | 94.462 | | 48 | 0.91 | 1.00 | 13.5 | 170.217 | 470 | 0.58 | 11.3 | 6.6 | 0.92 | 26.78 | 161.9 | |
| | | | | | | | | | | | | | | | 48 | 0.91 | 1.00 | 13.5 | 170.217 | 118 | 0.15 | 11.9 | 6.6 | 0.92 | 26.78 | 161.9 | |
| | A13 | | | | | | | | 5 | 8.8 | 0.50 | 0.65 | 2.8542 | | 15 | 0.14 | 1.00 | 6.24 | 7.65189 | 25 | 0.07 | 5 | 8.8 | 0.65 | 0.50 | 2.854 | |
| | A14 | | | | | | | | 10 | 7 | 4.98 | 0.85 | 29.705 | | 54 | 0.68 | 1.00 | 14.7 | 233.038 | 245 | 0.28 | 12 | 6.6 | 0.90 | 32.27 | 192 | |
| | | | | | | | | | | | | | | | 54 | 0.66 | 1.00 | 14.7 | 233.038 | 225 | 0.26 | 12.3 | 6.5 | 0.90 | 32.27 | 189.1 | |

REMINDER: Check Storm Drain System for Major Storm Provisions.

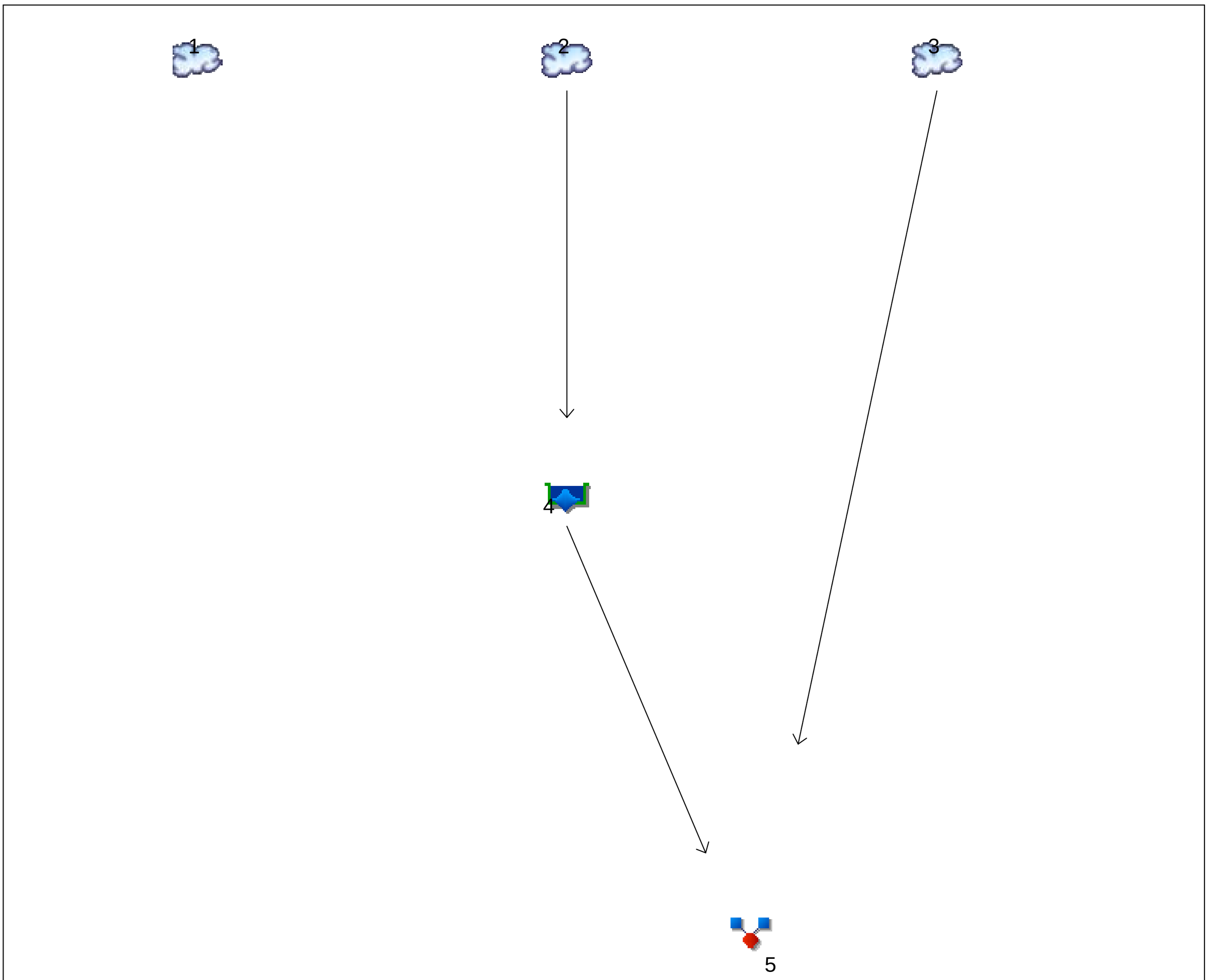
*Water Course Legend Figure 2-2
FO - Forest
FA - Fallow
GR - Grass/Lawn
BG - Bare Ground
GW - Grass Waterway
SG - Shallow Gut. Flow

NOTES:

Sheet 1 of 1

# Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024




## Legend

| Hyd. | Origin | Description |
|---|---|---|
| 1 | SCS Runoff | EX IP1 |
| 2 | SCS Runoff | A1 Into SB1 |
| 3 | SCS Runoff | B1 IP1 |
| 4 | Reservoir | DB1 |
| 5 | Combine | IP1 Proposed |

# Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

| Hyd. No. | Hydrograph type (origin) | Inflow hyd(s) | Peak Outflow (cfs) | | | | | | | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr | |
| 1 | SCS Runoff | ------ | ------- | 166.00 | ------- | ------- | 365.31 | ------- | ------- | 651.02 | EX IP1 |
| 2 | SCS Runoff | ------ | ------- | 229.30 | ------- | ------- | 387.60 | ------- | ------- | 593.03 | A1 Into SB1 |
| 3 | SCS Runoff | ------ | ------- | 128.57 | ------- | ------- | 282.95 | ------- | ------- | 504.24 | B1 IP1 |
| 4 | Reservoir | 2 | ------- | 10.03 | ------- | ------- | 13.25 | ------- | ------- | 18.18 | DB1 |
| 5 | Combine | 3, 4 | ------- | 138.26 | ------- | ------- | 295.92 | ------- | ------- | 519.09 | IP1 Proposed |

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 166.00 | 2 | 750 | 1,126,855 | ------ | ------ | ------ | EX IP1 |
| 2 | SCS Runoff | 229.30 | 2 | 720 | 604,763 | ------ | ------ | ------ | A1 Into SB1 |
| 3 | SCS Runoff | 128.57 | 2 | 750 | 872,801 | ------ | ------ | ------ | B1 IP1 |
| 4 | Reservoir | 10.03 | 2 | 824 | 588,355 | 2 | 1102.66 | 376,095 | DB1 |
| 5 | Combine | 138.26 | 2 | 750 | 1,461,153 | 3, 4 | ------ | ------ | IP1 Proposed |

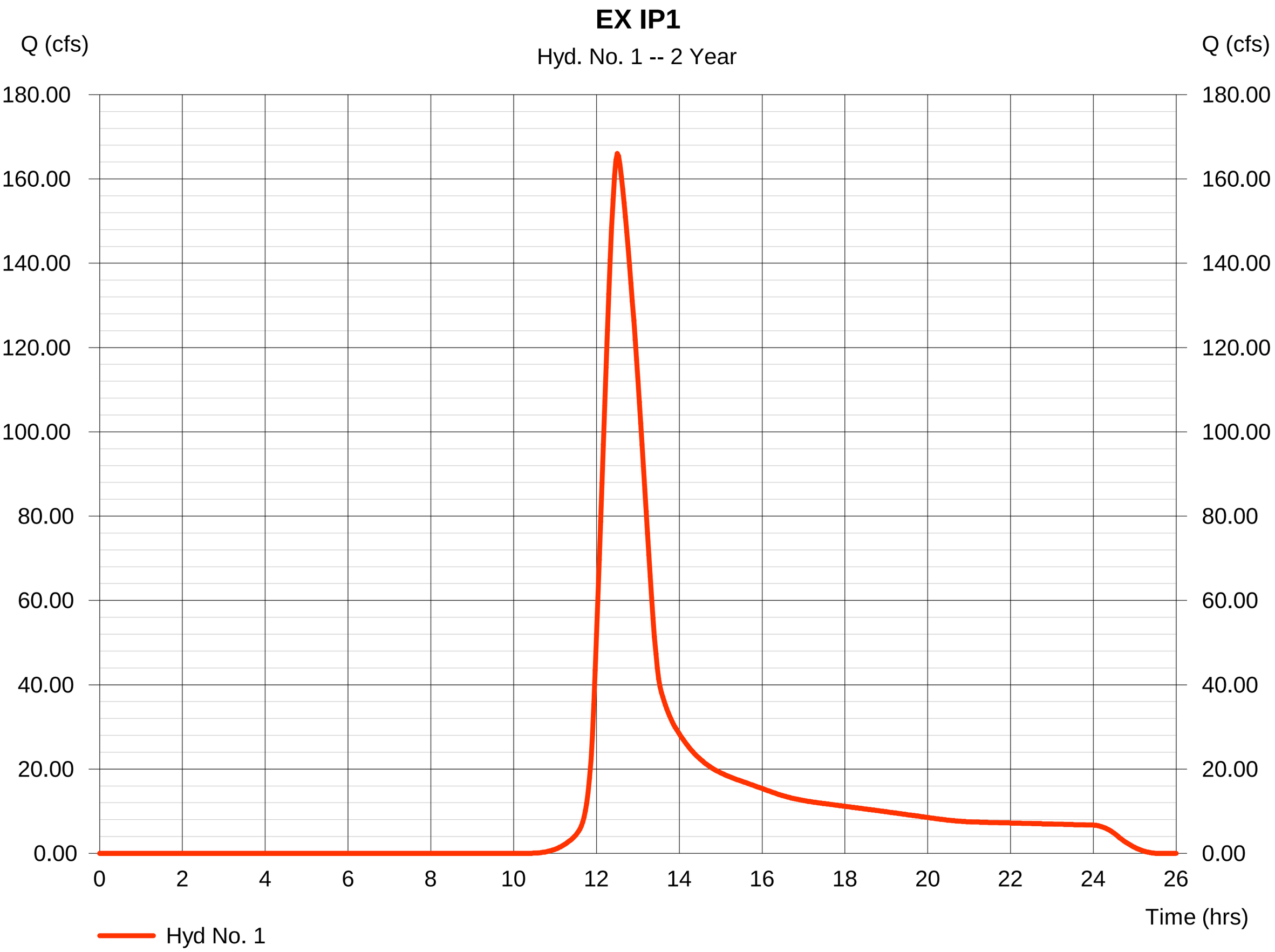
# Hydrograph Report



## Hyd. No. 1

EX IP1

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 166.00 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 12.50 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 1,126,855 cuft |
| Drainage area | = | 275.000 ac | Curve number | = | 78 |
| Basin Slope | = | 2.5 % | Hydraulic length | = | 3572 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 59.20 min |
| Total precip. | = | 3.00 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



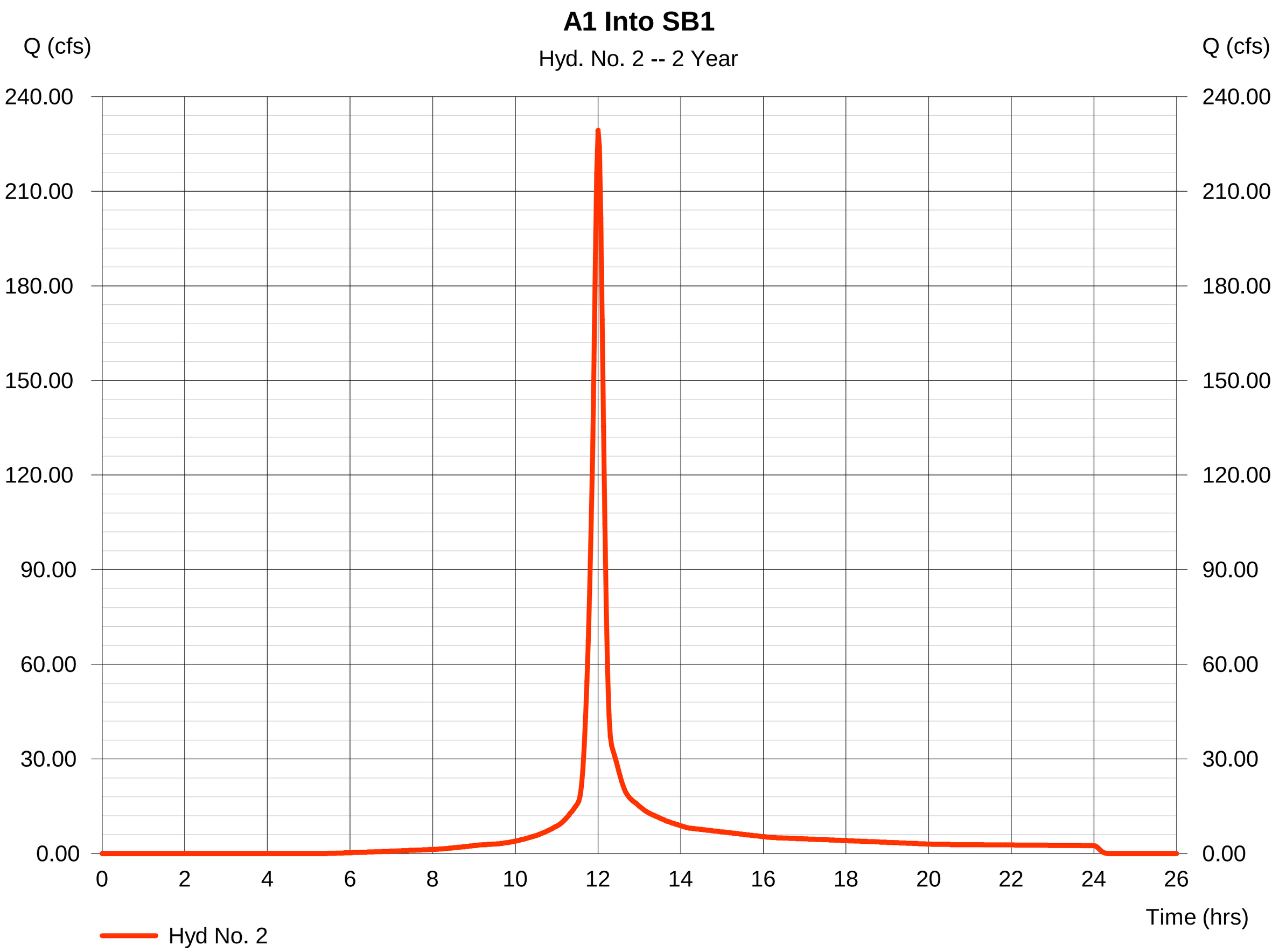
# Hydrograph Report



## Hyd. No. 2

A1 Into SB1

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 229.30 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 12.00 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 604,763 cuft |
| Drainage area | = | 78.000 ac | Curve number | = | 91 |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 13.30 min |
| Total precip. | = | 3.00 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



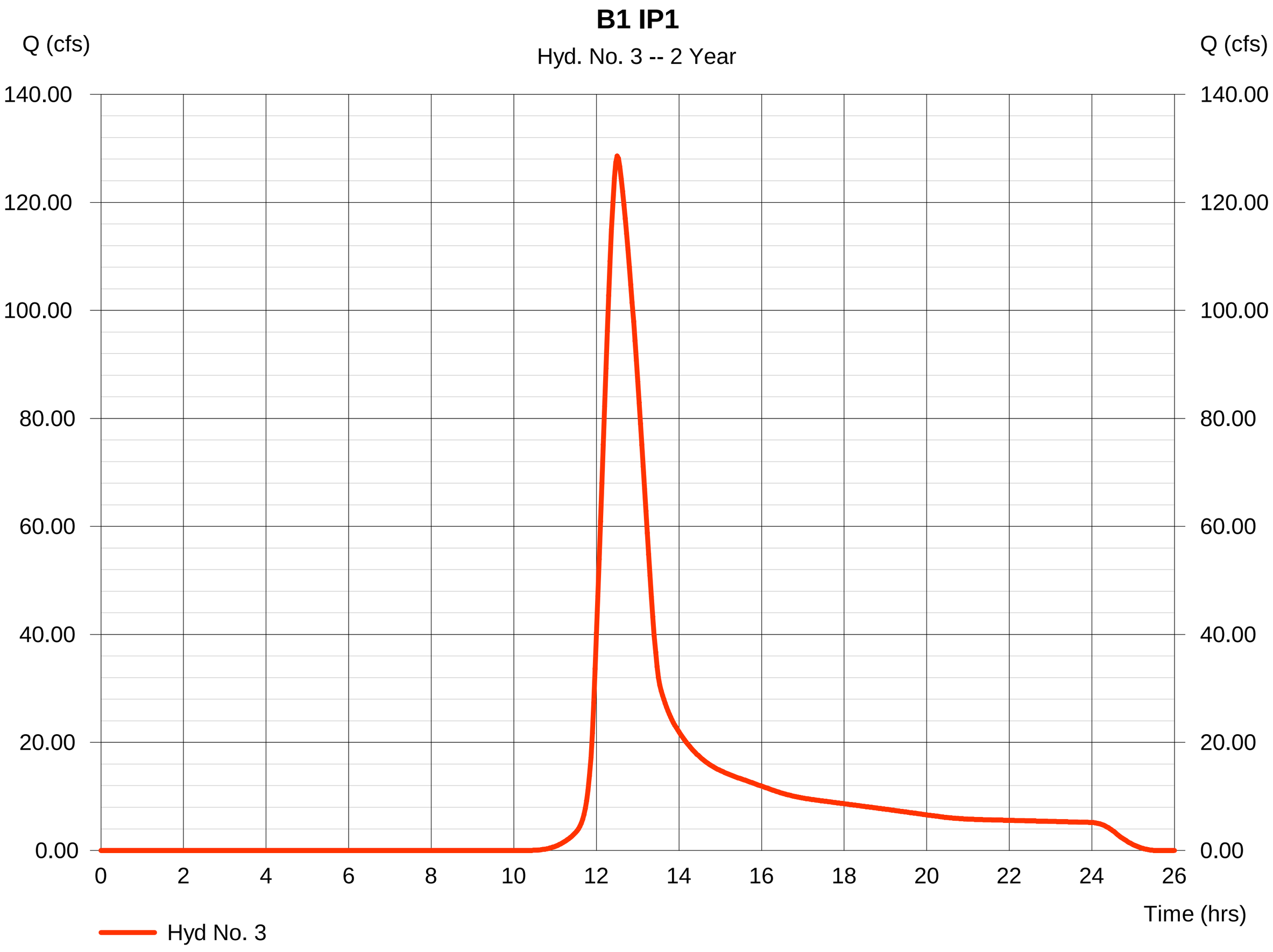
# Hydrograph Report



## Hyd. No. 3

B1 IP1

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 128.57 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 12.50 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 872,801 cuft |
| Drainage area | = | 213.000 ac | Curve number | = | 78 |
| Basin Slope | = | 2.5 % | Hydraulic length | = | 3572 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 59.20 min |
| Total precip. | = | 3.00 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



# Hydrograph Report

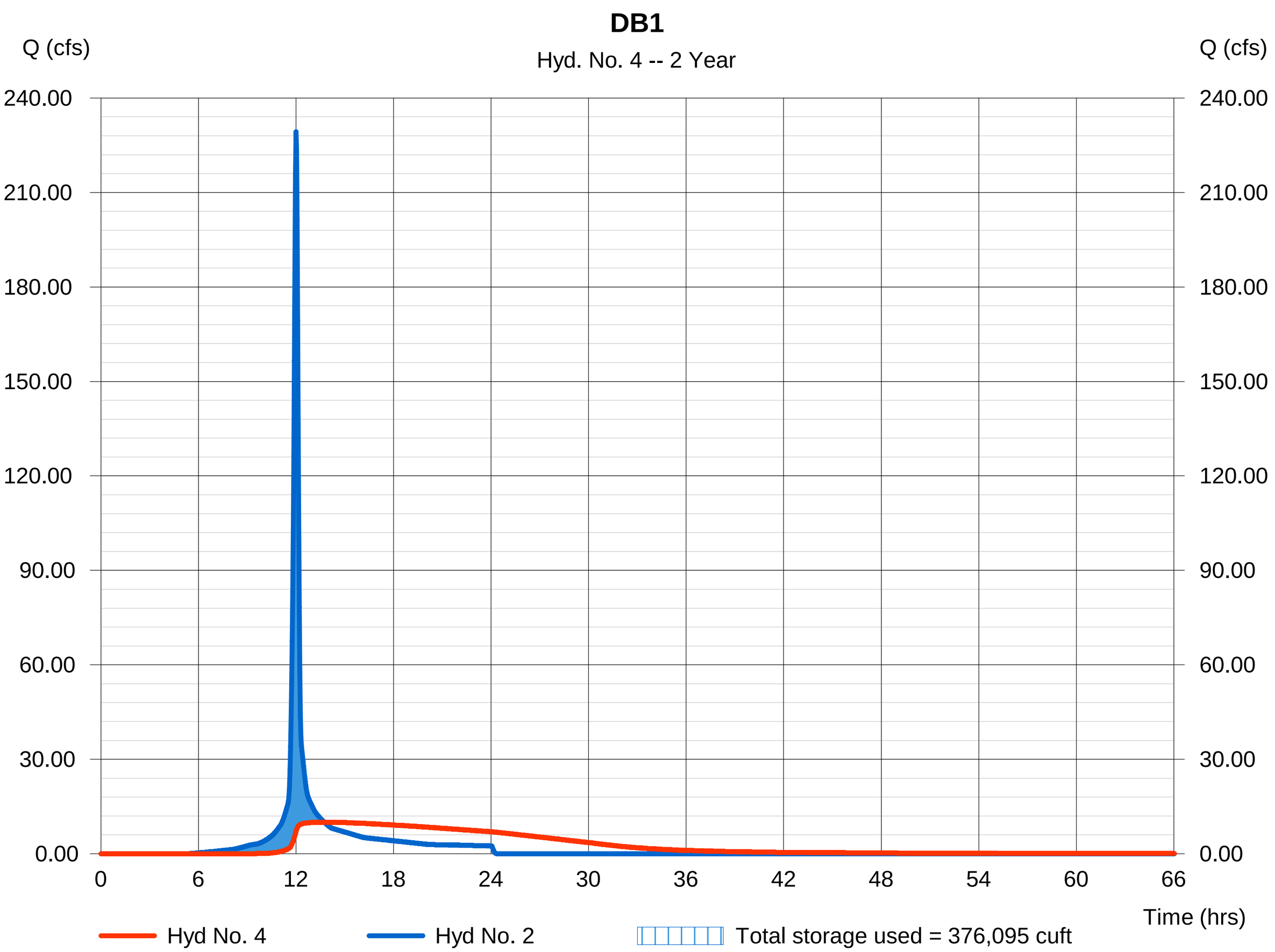


## Hyd. No. 4

DB1

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 10.03 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 13.73 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 588,355 cuft |
| Inflow hyd. No. | = | 2 - A1 Into SB1 | Max. Elevation | = | 1102.66 ft |
| Reservoir name | = | DB1 | Max. Storage | = | 376,095 cuft |

Storage Indication method used.



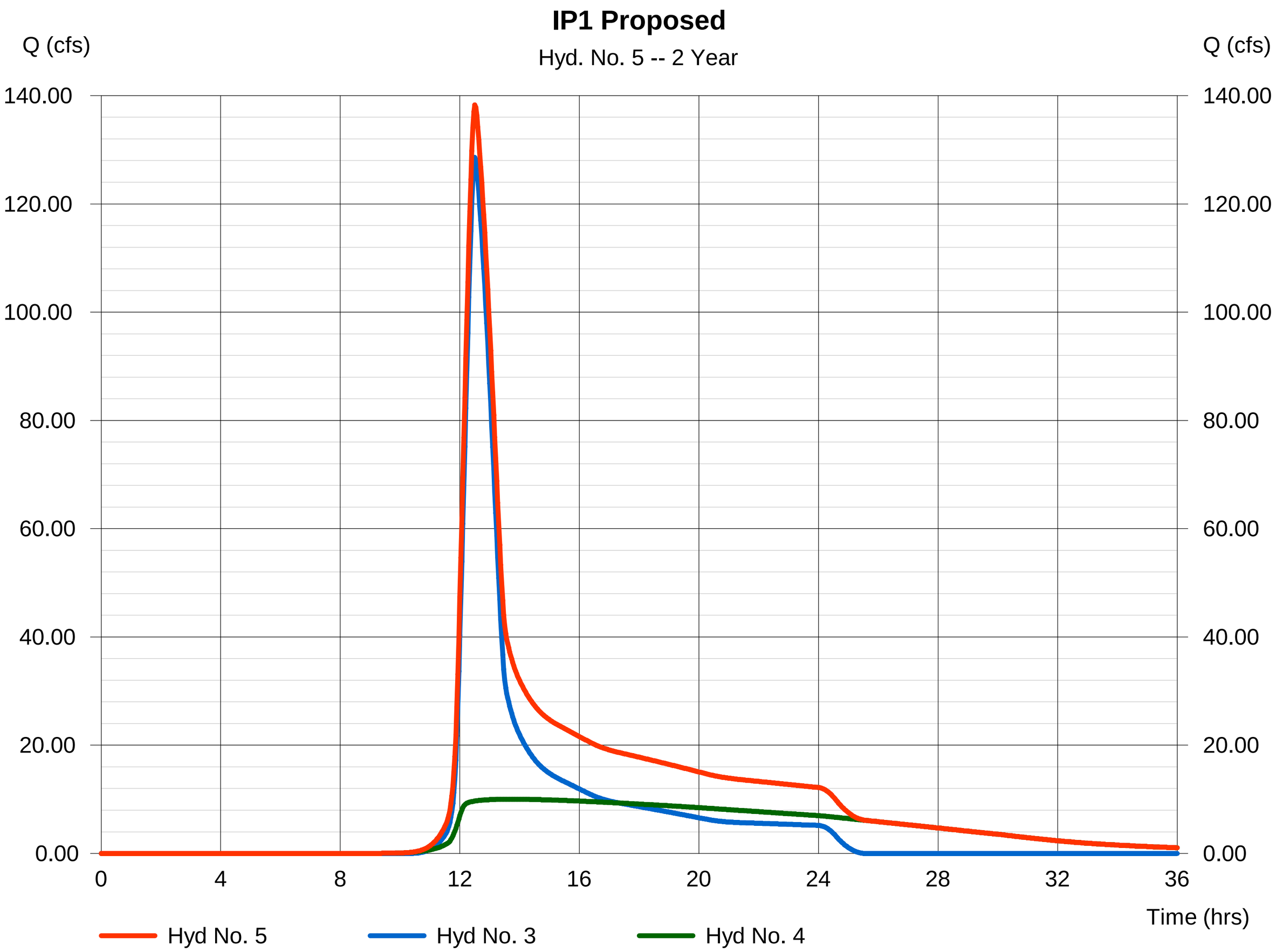
# Hydrograph Report



## Hyd. No. 5

IP1 Proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Combine | Peak discharge | = | 138.26 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 12.50 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 1,461,153 cuft |
| Inflow hyds. | = | 3, 4 | Contrib. drain. area | = | 213.000 ac |



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 365.31 | 2 | 750 | 2,371,496 | ------ | ------ | ------ | EX IP1 |
| 2 | SCS Runoff | 387.60 | 2 | 720 | 1,049,586 | ------ | ------ | ------ | A1 Into SB1 |
| 3 | SCS Runoff | 282.95 | 2 | 750 | 1,836,830 | ------ | ------ | ------ | B1 IP1 |
| 4 | Reservoir | 13.25 | 2 | 850 | 1,032,260 | 2 | 1104.67 | 683,454 | DB1 |
| 5 | Combine | 295.92 | 2 | 750 | 2,869,092 | 3, 4 | ------ | ------ | IP1 Proposed |

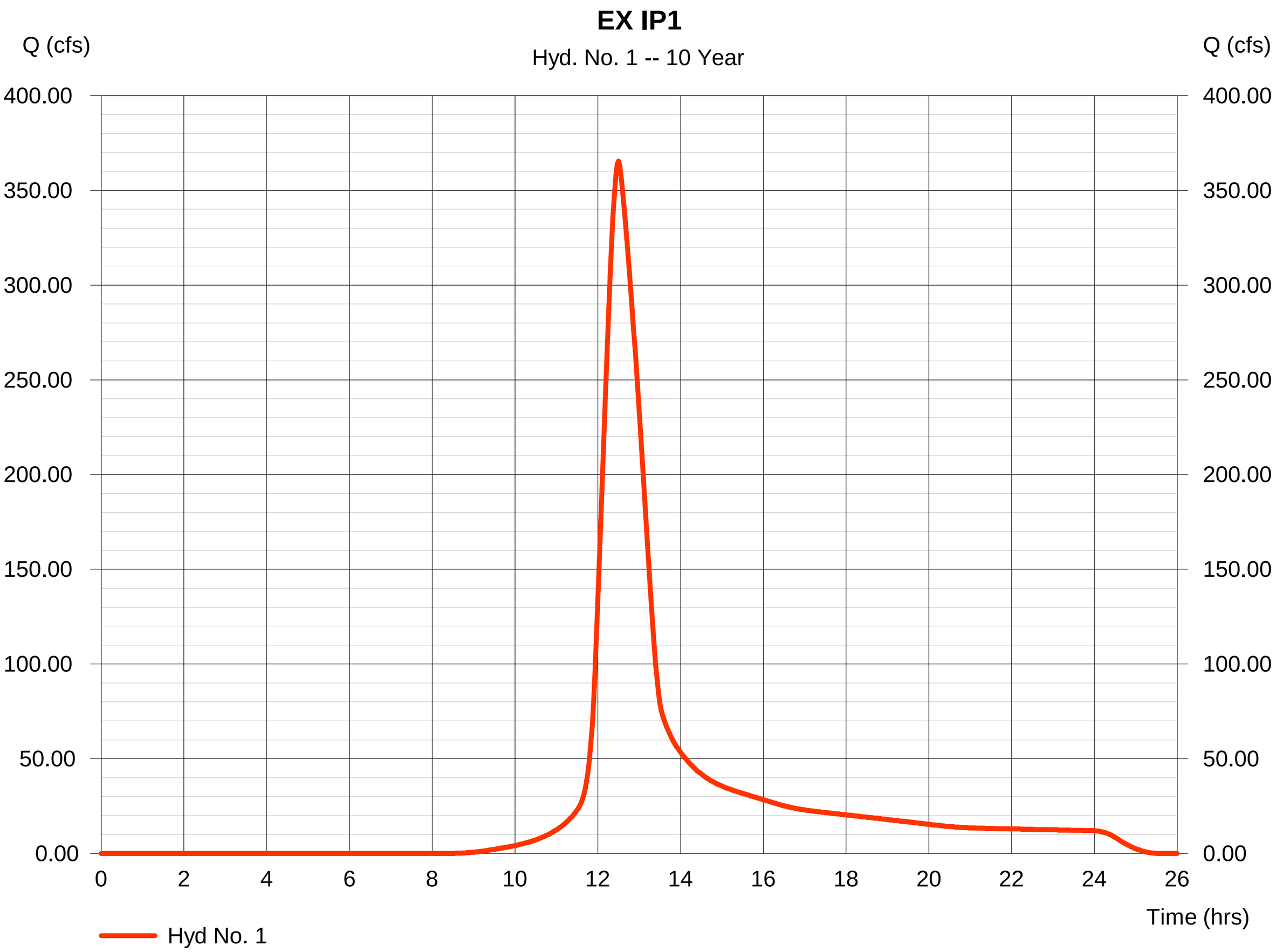
# Hydrograph Report



## Hyd. No. 1

EX IP1

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 365.31 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 12.50 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 2,371,496 cuft |
| Drainage area | = | 275.000 ac | Curve number | = | 78 |
| Basin Slope | = | 2.5 % | Hydraulic length | = | 3572 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 59.20 min |
| Total precip. | = | 4.60 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



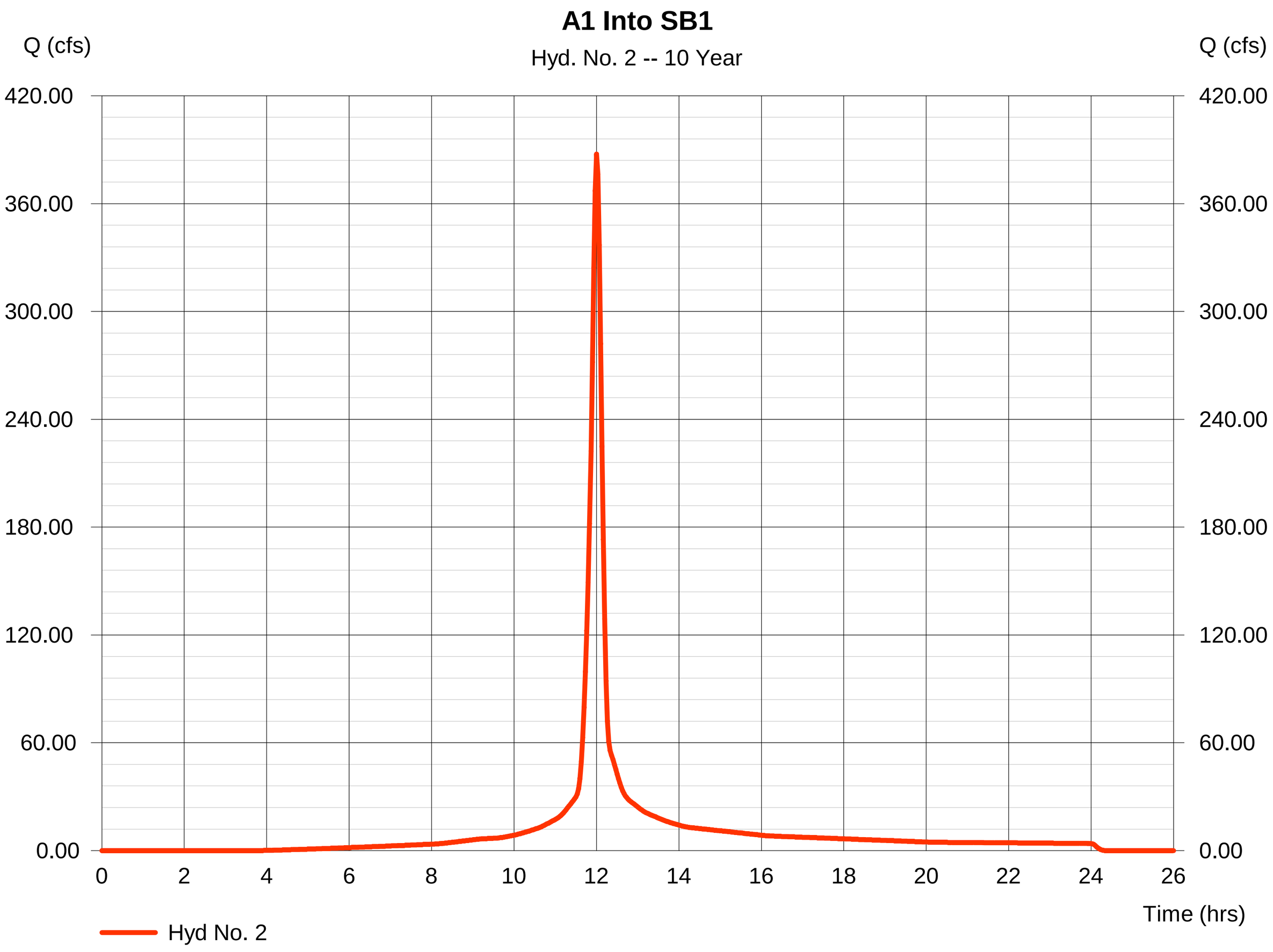
# Hydrograph Report



## Hyd. No. 2

A1 Into SB1

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 387.60 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 12.00 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 1,049,586 cuft |
| Drainage area | = | 78.000 ac | Curve number | = | 91 |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 13.30 min |
| Total precip. | = | 4.60 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



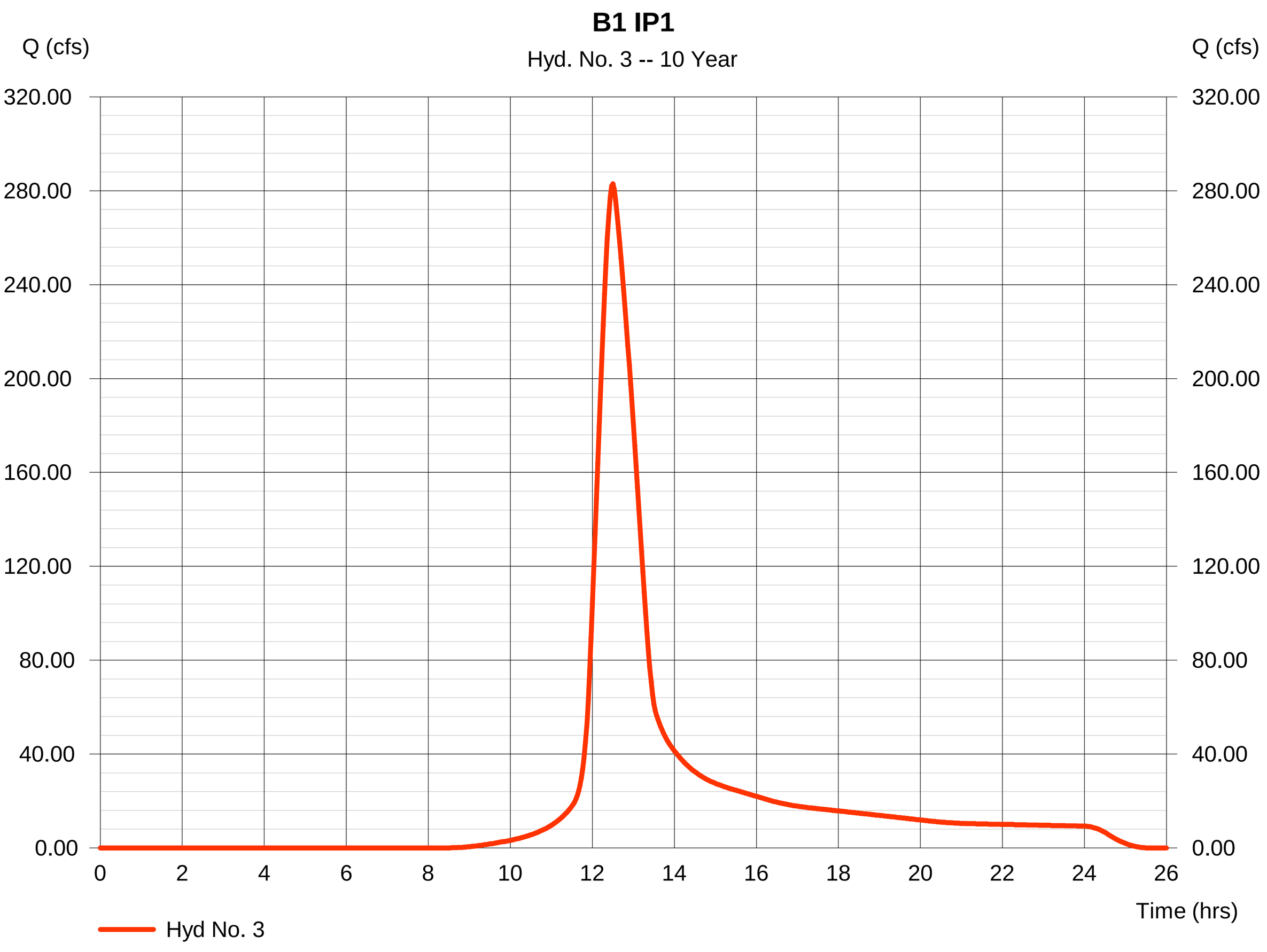
# Hydrograph Report



## Hyd. No. 3

B1 IP1

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 282.95 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 12.50 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 1,836,830 cuft |
| Drainage area | = | 213.000 ac | Curve number | = | 78 |
| Basin Slope | = | 2.5 % | Hydraulic length | = | 3572 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 59.20 min |
| Total precip. | = | 4.60 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



# Hydrograph Report

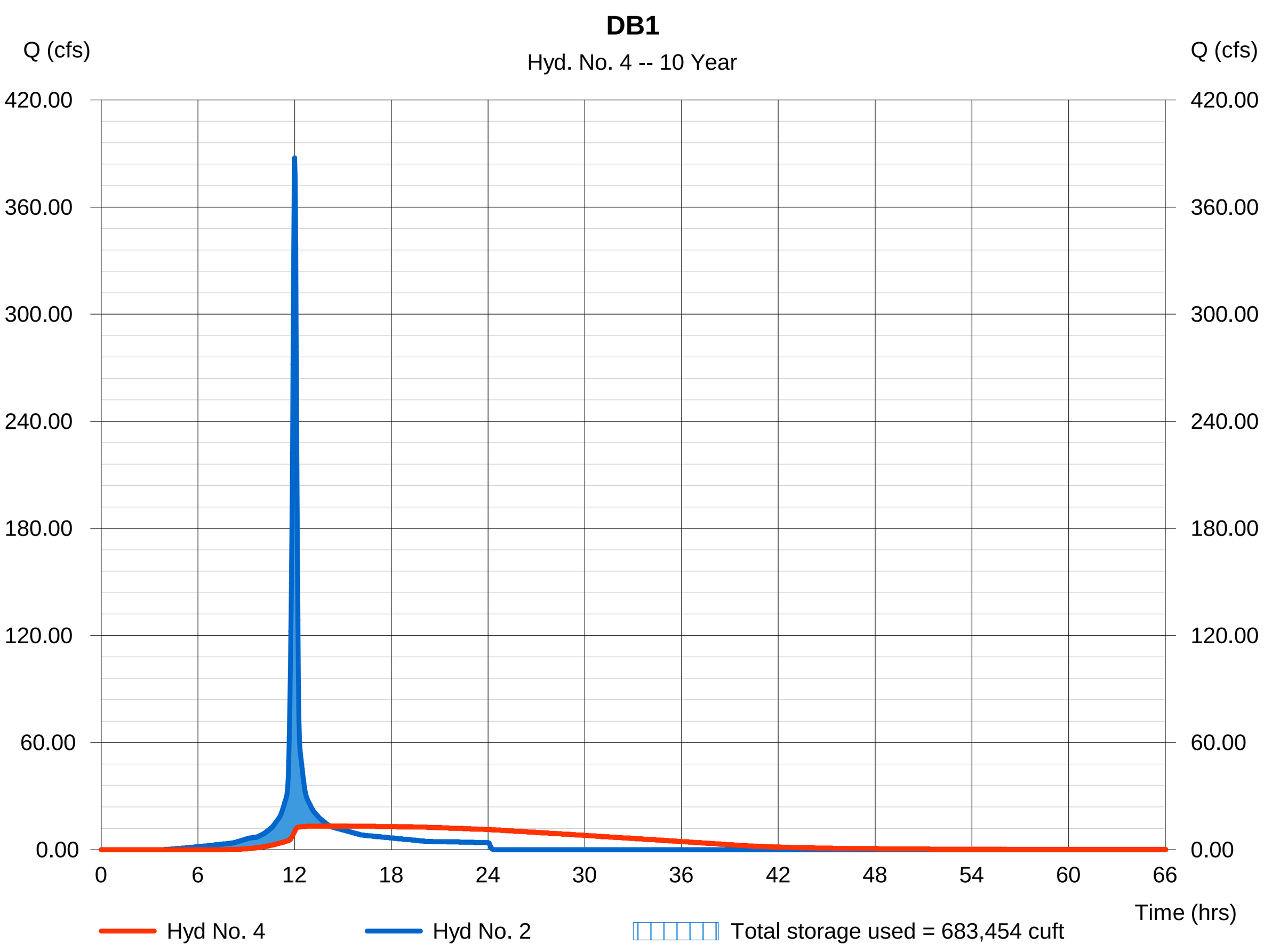


## Hyd. No. 4

DB1

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 13.25 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 14.17 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 1,032,260 cuft |
| Inflow hyd. No. | = | 2 - A1 Into SB1 | Max. Elevation | = | 1104.67 ft |
| Reservoir name | = | DB1 | Max. Storage | = | 683,454 cuft |

Storage Indication method used.



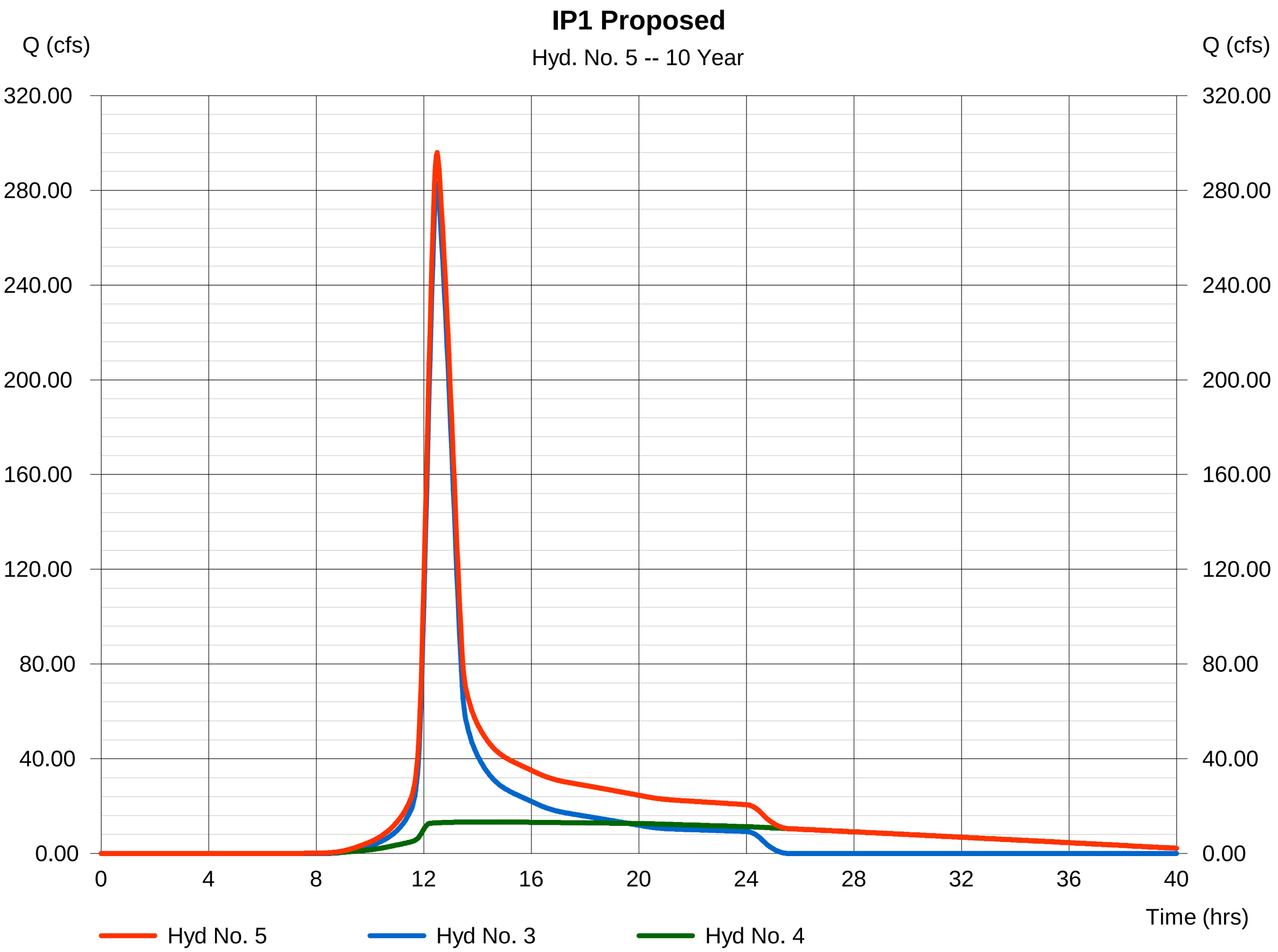
# Hydrograph Report



## Hyd. No. 5

IP1 Proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Combine | Peak discharge | = | 295.92 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 12.50 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 2,869,092 cuft |
| Inflow hyds. | = | 3, 4 | Contrib. drain. area | = | 213.000 ac |



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 651.02 | 2 | 750 | 4,196,252 | ------ | ------ | ------ | EX IP1 |
| 2 | SCS Runoff | 593.03 | 2 | 720 | 1,647,910 | ------ | ------ | ------ | A1 Into SB1 |
| 3 | SCS Runoff | 504.24 | 2 | 750 | 3,250,188 | ------ | ------ | ------ | B1 IP1 |
| 4 | Reservoir | 18.18 | 2 | 872 | 1,629,088 | 2 | 1107.26 | 1,108,596 | DB1 |
| 5 | Combine | 519.09 | 2 | 750 | 4,879,272 | 3, 4 | ------ | ------ | IP1 Proposed |

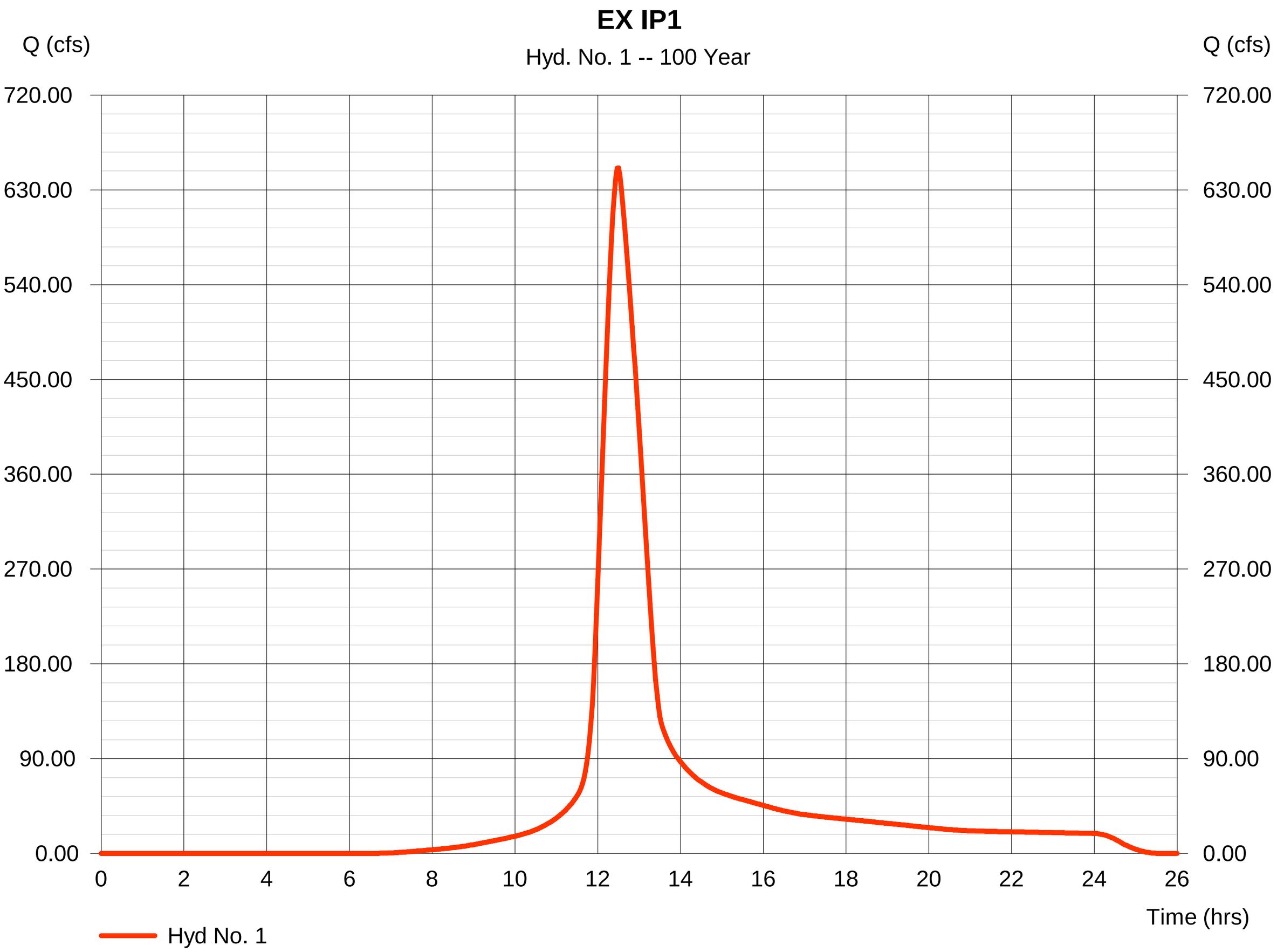
# Hydrograph Report



## Hyd. No. 1

EX IP1

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 651.02 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 12.50 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 4,196,252 cuft |
| Drainage area | = | 275.000 ac | Curve number | = | 78 |
| Basin Slope | = | 2.5 % | Hydraulic length | = | 3572 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 59.20 min |
| Total precip. | = | 6.70 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



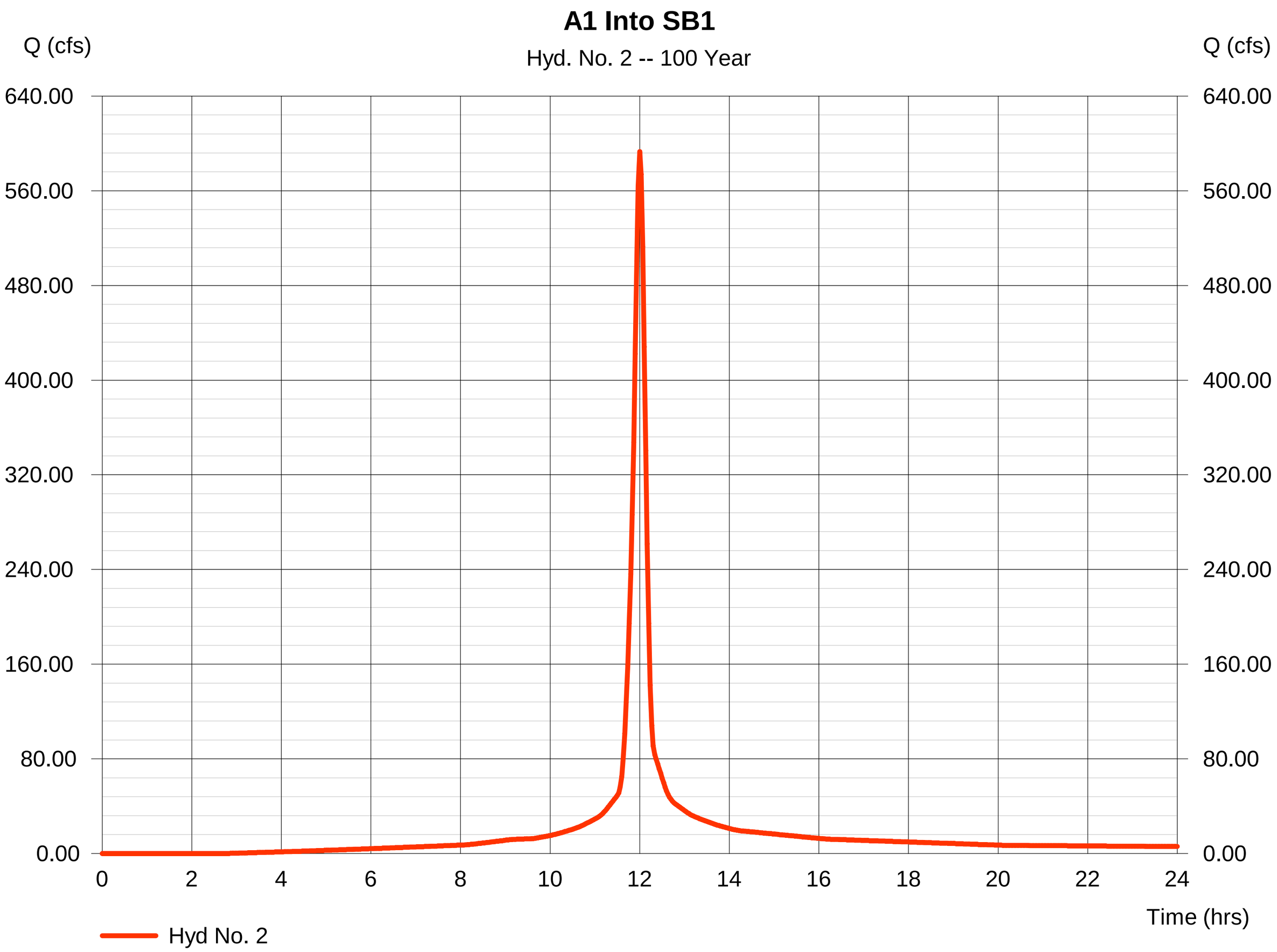
# Hydrograph Report



## Hyd. No. 2

A1 Into SB1

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 593.03 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 12.00 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 1,647,910 cuft |
| Drainage area | = | 78.000 ac | Curve number | = | 91 |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | User | Time of conc. (Tc) | = | 13.30 min |
| Total precip. | = | 6.70 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



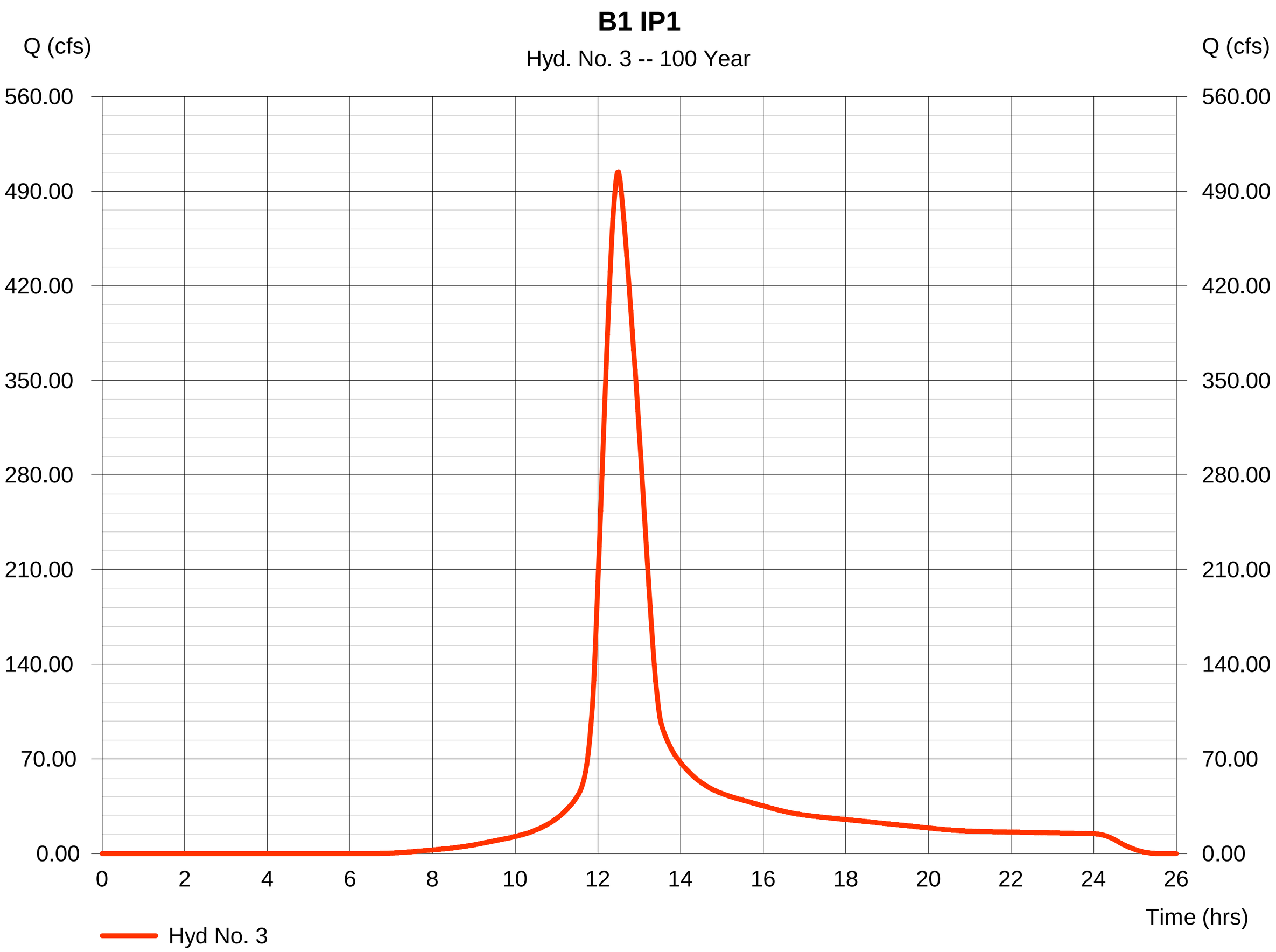
# Hydrograph Report



## Hyd. No. 3

B1 IP1

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 504.24 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 12.50 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 3,250,188 cuft |
| Drainage area | = | 213.000 ac | Curve number | = | 78 |
| Basin Slope | = | 2.5 % | Hydraulic length | = | 3572 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 59.20 min |
| Total precip. | = | 6.70 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



# Hydrograph Report

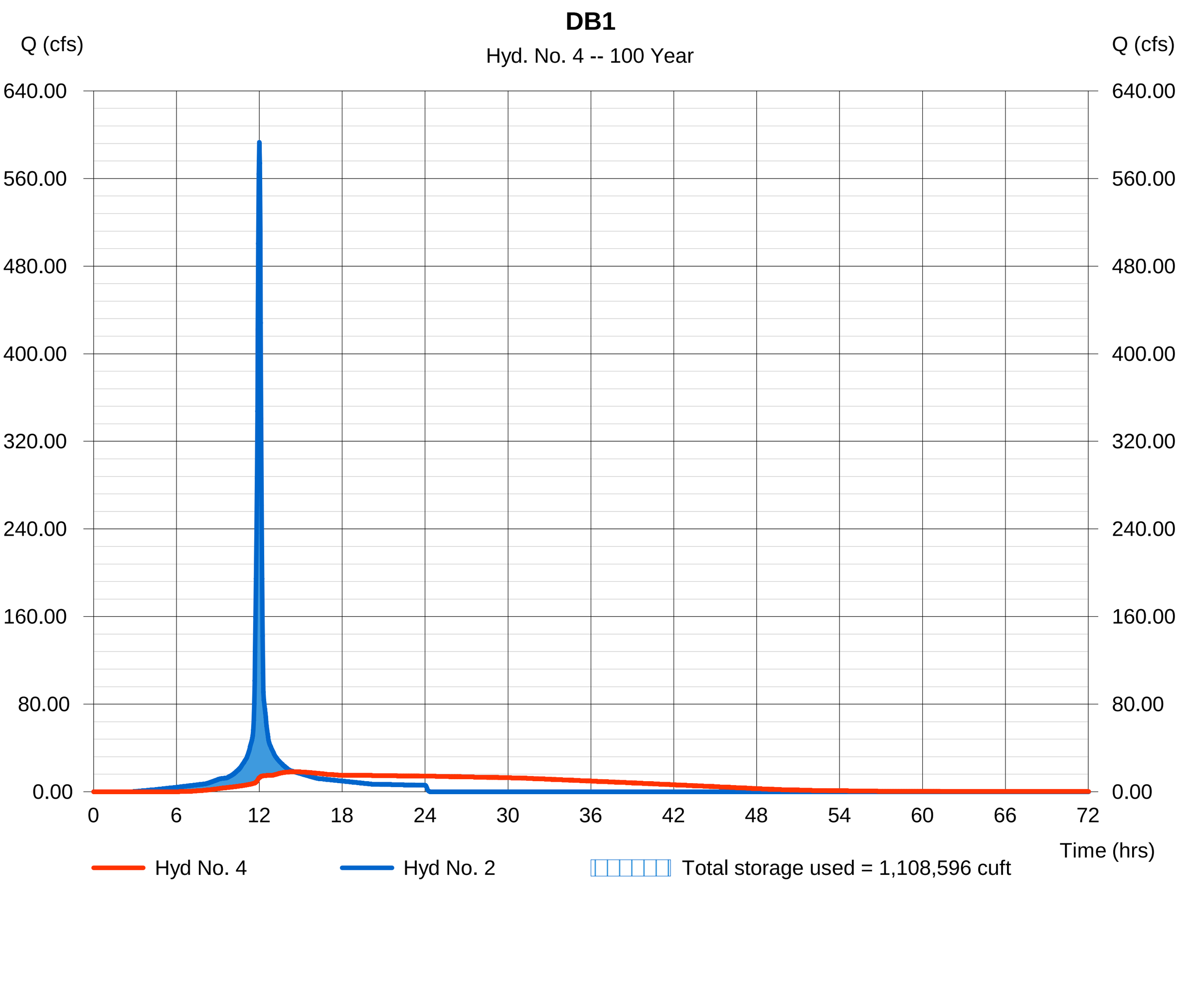


## Hyd. No. 4

DB1

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 18.18 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 14.53 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 1,629,088 cuft |
| Inflow hyd. No. | = | 2 - A1 Into SB1 | Max. Elevation | = | 1107.26 ft |
| Reservoir name | = | DB1 | Max. Storage | = | 1,108,596 cuft |

Storage Indication method used.



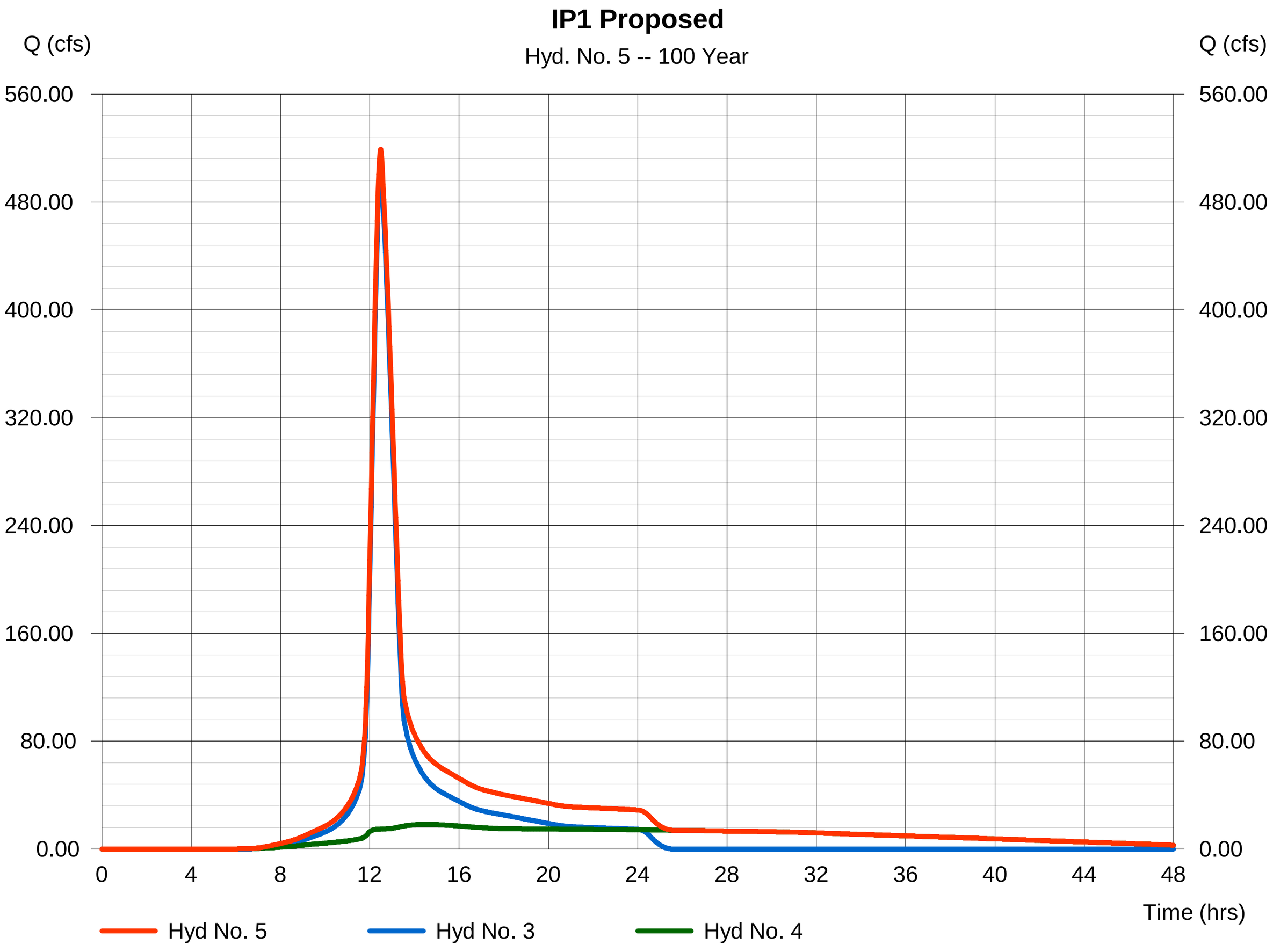
# Hydrograph Report



## Hyd. No. 5

IP1 Proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Combine | Peak discharge | = | 519.09 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 12.50 hrs |
| Time interval | = | 2 min | Hyd. volume | = | 4,879,272 cuft |
| Inflow hyds. | = | 3, 4 | Contrib. drain. area | = | 213.000 ac |



# Hydraflow Rainfall Report



| Return Period (Yrs) | Intensity-Duration-Frequency Equation Coefficients (FHA) | | | |
|---|---|---|---|---|
| | B | D | E | (N/A) |
| 1 | 110.8217 | 18.3000 | 1.0108 | -------- |
| 2 | 74.1125 | 11.8000 | 0.8974 | -------- |
| 3 | 0.0000 | 0.0000 | 0.0000 | -------- |
| 5 | 82.1212 | 10.1000 | 0.8627 | -------- |
| 10 | 113.9855 | 12.1000 | 0.9024 | -------- |
| 25 | 106.6791 | 11.3000 | 0.8449 | -------- |
| 50 | 119.8696 | 11.8000 | 0.8406 | -------- |
| 100 | 145.8254 | 12.7000 | 0.8636 | -------- |

File name: Omaha.IDF

## Intensity = B / (Tc + D)^E

| Return Period (Yrs) | Intensity Values (in/hr) | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 5 min | 10 | 15 | 20 | 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 |
| 1 | 4.60 | 3.78 | 3.20 | 2.78 | 2.46 | 2.20 | 1.99 | 1.82 | 1.67 | 1.55 | 1.44 | 1.35 |
| 2 | 5.89 | 4.66 | 3.87 | 3.32 | 2.91 | 2.60 | 2.35 | 2.14 | 1.97 | 1.83 | 1.71 | 1.60 |
| 3 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5 | 7.90 | 6.17 | 5.09 | 4.35 | 3.81 | 3.40 | 3.07 | 2.81 | 2.58 | 2.40 | 2.24 | 2.10 |
| 10 | 8.79 | 6.98 | 5.80 | 4.98 | 4.37 | 3.90 | 3.52 | 3.22 | 2.96 | 2.75 | 2.56 | 2.40 |
| 25 | 10.09 | 8.05 | 6.74 | 5.81 | 5.13 | 4.60 | 4.18 | 3.83 | 3.54 | 3.29 | 3.08 | 2.90 |
| 50 | 11.19 | 8.99 | 7.56 | 6.54 | 5.79 | 5.20 | 4.73 | 4.34 | 4.02 | 3.74 | 3.51 | 3.30 |
| 100 | 12.19 | 9.84 | 8.28 | 7.18 | 6.35 | 5.70 | 5.18 | 4.75 | 4.40 | 4.09 | 3.83 | 3.60 |

Tc = time in minutes. Values may exceed 60.

Precip. file name: H:\Hydroflow Data\Omaha 24-hr Precip SCS.pcp

| Storm Distribution | Rainfall Precipitation Table (in) | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr |
| SCS 24-hour | 0.00 | 3.00 | 0.00 | 3.90 | 4.60 | 5.30 | 6.00 | 6.70 |
| SCS 6-Hr | 0.00 | 1.80 | 0.00 | 0.00 | 2.60 | 0.00 | 0.00 | 4.00 |
| Huff-1st | 0.00 | 1.55 | 0.00 | 2.75 | 4.00 | 5.38 | 6.50 | 8.00 |
| Huff-2nd | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-3rd | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-4th | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-Indy | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Custom | 0.00 | 1.25 | 0.00 | 2.80 | 3.90 | 5.25 | 6.00 | 7.10 |

# Pond Report



## Pond No. 1 - DB1

### Pond Data

**Contours -**User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 1100.00 ft

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|---|---|---|---|---|
| 0.00 | 1100.00 | 134,749 | 0 | 0 |
| 1.00 | 1101.00 | 139,554 | 137,152 | 137,152 |
| 2.00 | 1102.00 | 144,415 | 141,985 | 279,136 |
| 3.00 | 1103.00 | 149,332 | 146,874 | 426,010 |
| 4.00 | 1104.00 | 154,306 | 151,819 | 577,829 |
| 5.00 | 1105.00 | 159,337 | 156,822 | 734,650 |
| 6.00 | 1106.00 | 164,424 | 161,881 | 896,531 |
| 7.00 | 1107.00 | 169,568 | 166,997 | 1,063,527 |
| 8.00 | 1108.00 | 174,768 | 172,168 | 1,235,695 |
| 9.00 | 1109.00 | 180,025 | 177,396 | 1,413,091 |
| 10.00 | 1110.00 | 185,339 | 182,682 | 1,595,773 |
| 11.00 | 1111.00 | 190,708 | 188,024 | 1,783,797 |
| 12.00 | 1112.00 | 196,135 | 193,421 | 1,977,218 |

### Culvert / Orifice Structures

| | [A] | [B] | [C] | [PrfRsr] |
|---|---|---|---|---|
| **Rise (in)** | = 18.00 | 8.00 | Inactive | 0.00 |
| **Span (in)** | = 18.00 | 8.00 | 12.00 | 0.00 |
| **No. Barrels** | = 1 | 4 | 4 | 0 |
| **Invert El. (ft)** | = 1097.00 | 1100.10 | 1105.00 | 0.00 |
| **Length (ft)** | = 170.00 | 1.00 | 1.00 | 0.00 |
| **Slope (%)** | = 1.00 | 1.00 | 1.00 | n/a |
| **N-Value** | = .013 | .013 | .013 | n/a |
| **Orifice Coeff.** | = 0.60 | 0.60 | 0.60 | 0.60 |
| **Multi-Stage** | = n/a | Yes | Yes | No |

### Weir Structures

| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| **Crest Len (ft)** | = 14.85 | 0.00 | 0.00 | 0.00 |
| **Crest El. (ft)** | = 1107.00 | 0.00 | 0.00 | 0.00 |
| **Weir Coeff.** | = 3.33 | 3.33 | 3.33 | 3.33 |
| **Weir Type** | = 1 | --- | --- | --- |
| **Multi-Stage** | = Yes | No | No | No |

**Exfil.(in/hr)** = 0.000 (by Wet area)

**TW Elev. (ft)** = 0.00

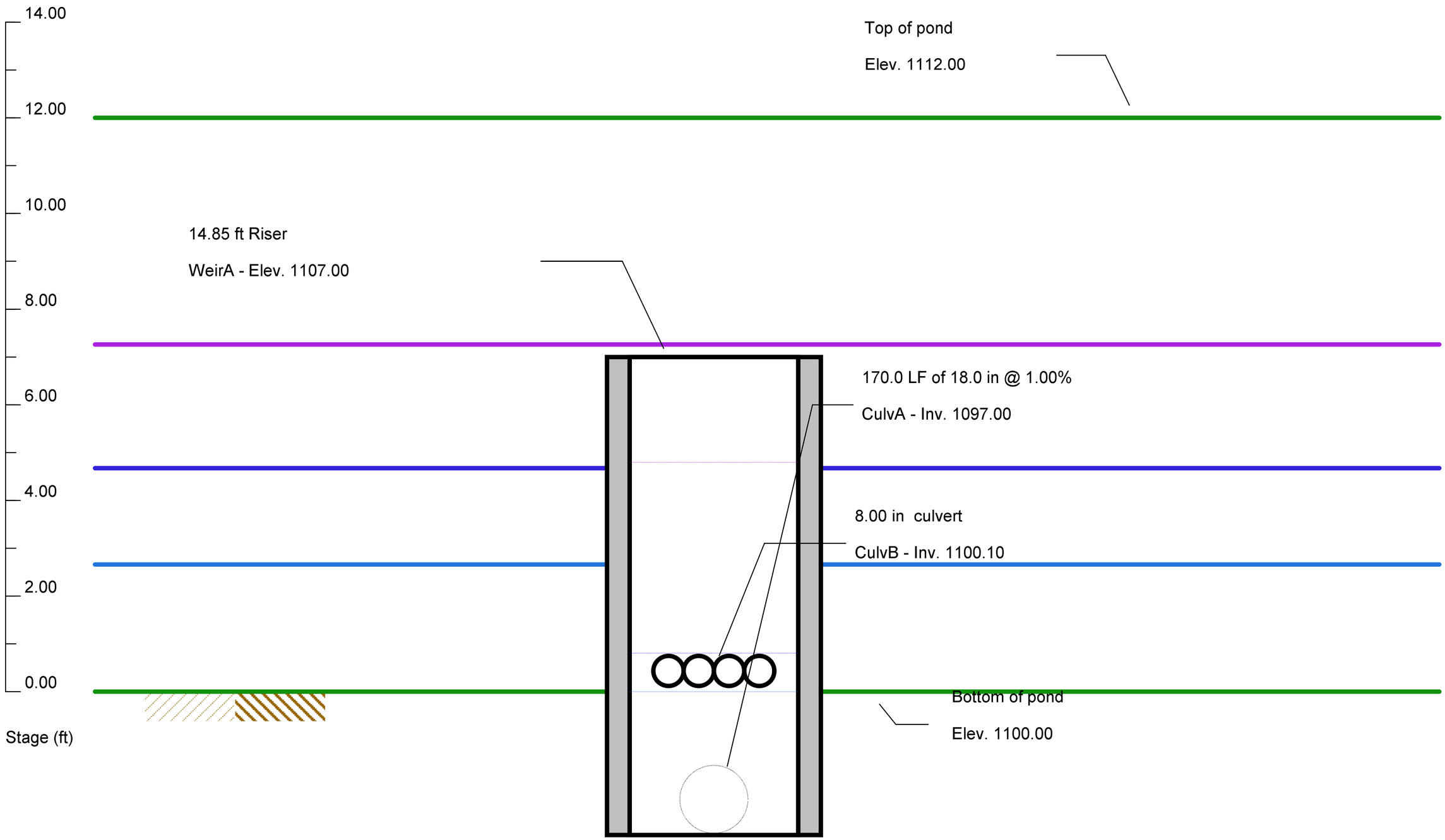
Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

| Stage ft | Storage cuft | Elevation ft | Clv A cfs | Clv B cfs | Clv C cfs | PrfRsr cfs | Wr A cfs | Wr B cfs | Wr C cfs | Wr D cfs | Exfil cfs | User cfs | Total cfs |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0.00 | 0 | 1100.00 | 0.00 | 0.00 | 0.00 | --- | 0.00 | --- | --- | --- | --- | --- | 0.000 |
| 1.00 | 137,152 | 1101.00 | 11.86 oc | 5.06 ic | 0.00 | --- | 0.00 | --- | --- | --- | --- | --- | 5.060 |
| 2.00 | 279,136 | 1102.00 | 11.86 oc | 8.41 ic | 0.00 | --- | 0.00 | --- | --- | --- | --- | --- | 8.414 |
| 3.00 | 426,010 | 1103.00 | 11.86 oc | 10.77 ic | 0.00 | --- | 0.00 | --- | --- | --- | --- | --- | 10.77 |
| 4.00 | 577,829 | 1104.00 | 12.67 oc | 12.67 ic | 0.00 | --- | 0.00 | --- | --- | --- | --- | --- | 12.67 |
| 5.00 | 734,650 | 1105.00 | 13.52 oc | 13.52 ic | 0.00 | --- | 0.00 | --- | --- | --- | --- | --- | 13.52 |
| 6.00 | 896,531 | 1106.00 | 14.32 oc | 14.32 ic | 0.00 | --- | 0.00 | --- | --- | --- | --- | --- | 14.32 |
| 7.00 | 1,063,527 | 1107.00 | 15.08 oc | 15.08 ic | 0.00 | --- | 0.00 | --- | --- | --- | --- | --- | 15.08 |
| 8.00 | 1,235,695 | 1108.00 | 22.13 oc | 1.75 ic | 0.00 | --- | 20.37 s | --- | --- | --- | --- | --- | 22.12 |
| 9.00 | 1,413,091 | 1109.00 | 23.15 oc | 0.72 ic | 0.00 | --- | 22.41 s | --- | --- | --- | --- | --- | 23.13 |
| 10.00 | 1,595,773 | 1110.00 | 24.09 oc | 0.43 ic | 0.00 | --- | 23.52 s | --- | --- | --- | --- | --- | 23.94 |
| 11.00 | 1,783,797 | 1111.00 | 24.99 oc | 0.29 ic | 0.00 | --- | 24.33 s | --- | --- | --- | --- | --- | 24.63 |
| 12.00 | 1,977,218 | 1112.00 | 25.85 oc | 0.22 ic | 0.00 | --- | 25.03 s | --- | --- | --- | --- | --- | 25.25 |

# Pond No. 1 - DB1






**Front View**

NTS - Looking Downstream

Inflow hydrograph = 2. SCS Runoff - A1 Into SB1

# Hydrograph Report

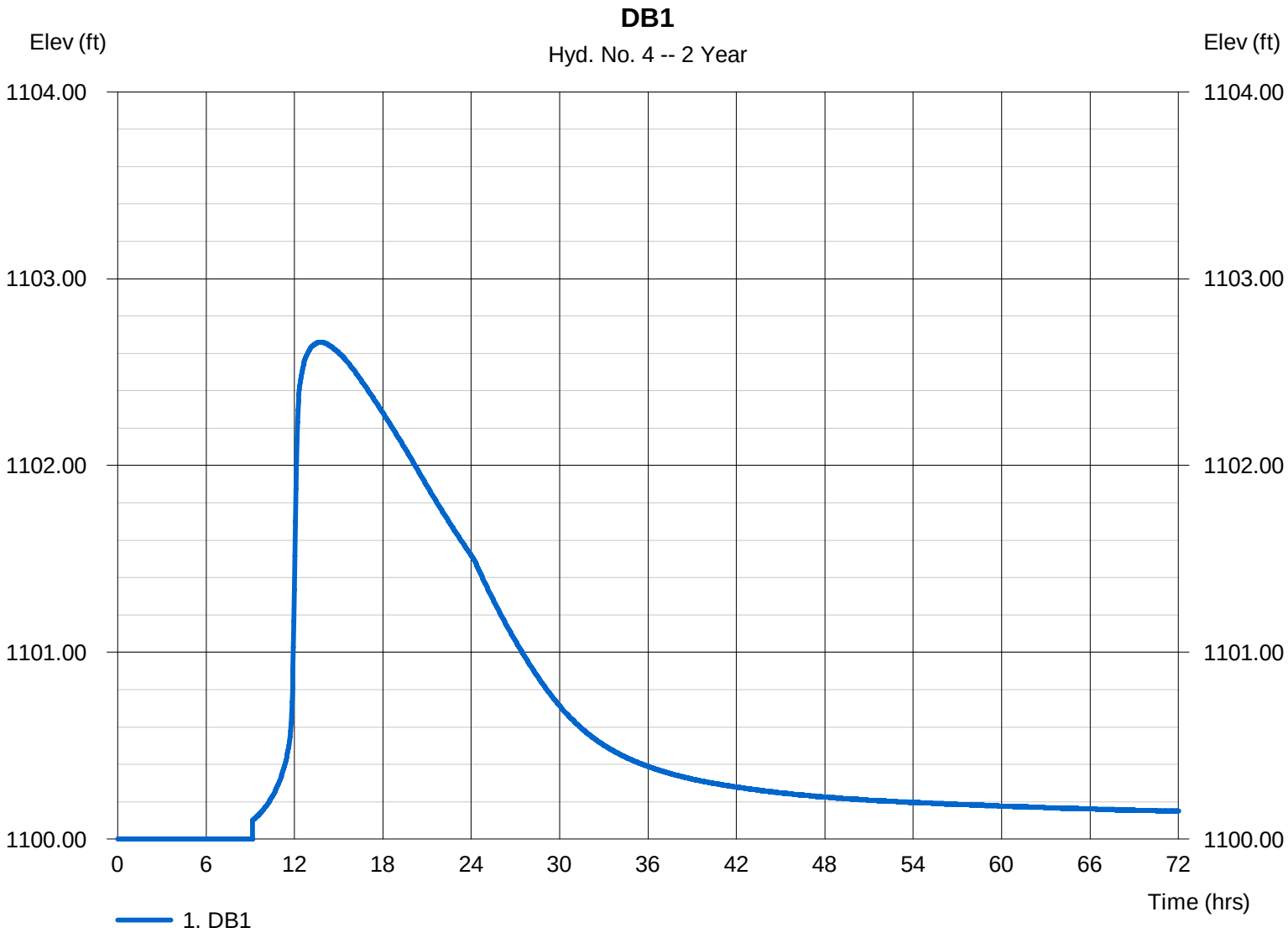
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 09 / 29 / 2025

## Hyd. No. 4

DB1

| | | | |
|---|---|---|---|
| Hydrograph type | = Reservoir | Peak discharge | = 10.03 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 13.73 hrs |
| Time interval | = 2 min | Hyd. volume | = 588,355 cuft |
| Inflow hyd. No. | = 2 - A1 Into SB1 | Max. Elevation | = 1102.66 ft |
| Reservoir name | = DB1 | Max. Storage | = 376,095 cuft |

Storage Indication method used.



United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Sarpy County, Nebraska




September 29, 2025

# Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

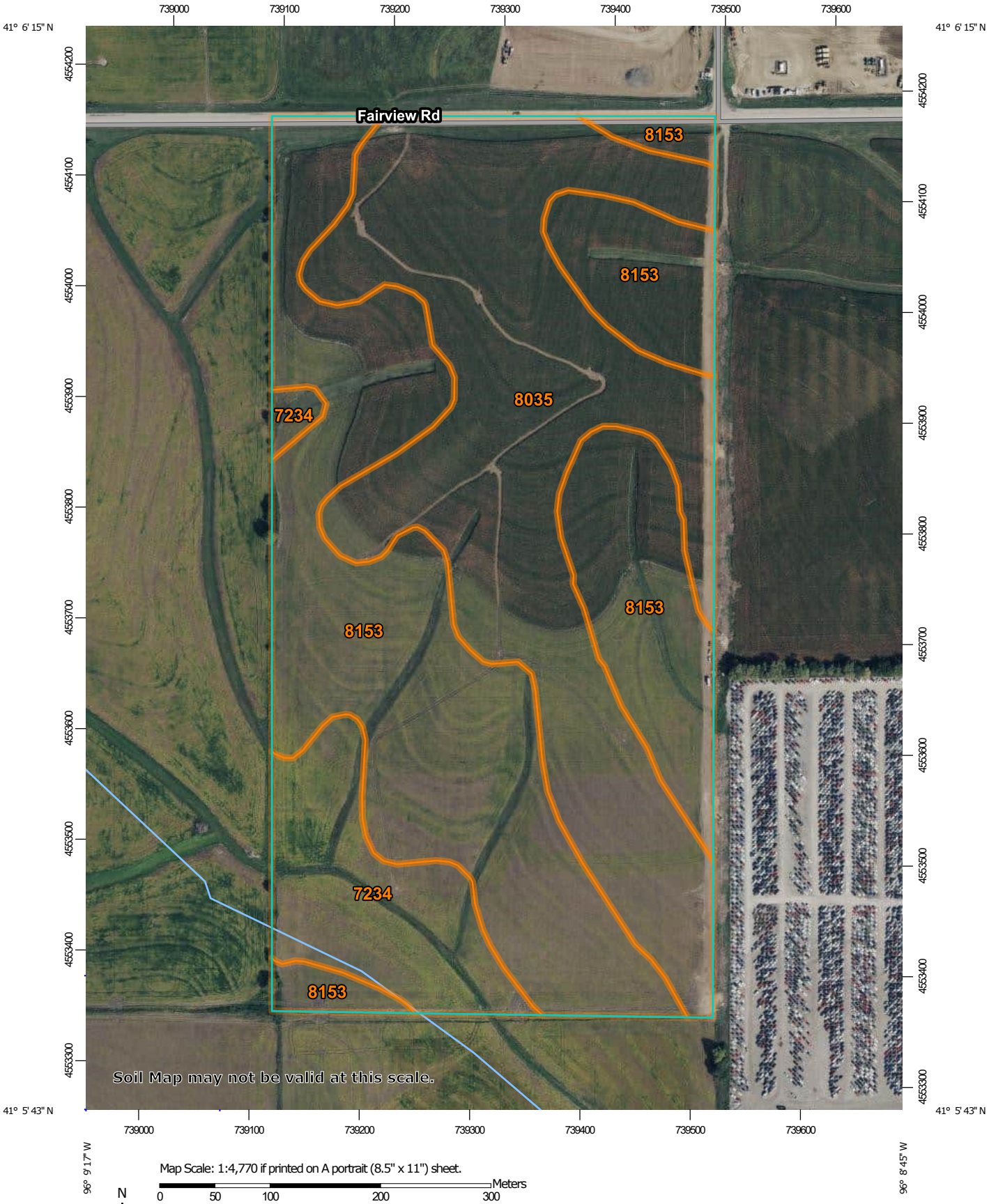
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report
## Soil Map




Map Scale: 1:4,770 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sarpy County, Nebraska
Survey Area Data: Version 18, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 7234 | Judson silty clay loam, 2 to 6 percent slopes | 8.7 | 10.7% |
| 8035 | Marshall-Contrary silty clay loams, 2 to 7 percent slopes | 32.2 | 39.9% |
| 8153 | Contrary-Marshall silty clay loams, 6 to 11 percent slopes | 39.8 | 49.3% |
| **Totals for Area of Interest** | | **80.6** | **100.0%** |

# Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

# Sarpy County, Nebraska

## 7234—Judson silty clay loam, 2 to 6 percent slopes

### Map Unit Setting

*National map unit symbol:* 2sy70
*Elevation:* 960 to 1,350 feet
*Mean annual precipitation:* 30 to 32 inches
*Mean annual air temperature:* 50 to 51 degrees F
*Frost-free period:* 160 to 170 days
*Farmland classification:* All areas are prime farmland

### Map Unit Composition

*Judson and similar soils:* 80 percent
*Minor components:* 20 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Judson

#### Setting

*Landform:* Alluvial fans
*Landform position (two-dimensional):* Footslope
*Landform position (three-dimensional):* Base slope
*Down-slope shape:* Concave
*Across-slope shape:* Linear
*Parent material:* Silty colluvium

#### Typical profile

*Ap - 0 to 9 inches:* silty clay loam
*A - 9 to 22 inches:* silty clay loam
*AB - 22 to 28 inches:* silty clay loam
*Bt - 28 to 35 inches:* silty clay loam
*BC - 35 to 52 inches:* silty clay loam
*C - 52 to 79 inches:* silty clay loam

#### Properties and qualities

*Slope:* 2 to 6 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Runoff class:* Low
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.14 to 1.42 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Calcium carbonate, maximum content:* 10 percent
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Available water supply, 0 to 60 inches:* High (about 11.6 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 3e
*Land capability classification (nonirrigated):* 2e
*Hydrologic Soil Group:* C
*Ecological site:* R107XB008MO - Loamy Footslope Savanna
*Hydric soil rating:* No

**Minor Components**

**Kennebec, occasionally flooded**
*Percent of map unit:* 14 percent
*Landform:* Flood plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Ecological site:* R107XB025IA - Loamy Floodplain Prairie
*Hydric soil rating:* No

**Ackmore, occasionally flooded**
*Percent of map unit:* 4 percent
*Landform:* Flood plains
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Ecological site:* R107XB019MO - Wet Floodplain Prairie
*Hydric soil rating:* No

**Kezan, occasionally flooded**
*Percent of map unit:* 2 percent
*Landform:* Flood plains
*Landform position (two-dimensional):* Toeslope
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Ecological site:* R107XB019MO - Wet Floodplain Prairie
*Hydric soil rating:* Yes

## 8035—Marshall-Contrary silty clay loams, 2 to 7 percent slopes

**Map Unit Setting**
*National map unit symbol:* 1vfg4
*Elevation:* 800 to 1,300 feet
*Mean annual precipitation:* 24 to 36 inches
*Mean annual air temperature:* 39 to 61 degrees F
*Frost-free period:* 155 to 175 days
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**
*Marshall and similar soils:* 59 percent
*Contrary and similar soils:* 41 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Marshall**

**Setting**
*Landform:* Loess hills

*Landform position (two-dimensional):* Summit, shoulder
*Landform position (three-dimensional):* Interfluve
*Down-slope shape:* Convex
*Across-slope shape:* Convex, linear
*Parent material:* Fine-silty noncalcareous loess

**Typical profile**

*Ap - 0 to 7 inches:* silty clay loam
*A - 7 to 18 inches:* silty clay loam
*Bw - 18 to 47 inches:* silty clay loam
*C - 47 to 80 inches:* silty clay loam

**Properties and qualities**

*Slope:* 2 to 7 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Runoff class:* Low
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* High (about 11.9 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 3e
*Land capability classification (nonirrigated):* 2e
*Hydrologic Soil Group:* C
*Ecological site:* R107XB007MO - Loess Upland Prairie
*Hydric soil rating:* No

**Description of Contrary**

**Setting**

*Landform:* Loess hills
*Landform position (two-dimensional):* Summit, shoulder
*Landform position (three-dimensional):* Interfluve
*Down-slope shape:* Convex
*Across-slope shape:* Convex, linear
*Parent material:* Fine-silty loess

**Typical profile**

*Ap - 0 to 7 inches:* silty clay loam
*Bw - 7 to 55 inches:* silty clay loam
*C - 55 to 80 inches:* silty clay loam

**Properties and qualities**

*Slope:* 2 to 7 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Runoff class:* Medium
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Calcium carbonate, maximum content:* 5 percent

*Available water supply, 0 to 60 inches:* High (about 11.6 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 3e
*Land capability classification (nonirrigated):* 2e
*Hydrologic Soil Group:* C
*Ecological site:* R107XB002MO - Deep Loess Upland Prairie
*Hydric soil rating:* No

## 8153—Contrary-Marshall silty clay loams, 6 to 11 percent slopes

**Map Unit Setting**

*National map unit symbol:* 1vfgk
*Elevation:* 800 to 1,300 feet
*Mean annual precipitation:* 24 to 36 inches
*Mean annual air temperature:* 39 to 61 degrees F
*Frost-free period:* 155 to 175 days
*Farmland classification:* Farmland of statewide importance

**Map Unit Composition**

*Contrary and similar soils:* 55 percent
*Marshall and similar soils:* 39 percent
*Minor components:* 6 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Contrary**

**Setting**

*Landform:* Loess hills
*Landform position (two-dimensional):* Summit, shoulder, backslope
*Landform position (three-dimensional):* Interfluve, head slope, nose slope, side slope
*Down-slope shape:* Convex
*Across-slope shape:* Convex, linear
*Parent material:* Fine-silty loess

**Typical profile**

*Ap - 0 to 7 inches:* silty clay loam
*Bw - 7 to 55 inches:* silty clay loam
*C - 55 to 80 inches:* silty clay loam

**Properties and qualities**

*Slope:* 6 to 12 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Runoff class:* Medium
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 5 percent
*Available water supply, 0 to 60 inches:* High (about 11.6 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 4e
*Land capability classification (nonirrigated):* 3e
*Hydrologic Soil Group:* C
*Ecological site:* R107XB002MO - Deep Loess Upland Prairie
*Hydric soil rating:* No

## Description of Marshall

**Setting**

*Landform:* Loess hills
*Landform position (two-dimensional):* Summit, shoulder, backslope
*Landform position (three-dimensional):* Interfluve, head slope, nose slope, side slope
*Down-slope shape:* Convex
*Across-slope shape:* Convex, linear
*Parent material:* Fine-silty noncalcareous loess

**Typical profile**

*Ap - 0 to 7 inches:* silty clay loam
*A - 7 to 18 inches:* silty clay loam
*Bw - 18 to 47 inches:* silty clay loam
*C - 47 to 80 inches:* silty clay loam

**Properties and qualities**

*Slope:* 6 to 12 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Runoff class:* Medium
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* High (about 11.9 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 4e
*Land capability classification (nonirrigated):* 3e
*Hydrologic Soil Group:* C
*Ecological site:* R107XB007MO - Loess Upland Prairie
*Hydric soil rating:* No

## Minor Components

**Ida**

*Percent of map unit:* 6 percent
*Landform:* Loess hills
*Landform position (two-dimensional):* Shoulder, backslope
*Landform position (three-dimensional):* Head slope, nose slope, side slope
*Down-slope shape:* Convex
*Across-slope shape:* Convex, linear
*Ecological site:* R107XB012MO - Calcareous Loess Upland Prairie
*Hydric soil rating:* No

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p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name
Springfield Industrial

Project Location
Fairview Road Between S 144th Street and S 156th Street

Springfield, NE 68114

Client Name
Tribedo LLC

Professional Seal

Revision Dates

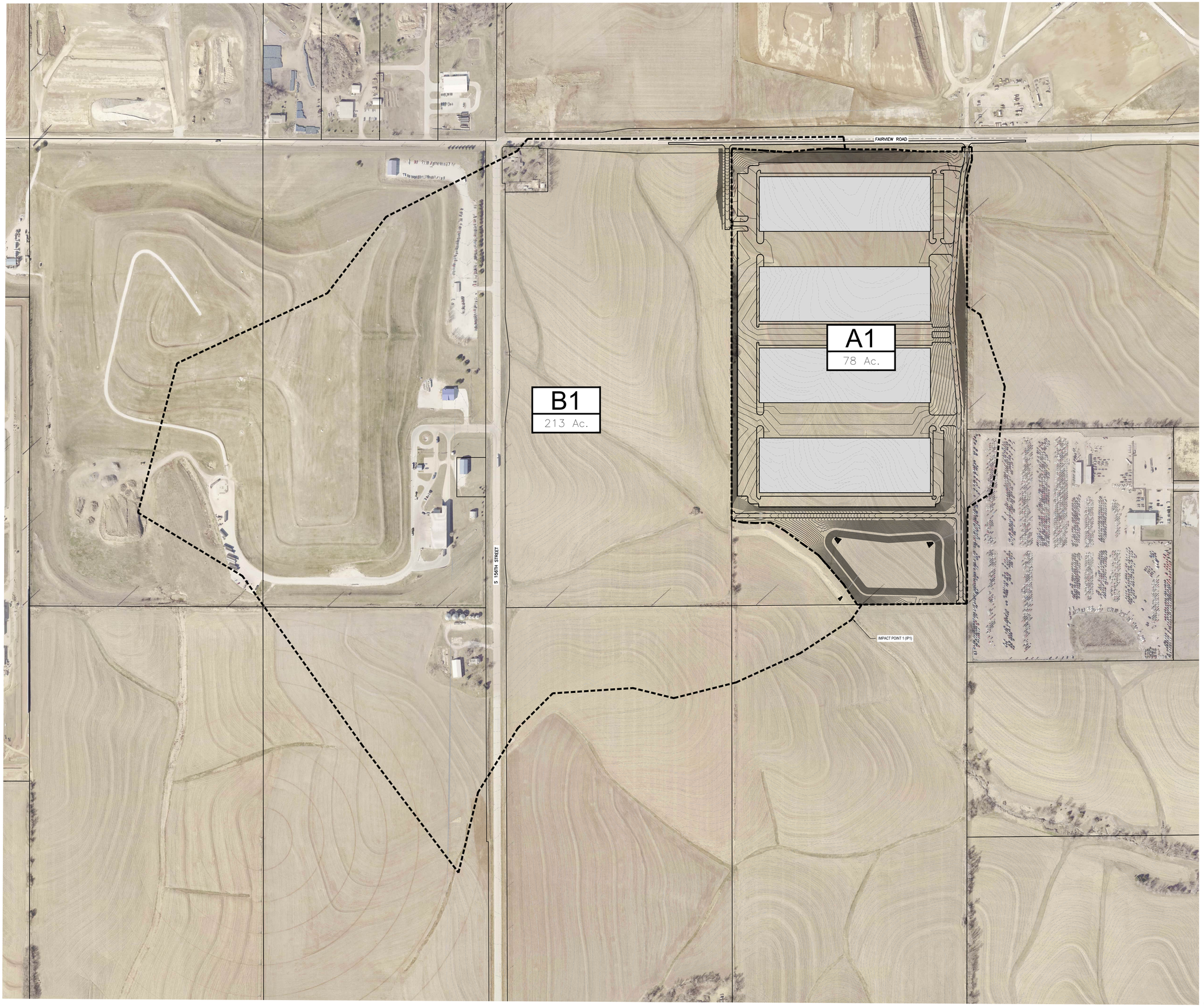
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Drawn By: CNC Reviewed By: BPH
Job No.: 1570-104 Date: 10-06-25

Sheet Title
Existing Drainage Map

Sheet Number
DM-1

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10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
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Springfield Industrial

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Revision Dates

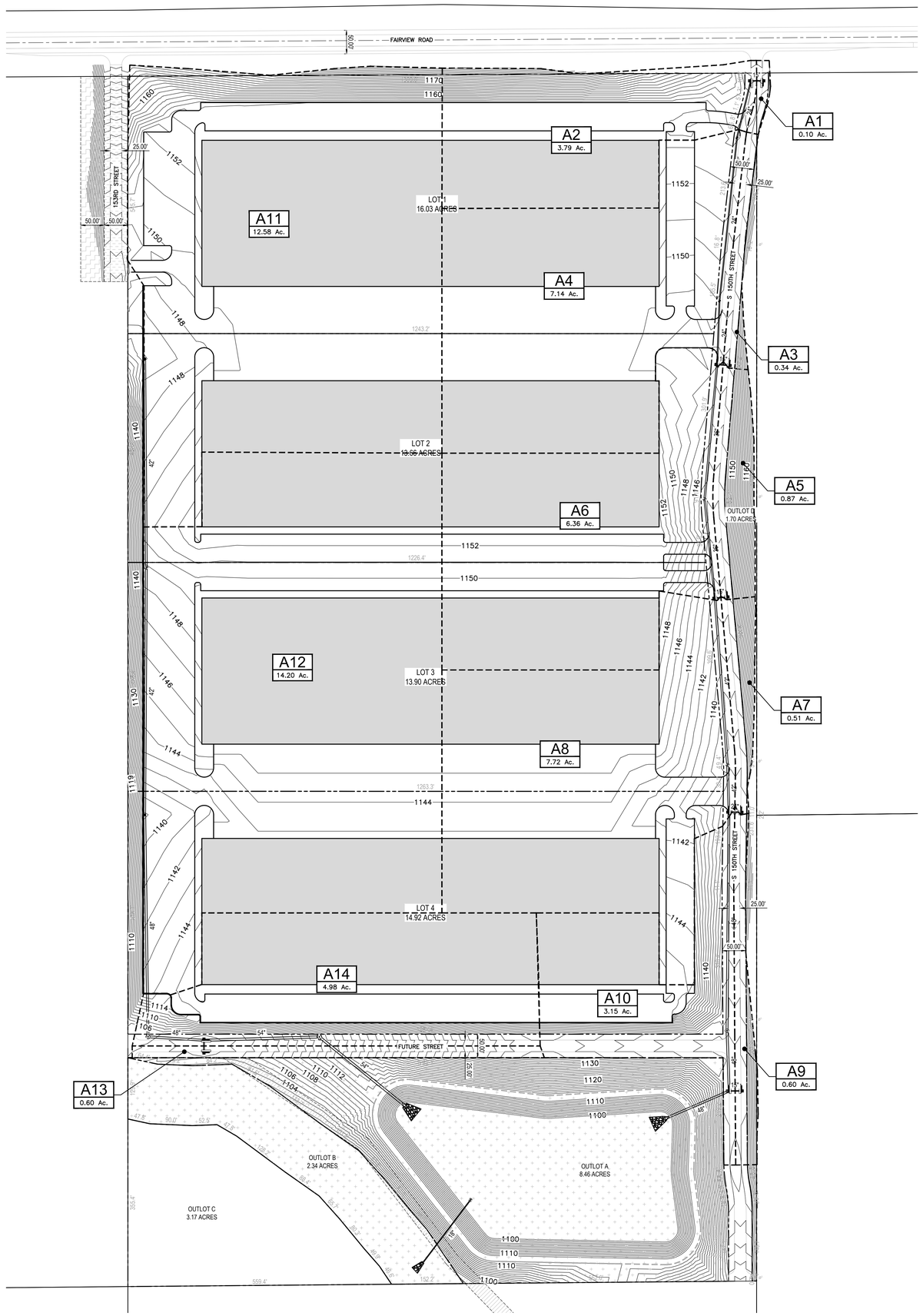
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Drawn By: CNC
Job No.: 1570-104
Reviewed By: BPH
Date: 10-06-25

Sheet Title
Proposed Drainage Map

Sheet Number
DM-2

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dba: TD2 Engineering and Surveying
NE CA-0199


Project Name

Springfield Industrial

Project Location

Fairview Road Between S 144th Street and S 156th Street

Springfield, NE 68114

Client Name

Tribedo LLC

Professional Seal

Revision Dates

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Drawn By: CNC
Job No.: 1570-104

Reviewed By: BPH
Date: 10-06-25

Sheet Title

Proposed Drainage Areas

Sheet Number

DM-3

springfield
NEBRASKA

## REQUEST FOR CONDITIONAL USE PERMIT

(please print or type)

Applicant's Name Tribedo LLC
Address 10404 Essex Court, Suite 101, Omaha, NE 68114
Phone (402) 408 - 0005 ext.

Owner's Name Tribedo LLC
Address 10404 Essex Court, Suite 101, Omaha, NE 68114
Phone (402) 408 - 0005 ext.

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

Hereby request the Planning Commission and City Council to consider the following Conditional Use:
The proposed conditional use of the property is for a temporary concrete construction batch plant. The batch plant will produce concrete for improvements directly adjacent to the property and sell concrete for off-site uses too.

The Conditional Use Permit is requested for the property legally described as the following:
E1/2 NW1/4 EXC PT FOR SID 386 14-13-1, Sarpy County, Nebraska

Current zoning of said property: AR (Agriculture Residential District)

Description of existing use of said property:
The existing use of the property is for agriculture.

REQUEST FOR CONDITIONAL USE PERMIT

❑ Please check here if Conditional Use request is for residential renovation in an older single family residence built prior to the adoption of the zoning regulations. Refer to Springfield Zoning Ordinance - Residential Renovation for further information.

NOTICE: Applications will be processed according to the city's review schedule. Please see the attached Application Checklist for a complete list of required documents. Complete information must be provided by the applicant or no action will be taken.

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 September 23, 20 26

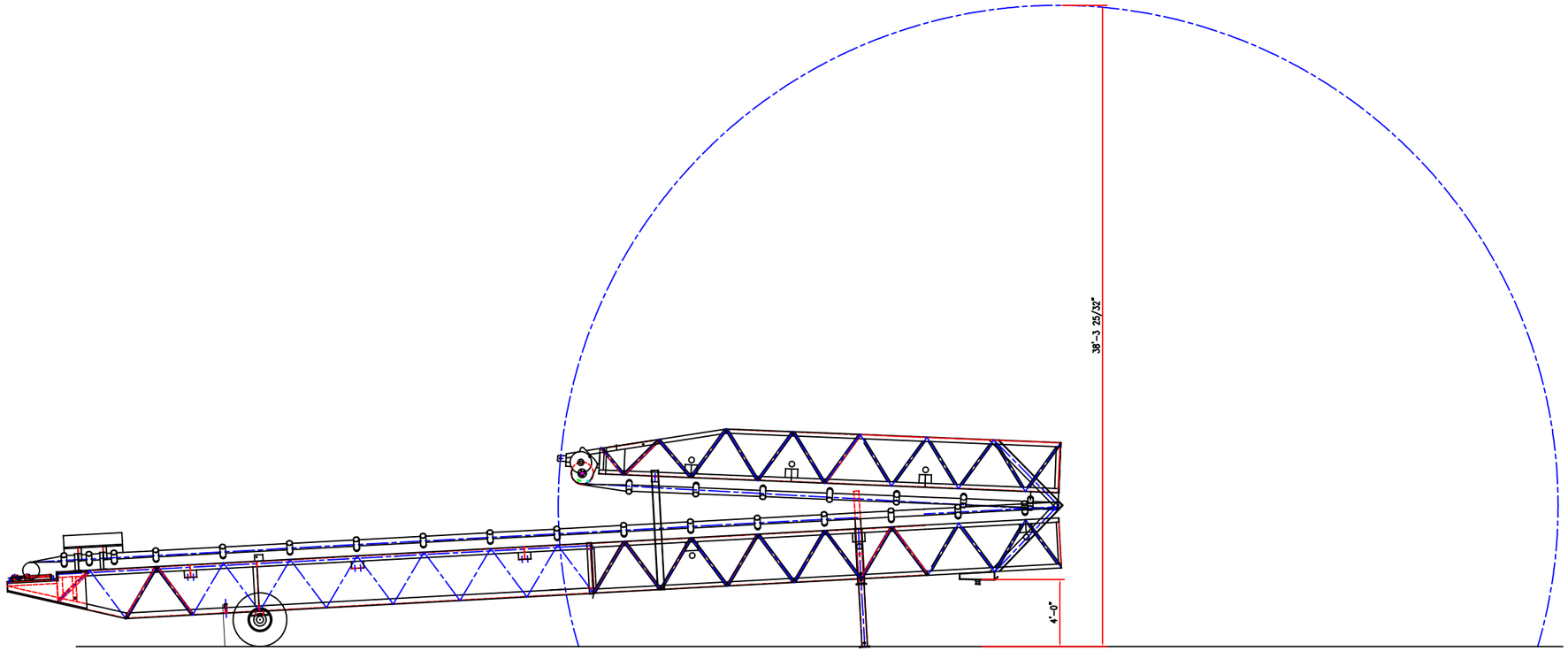
Application Fees:

Original Application - $300.00 (under 1 acre); $500.00 (over 1 acre)

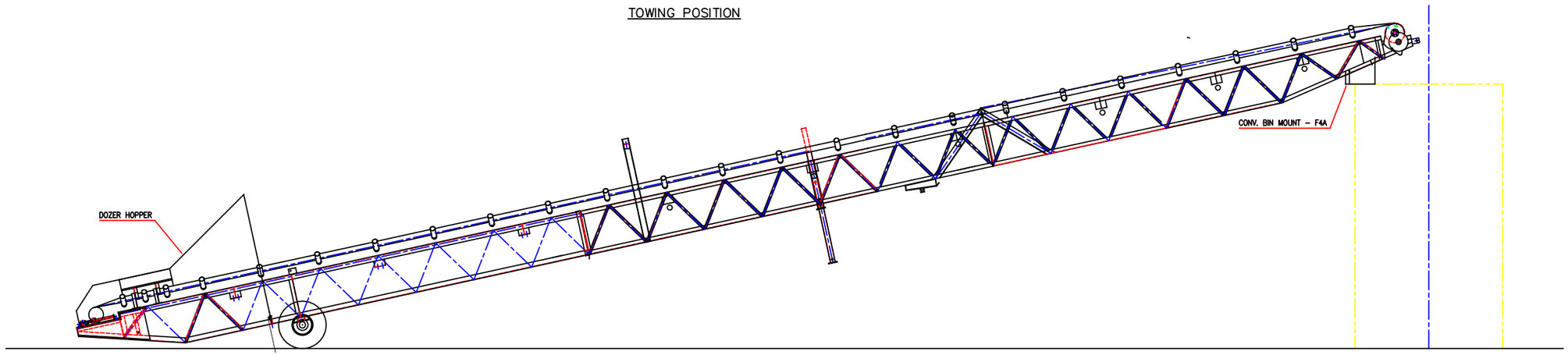
Amendments & Renewals - $150.00

*fees are nonrefundable

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




TOWING POSITION




CHARGING POSITION

| NEXT ASSY. | CCO NO. | DATE | APPR. | NO. | REVISION |
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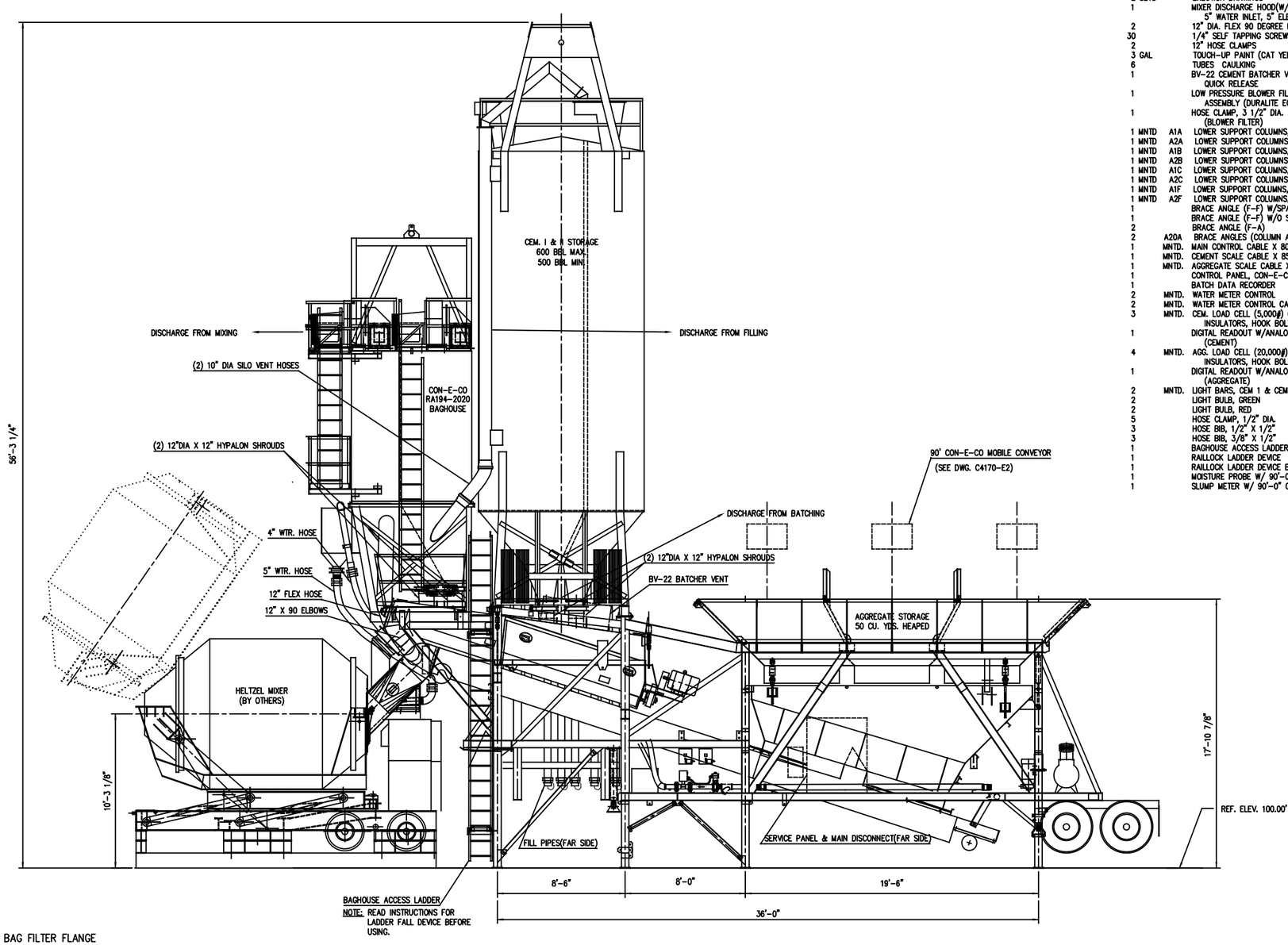
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DATE 5-28-93
DRAWN JHS
CHECKED

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO CON-E-CO. IT SHALL NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN PERMISSION OF CONCRETE EQUIPMENT CO.

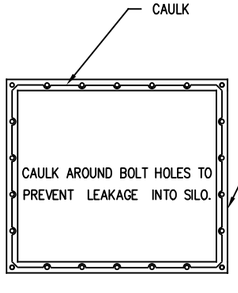
TITLE 90' MOBILE CONVEYOR
CUSTOMER LOCH SAND & CONSTR.
LOCATION MARYSVILLE, MO.

CON-E-CO
concrete equipment company
237 N. 13th St. Blair, NE 68008
phone 402-426-4181

PART NO. ------
JOB NO. S-990
DWG.NO C4170-E2




NOTE: READ INSTRUCTIONS FOR LADDER FALL DEVICE BEFORE USING.




TYP. CAULKING DETAIL

NOTES:
1.) SEE C4170-F1 FOR FOUNDATION LAYOUT AND LOADS.
2.) SEE PARTS MANUAL FOR LADDER SAFETY DEVICE OPERATION.

*** ALL-PRO(SUPER) (C-4170) ***

| QUAN | PC-MK | PART DESCRIPTION |
|---|---|---|
| 1 | | MODEL PAVER ALL-PRO PORTABLE PLANT |
| 2 | | KEYS FOR ELECTRICAL SERVICE PANEL (WIRED IN MAIN DISCONNECT) |
| 1 | | PARTS MANUAL |
| 2 SETS | | ERECTION DRAWINGS |
| 1 | | MIXER DISCHARGE HOOD(W/ WIPER, 12" BH INLETS, 5" WATER INLET, 5" ELBOW, 5" QUICK CPLG.) |
| 2 | | 12" DIA. FLEX 90 DEGREE ELBOWS |
| 30 | | 1/4" SELF TAPPING SCREWS |
| 2 | | 12" HOSE CLAMPS |
| 3 GAL | | TOUCH-UP PAINT (CAT YELLOW) |
| 6 | | TUBES CAULKING |
| 1 | | BV-22 CEMENT BATCHER VENT QUICK RELEASE |
| 1 | | LOW PRESSURE BLOWER FILTER ASSEMBLY (DURALITE ECC08-5003) |
| 1 | | HOSE CLAMP, 3 1/2" DIA. (BLOWER FILTER) |
| 1 MNTD | A1A | LOWER SUPPORT COLUMNS, HINGED |
| 1 MNTD | A2A | LOWER SUPPORT COLUMNS, HINGED |
| 1 MNTD | A1B | LOWER SUPPORT COLUMNS, HINGED |
| 1 MNTD | A2B | LOWER SUPPORT COLUMNS, HINGED |
| 1 MNTD | A1C | LOWER SUPPORT COLUMNS, HINGED |
| 1 MNTD | A2C | LOWER SUPPORT COLUMNS, HINGED |
| 1 MNTD | A1F | LOWER SUPPORT COLUMNS, HINGED |
| 1 MNTD | A2F | LOWER SUPPORT COLUMNS, HINGED |
| 1 | | BRACE ANGLE (F-F) W/SPACER BAR |
| 1 | | BRACE ANGLE (F-F) W/O SPACER BAR |
| 2 | | BRACE ANGLE (F-A) |
| 2 | A20A | BRACE ANGLES (COLUMN A-A) |
| 1 | MNTD. | MAIN CONTROL CABLE X 80'-0" |
| 1 | MNTD. | CEMENT SCALE CABLE X 85'-0" |
| 1 | MNTD. | AGGREGATE SCALE CABLE X 85'-0" |
| 1 | | CONTROL PANEL, CON-E-CO MODEL 80 SERIES |
| 1 | | BATCH DATA RECORDER |
| 2 | MNTD. | WATER METER CONTROL |
| 2 | MNTD. | WATER METER CONTROL CABLES 5'-0" |
| 3 | MNTD. | CEM. LOAD CELL (5,000#) COMPLETE W/ INSULATORS, HOOK BOLTS |
| 1 | | DIGITAL READOUT W/ANALOG & 15'-0" LG. CABLE (CEMENT) |
| 4 | MNTD. | AGG. LOAD CELL (20,000#) COMPLETE W/ INSULATORS, HOOK BOLTS |
| 1 | | DIGITAL READOUT W/ANALOG & 15'-0" LG. CABLE (AGGREGATE) |
| 2 | MNTD. | LIGHT BARS, CEM I & CEM II W/HORN |
| 2 | | LIGHT BULB, GREEN |
| 2 | | LIGHT BULB, RED |
| 5 | | HOSE CLAMP, 1/2" DIA. |
| 3 | | HOSE BIB, 1/2" X 1/2" |
| 3 | | HOSE BIB, 3/8" X 1/2" |
| 1 | | BAGHOUSE ACCESS LADDER, SHIPPED ON PLANT |
| 1 | | RAILLOCK LADDER DEVICE |
| 1 | | RAILLOCK LADDER DEVICE BELT |
| 1 | | MOISTURE PROBE W/ 90'-0" CABLE |
| 1 | | SLUMP METER W/ 90'-0" CABLE |

*** 620 BBL MOBILE SILO ***

| QUAN | PC-MK | PART DESCRIPTION |
|---|---|---|
| 1 | | 620 BBL, 2 COMPARTMENT MOBILE SILO W/FILL PIPES, BIN SIGNALS, HANDRAIL, TILTLING CHAIN, DISCHARGE VALVES AND PRESSURE RELIEF VALVES |
| 5 | | 5" ANDREWS COUPLING W/DUST CAP (FILL PIPE) |
| 2 | | 12" DIA. X 12" LG. HYPALON SHROUD |
| 4 | | 12" DIA. HOSE CLAMPS |
| 2 | | DUST COLLECTOR VENT HOSES W/QUICK CLAMPS 10" DIA. X 6'-0" |
| 3 | | SHIMS 6" X 9" (12 GA.) |
| 3 | | SHIMS 6" X 9" (14 GA.) |
| 4 | | HOSE CLAMPS, 2" DIA. |
| 2 | | FLEXHAUST, 2" DIA. X 8'-0" |
| 6 | | BOLTS 7/8" (A325 X 2 1/2" W/ NUTS & (2) HARDENED F.W. (SILO MOUNTING) |

*** RA194-2000 BAGHOUSE ***

| QUAN | PC-MK | PART DESCRIPTION |
|---|---|---|
| 1 | | RA194-2000 BAGHOUSE COMPLETE W/HOPPER, WATER HOLDING TANK, FOLDING ACCESS PLATFORM, HANDRAIL, AND RUNNING GEAR |
| 1 | | 5" DIA. X 15'-0" WIRE WOUND HOSE W/ 5" DIA. QUICK DISCONNECTS EACH END |
| 2 | | 12" DIA. X 10" LG. HYPALON SHROUD |
| 4 | | HOSE CLAMP, 12" DIA. |
| 2 | | FLEXHOSE, 12" DIA. X 6'-0" |
| 4 | | HOSE CLAMP, 12" DIA. |
| 1 | | 4" DIA. X 12'-0" LG. WIRE WOUND HOSE W/ 4" DIA. QUICK DISCONNECTS ONE END |
| 1 | | RAILLOCK LADDER DEVICE |
| 1 | | RAILLOCK LADDER DEVICE BELT |
| 1 | | 90'-0" BAGHOUSE CONTROL CABLE |
| 1 | | BAGHOUSE CONTROL BOX |

*** HINGE AND TRAVEL PIN LIST ***

| QUAN | PC-MK | PART DESCRIPTION |
|---|---|---|
| 8 | P2A | CYLINDER PINS (1" DIA. X 4 3/4") |
| 2 | P7A | AGG BATCHER REAR TRAVEL PINS 1 3/16" DIA. X 11 3/4" (T-HANDLE) |
| 2 | P7B | AGG BATCHER FRONT TRAVEL PINS 1 3/16" DIA. X 6" |
| 2 | P12A | CONVEYOR SUPPORT PINS 15/16" DIA. X 6" (T-HANDLE) |
| 4 | P13A | BAGHOUSE PINS 1 3/16" DIA. X 10 13/16" (T-HANDLE) |
| 1 | P20B | BAGHOUSE PARKING STAND PIN 3/4" DIA. X 7 7/8" |
| 4 | P18A | CEM. BATCHER HOLD DOWN PINS 1" DIA. X 7 11/16" (T-HANDLE) |
| 4 | P20D | COL A & B UPPER HINGE PINS 1" DIA. X 1'-5 1/8" |
| 4 | P20G | COL A-A KNEE BRACE PINS 15/16" DIA. X 2 3/8" |
| 4 | P20G | COL A KNEE BRACE PINS 15/16" DIA. X 2 3/8" |
| 6 | P20G | COL B KNEE BRACE & TRAVEL PINS 15/16" DIA. X 2 3/8" |
| 8 | P20F | COL A & C LOWER HINGE PINS 1" DIA. X 10" |
| 2 | P37A | COL F HINGE PINS 1" DIA. X 1'-6" |
| 10 | P37B | COL F KNEE BRACE & TRAVEL PINS 15/16" DIA. X 4 1/2" |

*** 90' MOBILE CONVEYOR ***

| QUAN | PC-MK | PART DESCRIPTION |
|---|---|---|
| 1 | | 90' MOBILE CONVEYOR(W/ RUNNING GEAR, BELT, IDLERS, MACHINERY, & DOZER HOPPER) |
| 1 | | CONVEYOR HEAD SUPPORT MOUNT(TO AGG BIN) |
| 1 | MNTD. | CONVEYOR #1 15'-0" CORD W/PLUG |
| 2 | | CONV. #2 & #3 MATCHING PLUGS (NO CORD) |

*** AGG EXTENSION(SPLIT) ***

| QUAN | PC-MK | PART DESCRIPTION |
|---|---|---|
| 1 | A5A | AGGREGATE BIN EXTENSION |
| 1 | A5B | AGGREGATE BIN EXTENSION |
| 40 | | BOLTS, 5/8"DIA. X 1 1/2"LG. W/NUT, L.W., & F.W. |
| 20 | | 5/8" BEVELED FLAT WASHERS |

| NEXT ASSY. | ECO NO. | DATE | APPR. | NO. | REVISION |
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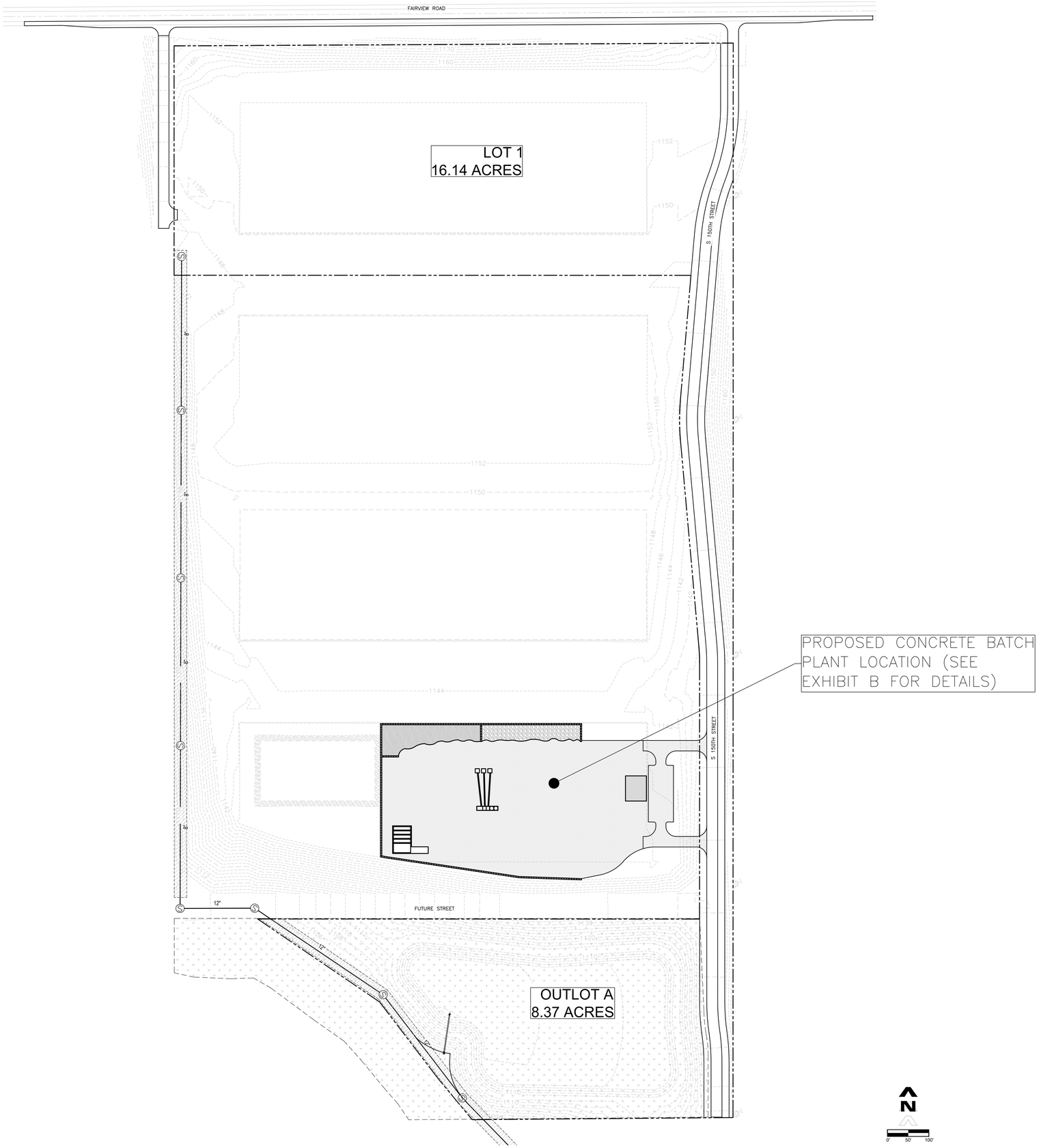
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THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO CON-E-CO. IT SHALL NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN PERMISSION OF CONCRETE EQUIPMENT CO.

TITLE: ALL-PRO SUPER ASS'Y
CUSTOMER: LOCH SAND & CONSTR.
LOCATION: MARYSVILLE, MO.

CON-E-CO
concrete equipment company
237 N. 13th St. Blair, NE 68008
phone 402-426-4181

PART NO. ------
JOB NO. S-990
DWG.NO C4170-E1

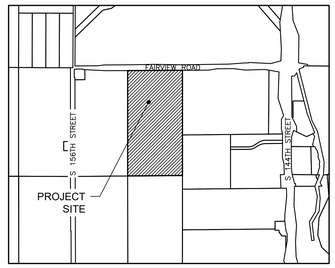



# SPRINGFIELD INDUSTRIAL

LOTS 1, AND OUTLOT A

SARPY COUNTY, NEBRASKA

SPR-20250917-8086-GP1




VICINITY MAP

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## LEGAL DESCRIPTION

LOTS 1 AND OUTLOTS A AND B; BEING A PLATTING OF PART OF THE E 1/2 OF THE NW 1/4 OF SECTION 14, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

## APPLICANT

TRIBEDO LLC
10404 ESSEX COURT, SUITE 101
ELKHORN, NE 68114

N

0' 50' 100'

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Springfield Industrial

SPR-20250917-8086-GP1

Project Location

Fairview Road Between S 144th Street and S 156th Street

Springfield, NE 68114

Client Name

Tribedo LLC

Professional Seal

Revision Dates

| No. | Description | MM-DD-YY |
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Drawn By: AJL Reviewed By: BPH
Job No.: 1570-104 Date: 04-08-2026

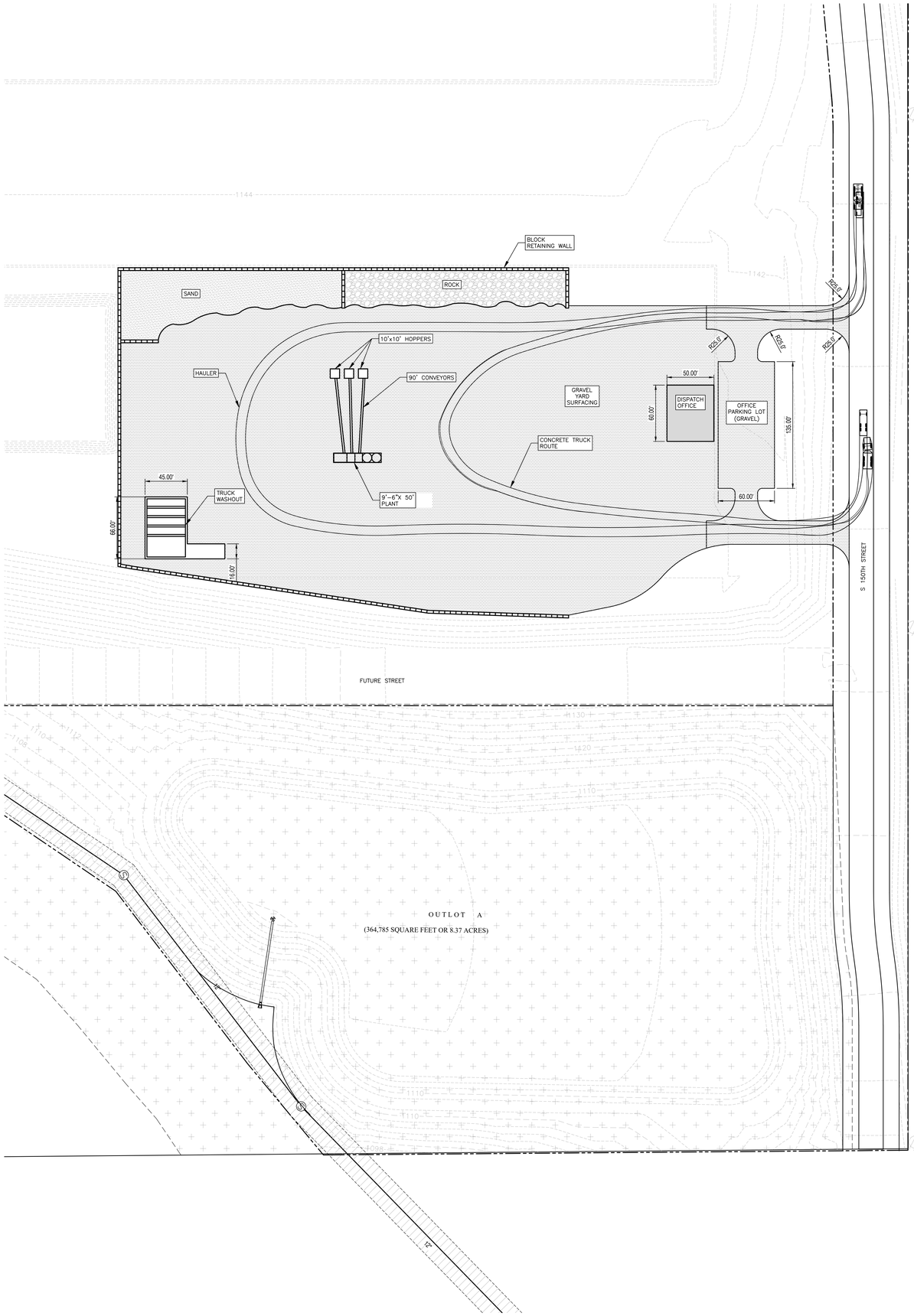
Sheet Title

Special Use Permit Vicinity Map

Sheet Number

Exhibit A

Nebraska811 Know what's below. Call before you dig.

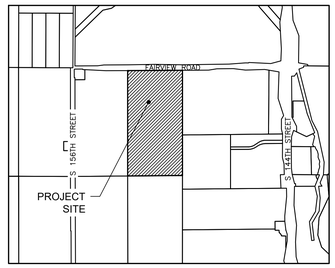



# SPRINGFIELD INDUSTRIAL

LOT 1 AND OUTLOT A

SARPY COUNTY, NEBRASKA

SPR-20250917-8086-GP1




VICINITY MAP

## LEGAL DESCRIPTION

LOTS 1 AND OUTLOTS A AND B; BEING A PLATTING OF PART OF THE E 1/2 OF THE NW 1/4 OF SECTION 14, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

## APPLICANT

TRIBEDO LLC
10404 ESSEX COURT, SUITE 101
ELKHORN, NE 68114

0' 25' 50'

Nebraska811 — Know what's below. Call before you dig.

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NE CA-0199

Project Name

Springfield Industrial

SPR-20250917-8086-GP1

Project Location

Fairview Road Between S 144th Street and S 156th Street

Springfield, NE 68114

Client Name

Tribedo LLC

Professional Seal

Revision Dates

| No. | Description | MM-DD-YY |
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Drawn By: AJL Reviewed By: BPH
Job No.: 1570-104 Date: 04-08-2026

Sheet Title

Special Use Permit Site Plan

Sheet Number

Exhibit B

5/4/2026 4:26 PM BRAD HUYCK H:\1500\1570 White Lotus Group\1570-104 Springfield Industrial\Drawings\1570-104 RMP BPH.dwg

**RESOLUTION**
**2026-45**

**Final Plat**
**Lot 1 and Outlots A-B, Springfield Industrial**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE FINAL PLAT FOR LOT 1 AND OUTLOTS A-B, SPRINGFIELD INDUSTRIAL, OF A SUBDIVISION LOCATED ON PROPERTY LEGALLY DESCRIBED AS THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 29.58 ACRES, MORE OR LESS.

WHEREAS, Tribedo LLC, applicant/subdivider/owner, of the above-described property has made application for approval of a final plat for proposed Lot 1 and Outlots A-B, Springfield Industrial; 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 January 13, 2026, regarding the application and has made a recommendation of approval to the City Council of the final plat for Springfield Industrial, 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 November 3, 2026, and is agreeable to the approval of the final plat for Springfield Gateway Park, contingent upon (1) the change of zoning classification from Agriculture Residential to Light Industrial on said property, (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 Lot 1 and Outlots A-B, Springfield Industrial, contingent upon (1) the change of zoning classification from Agriculture Residential to Light Industrial on said property, (2) final approval of a Subdivision Agreement for said development, and (3) completion of the conditions identified in the Subdivision Agreement.

PASSED AND APPROVED THIS 3rd DAY OF NOVEMBER 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**
**2026-46**

**Conditional Use Permit for a Concrete Construction Batch Plant**
**Tribedo LLC – Lot 4, Springfield Industrial Preliminary Plat**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A CONDITIONAL USE PERMIT TO TRIBEDO LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER/APPLICANT, TO OPERATE A TEMPORARY CONCRETE CONSTRUCTION BATCH PLANT ON PROPERTY ZONED AGRICULTURE RESIDENTIAL DISTRICT AND LEGALLY DESCRIBED AS A PORTION OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA (LOT 4, SPRINGFIELD INDUSTRIAL PRELIMINARY PLAT), AND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 150TH STREET AND FAIRVIEW ROAD.

WHEREAS, the owner/applicant of the above described property has made application for approval of a conditional use permit to operate a temporary concrete construction batch plant on property zoned Agriculture Residential; 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 October 13, 2026, regarding the application and has made a recommendation of approval to the City Council for the conditional use permit; and

WHEREAS, the City Council of the City of Springfield held a public hearing regarding such application on November 3, 2026, and is agreeable to the conditional use permit, subject to certain conditions and agreements as set forth in the conditional use permit agreement attached hereto as Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves and issues the conditional use permit to Tribedo LLC, owner/applicant, to operate a temporary concrete construction batch plant on property zoned Agriculture Residential District and legally described as part of the East One-Half of the Northwest Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska (Lot 4, Springfield Industrial Preliminary Plat), subject to certain conditions and agreements as set forth in the conditional use permit agreement attached hereto as Exhibit “A”.

PASSED AND APPROVED THIS 3rd DAY OF NOVEMBER, 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

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Regular Agenda Items 5-6 | Application for a preliminary plat of Lots 1-4 and Outlots X-Z, Springfield Landing, submitted by Springfield Landing, LLC, subdivider/owner, on property generally located at the northwest corner of S. 6th Street & Pflug Road | Kathleen Gottsch<br>City Administrator |

**Synopsis**

Snyder & Associates, Inc. ("Agent") submitted the following documents on September 9, 2026, on behalf of Springfield Landing, LLC ("Subdivider/Owner") related to the property legally described as part of Tax Lot 18 in the Southwest Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 20.89 acres, and generally located at the northwest corner of S 6th Street and Pflug Rd, Sarpy County, Nebraska, owned by Springfield Landing, LLC:

1. Preliminary Plat Application

The following exhibits were also provided:

1. Preliminary Plat
    a. Dimension and Utility Plan
    b. Grading Plan
2. Drainage Study

Subdivider/Owner requests the following in order to subdivide the land into a light industrial development:

1. Preliminary Plat of Lots 1-4 and Outlots X-Z, Springfield Landing Plat 1

The application was 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 application, are attached.

**Recommendation**

The Springfield Planning Commission held a public hearing for the Preliminary Plat on October 13, 2026, and recommended approval contingent upon any outstanding items referenced in the reports being addressed.

**Attachments**

Synopsis of Comments
- Springfield Landing Connection Fee Calcs_9-10-26.pdf
- Final Plat for Springfield Industrial Park.pdf
- SpringfieldLandingStreets 9-14-26.pdf and SpringfieldLandingStreetsV2 9-14-26.pdf

Preliminary Plat Application
Preliminary Plat
- Dimension and Utility Plan
- Grading Plan

Drainage Study

SPRINGFIELD
NEBRASKA

**September 24, 2026**

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

**Lots 1-4 and Outlots X-Z, Springfield Landing Plat 1**
**Springfield Landing, LLC (Owner & Subdivider)/Snyder & Associates, Inc. (Agent)**
**Preliminary Plat Application**

---

Snyder & Associates, Inc. ("Agent") submitted the following documents on September 9, 2026, on behalf of Springfield Landing, LLC ("Subdivider") related to the property legally described as part of Tax Lot 18 in the southwest quarter of Section 24, Township 13 North, Range 11 East (20.89 AC), generally located on the northeast corner of 138th St (S 6th St) and Pflug Rd, Sarpy County, Nebraska, owned by Springfield Landing, LLC ("Owner"):

1. Preliminary Plat Application

The following exhibits were also provided:

1. Preliminary Plat
    a. Dimension and Utility Plan
    b. Grading Plan
2. Drainage Study

Owner/Subdivider/Agent request the following in order to subdivide the land into a light industrial development:

1. Preliminary Plat of Lots 1-4 and Outlots X-Z, Springfield Landing Plat 1

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**

Discussion Items

1. The preliminary plat does not depict any public streets, utilities or lots; however, the Grading Plan and the Dimension and Utility plan contain depiction of the proposal.
2. The North half of the 20 acre parcel is currently zoned Agricultural Residential the South half is zoned Light Industrial.
3. The Preliminary Plat Grading Plan would subdivide the parcel according to the current zoning classifications. The plan would leave the Agricultural area as outlot Z and divide the southern half into other lots.
4. The plat does not propose to dedicate any area to public right-of-way or improvements. The Grading and Utility plan depicts a Street Lot B and a Street Lot A. "Street Lot" is not defined in the Springfield Subdivision Regulations or the Springfield Zoning Code.
5. I take the depiction of Street Lot A and Street Lot B on the Grading Plan as a private Street.
6. Under Springfield Subdivision Regulation 4.14, new private streets may be created as part of a Planned Development District. Private streets are also discussed in section 6.01 of the Subdivision Regulations.
7. The grading plan depicts Street Lot A adjacent to Pflug Road. The impact of that design and the possibility of any future assessment for improvements of Pflug Road should be considered.
8. There is no documentation of how public utilities would be provided to this development.
9. The future uses or development of outlots X, Y and Z are unknown to this commentator.
10. It appears that there are a number of issues that would have to be addressed in a subdivision agreement.

**Jeff Ray, City Planner**

No response was received as of the date of this report.

**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. City to confirm adequate capacity exists in the current system to support this development.
    a. Based on the current Agency master plan the above reference parcel is currently located entirely in the Phase 1A service area which naturally drains east towards south 3rd Street through the SC-8 subbasin.
    b. Based on the current proposed preliminary plat layout, all flow is being proposed to flow west through the SC-8 subbasin directly through the City of Springfield's conveyance system.
2. City to provide, at the time of the final plat submittal, the sewer connection agreement between the City of Springfield and the development area.

3. SID to pay half (1/2) of the sewer connection fees; the remaining half (1/2) will be required at the time of the building permit application with each lot.
    a. Based on the current preliminary plat, the estimated ½ of the connection fees due at the time of the final plat will be $144,196.72 (**see Springfield Landing Connection Fee Calcs_9-10-26.pdf**).
        i. These fees are based on the 2026-2027 fiscal year rates which expire June 30, 2027. Should the final plat not be approved by then or a different phased development approach is desired, future fiscal years rates shall apply.
    b. The City of Springfield may have their own connection fee charge for the development on top of the Agency charges which is perfectly understandable to assist in the cost sharing of any previously constructed localized outfall sewer(s) allowing service to this development.
4. Long-term monitoring for affects to the system will be required as this development ratio exceeds that of the engineering estimates.
    a. The Regional Wastewater System Financial Assessment TM_2015 3-11-16(final) Waatach and Platte River Regional Wastewater System Refinement Technical Memorandum and the Regional Wastewater Treatment Alternatives Technical Memorandum estimated 60% of the total acres of any residential to be developable with 5 EDU's per acre. Based on the current preliminary plat information, this development equates to a ratio of 44.37% which is less than those preliminary engineering estimates.
    b. However, the preliminary plat suggests the further development of Outlot Z, which would likely increase that ratio.
5. Recommend further due diligence within the development area after testing to confirm inflow and infiltration ("I & I") is not encountered.
    a. Recent development within the Agency jurisdiction have found newly constructed developments are experiencing I & I issues even after initial system testing.
    b. An inflatable plug at the tie in structures prior to any initial home construction may be prudent for identifying this type of issue.

**Brian Schuele, City Engineer w/ Olsson**

1. Add a Preliminary Plat sheet to the plan set, showing only the plat linework, without utilities, etc.
    a. Adjust west end of Outlot Y to align with 70' easement shown on Industrial Park plat (***see attached Final Plat for Springfield Industrial Park.pdf***).
    b. Adjust remainder of Outlot Y to align with north side of existing sanitary sewer easement and offset 70' south.
    c. Rename Outlots X, Y, Z to Outlots A, B, C.
2. Add a Paving Plan sheet to the plan set, showing only the proposed streets, sidewalks, and trails.
    a. Subdivider to install an 8' wide trail along the north side of Pflug Road and the west side of 6th Street upon completion of county road project.
    b. The county project will grade out the full ROW section for the trail to be constructed by the developer.

3. On the Utility Plan, show a 12" water main located 40' north of the Pflug Road centerline, to be installed by the city.
    a. The development will connect to this water main.
    b. It is anticipated to be installed in 2027.
4. Add a SWPPP Plan sheet to the plan set, showing proposed grading, sediment basins, silt fence, and other SWPPP BMPs.
5. Provide development CAD files for the city to coordinate the drainageway cleanout.
6. Coordinate with City and Sarpy County for Interlocal Agreement for Pflug Road and 6th Street Improvements.
7. Drainage report has been submitted and appears to meet the city's requirements.
    a. A detailed review will be performed by the city along with the final plat submittal and infrastructure design.
8. Provide a development Source and Use of Funds to include:
    a. Pflug Road and 6th Street Improvements
        i. Cost share for developer's portion of current Sarpy County project.
        ii. Developer's construction of an 8' wide trail upon completion of Sarpy County project.
    b. Reimbursements for water mains in Pflug Road and 6th Street.

**MUD**

1. MUD is the supplier of natural gas to the Springfield Landing subdivision.
    a. MUD has an existing 3" natural gas main in Spruce Street to the north.
    b. MUD has an existing 2" natural gas main in Pflug Road west of the west property line of Springfield Landing.
    c. Subdivider is required to add a gas main extension along Pflug Road from the west property line to just east of Street Lot B if planning to use natural gas for heating.

**NDOT**

No response was received as of the date of this report.

**OPPD**

1. Include the following standard dedication language to install electrical backbone.
    a. Dedication

    Know all men by these presents that we,_____, owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

2. An additional easement for new equipment may be necessary to power future improvements outside limits of dedication.
3. Subdivider is responsible for costs of relocating any existing facilities located on either private or public ROW that is related to the project.
    a. There are existing overhead facilities on south side of property.

**Papio Missouri River Natural Resources District**

1. The documents have been reviewed for compliance with SSWP policies and there are no comments.
    a. There is not enough depth on the main drainage swale to require a setback.
    b. This development is pretty close to the Springfield Creek mainline but it seems like the Pflug Road crossing structure downstream and another nearby culvert are acting as grade control for this area.

**Sarpy County Admin/Public Works**

Admin

The following comments are in relation to the arterial road network adjacent to the proposed Springfield Landing industrial development.

1. The County is currently designing the construction of Pflug Road from Highway 50 to 132nd Street to a 2-lane concrete urbanized roadway and 6th Street to a 2-lane concrete urbanized roadway from the intersection of Pflug Road north to existing pavement.
    a. Construction of these segments is expected to occur in the 2027 and 2028 construction seasons.
2. The County requests the City of Springfield's Subdivision Agreement require the ***Subdivider to enter into a road interlocal agreement with the County*** with the Subdivider responsible for:
    a. The cost of 1 lane of improvement of Pflug Road frontage.
    b. The cost of 1 lane of improvement of 6th Street frontage, outside the City of Springfield corporate limits.
    c. Its proportionate share of a future traffic signal at the intersection of Pflug Road and 6th Street, when warranted.

Sarpy County Public Works did not have any comments.

**Sarpy County Emergency Management Agency**
No comments.

**Sarpy County GIS**

1. Springfield jurisdiction already utilizes 5th Avenue (N 5th Ave), so S 5th Ave will be utilized in this development.
    a. ***See attached SpringfieldLandingStreets 9-14-26.pdf*** and ***SpringfieldLandingStreetsV2 9-14-26.pdf.***

**Sarpy County Planning**

1. City to coordinate with Sarpy County Planning & Building on all plan review, permitting, and inspection requirements.

**Sarpy County Sheriff**
No comments.

**Springfield Fire Chief**
No comments.

**Ryan Saunders (Springfield Platteview Community Schools)**
No comments.

**Attachments:**

- Springfield Landing Connection Fee Calcs_9-10-26.pdf
- Final Plat for Springfield Industrial Park.pdf
- SpringfieldLandingStreets 9-14-26.pdf and SpringfieldLandingStreetsV2 9-14-26.pdf

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|---|---|---|---|
| Raw Acres | 20.647 | Ac | |
| | | 26-27 | 27-28 |
| Agency Rates per Ac | | $ 31,484.00 | $ 32,059.00 |

| Lot # | Platted Lot Area (acres) | 26-27 Conn Fee | 27-28 Conn Fee |
|---|---|---|---|
| 1 | 1.14 | $ 35,891.76 | $ 36,547.26 |
| 2 | 1.34 | $ 42,188.56 | $ 42,959.06 |
| 3 | 1.14 | $ 35,891.76 | $ 36,547.26 |
| 4 | 5.54 | $ 174,421.36 | $ 177,606.86 |
| Total Developable Acres (UDZ) | | 9.160 | |
| **Total Sewer Connection Fee Calculated at Final Plat** | | $ 288,393.44 | $ 293,660.44 |

| | | |
|---|---|---|
| Outlot X | 0.91 | |
| Outlot Y | 1.19 | |
| Outlot Z | 8.79 | |
| Total Outlot | 10.89 | |
| Right of Way | | 0.597 |
| Total Project Acres | | 20.647 |
| 1/2 Due at F.P | | $ 144,196.72 $ 146,830.22 |

**Table 1 – Growth Forecast Assumptions**

| Variable | Unit | Value |
|---|---|---|
| Overall Sarpy County Residential Population Growth<br>• 2015-2045<br>• 2046-2055 | People/year | <br>• 3,625<br>• 2,845 |
| Percentage of Projected Incremental Growth Occurring South of Ridgeline:<br>• Year 2020<br>• Year 2025<br>• Year 2035<br>• Year 2050 | Percent | <br>• 10<br>• 25<br>• 75<br>• 90 |
| Single Family Residential | People/DU | 2.7 |
| Dwelling Units (DU) per Gross Acre | DU/acre | 3 |
| People per Gross Acre | People/acre | 8.1 |
| Developable Acre to Gross Acre Ratio (Residential) | Percent | 60 |
| Commercial Growth | SF/10 years | 500,000 |
| Commercial Building Area per Developable Acre | SF/acre | 13,700 |
| Area per Commercial Employee | SF/employee | 196 |
| Commercial Employees per Developable Acre | Employees/acre | 70 |
| Industrial Growth | SF/10 years | 3,000,000 |
| Industrial Building Area per Developable Acre | SF/acre | 12,000 |
| Area per Industrial Employee | SF/employee | 600 |
| Industrial Employees per Developable Acre | Employees/acre | 20 |
| Developable Acre to Gross Acre Ratio (Commercial/Industrial) | Percent | 65 |
| Residential Wastewater Flow | gpcd | 100 |
| Commercial Wastewater Flow | gpad | 1,500 |
| Industrial Wastewater Flow | gpad | 1,500 |

Based on Regional Regional Wasterwater System Financial Assessment TM_2015 3-11-16(final) Waatach and

Platte River Regional Wastewater System Refinement Technical Memorandum and the Regional Wastewater Treatment Alternatives Technical Memorandum

60% of total acres estimated to be developable with 5 EDU's per acre

| | | | |
|---|---|---|---|
| Development Developable Acres | 44.37% | >60% | FALSE |
| EDU's | 45.8 | | |

Note: Outlot Z will likely become developable in the futue which would increase the developable acres toa range that is expected

Connection Feees Owed to Omaha ($293/EDU)

Note: only 1/2 due to Omaha at the time of final plat $ 6,709.70

2012-14729

COUNTER JM C.E. CM
VERIFY JM D.E. JM
PROOF
FEES $ 25.00
CHG 10.00
CHG CASH
REFUND CREDIT
SHORT NCR

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2012-14729
05/18/2012 12:12:49 PM
Lloyd J. Dowling
REGISTER OF DEEDS

# SPRINGFIELD INDUSTRIAL PARK

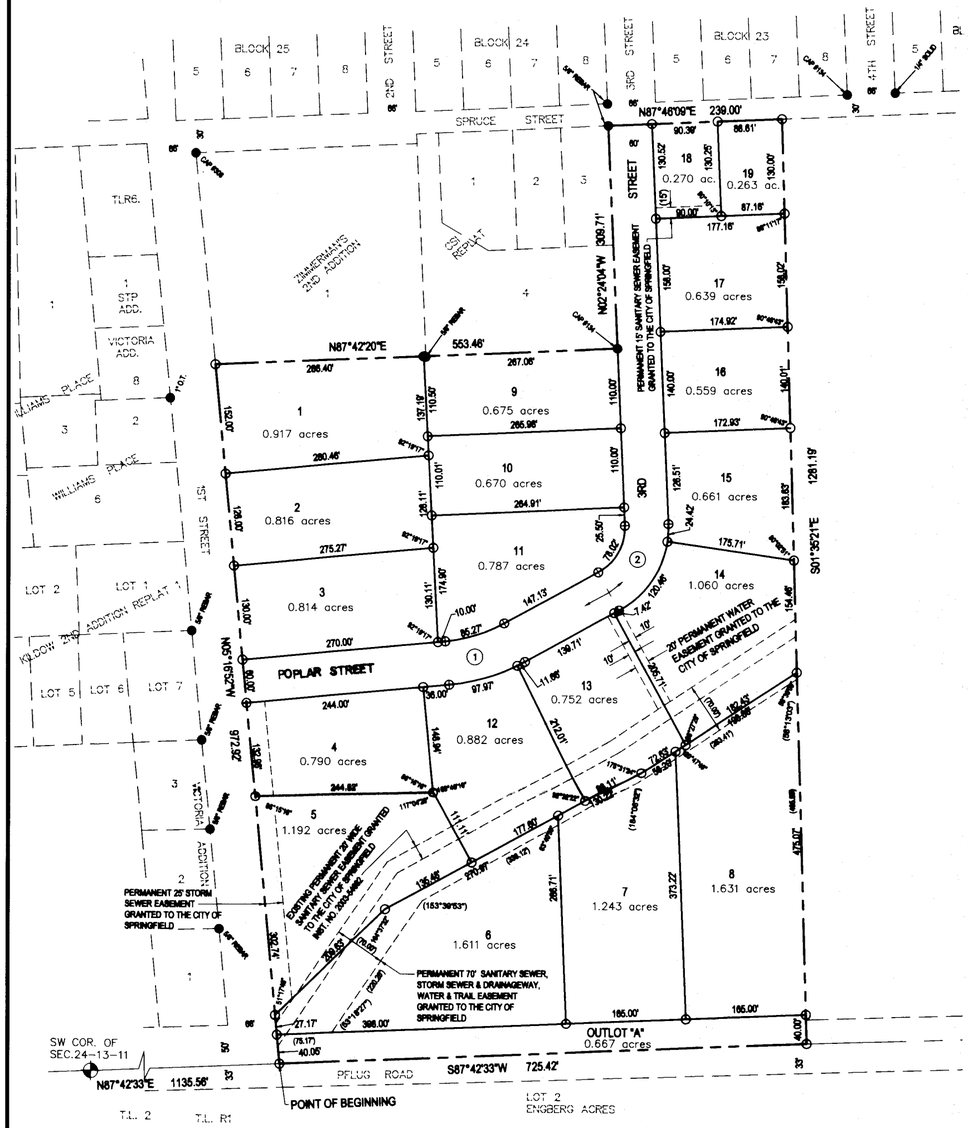
LOTS 1 THRU 19 INCLUSIVE AND OUTLOT "A"

A TRACT OF LAND IN PART OF TAX LOT 18 LOCATED IN THE SW1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- ADJACENT LOT LINES
- EASEMENTS
- PINS FOUND
- PINS SET 5/8" REBAR WITH CAP #604

100 0 50 100
1 inch = 100 ft.




| CENTER-LINE CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| 1 | 240.00' | 97.45' | 49.40' | 23°15'49" |
| 2 | 100.00' | 111.45' | 62.31' | 63°51'23" |

NOTES

1. STORM WATER RUNOFF DISCHARGE TO MEET CITY OF SPRINGFIELD CRITERIA FOR THIS PROJECT WILL BE PROVIDED BY RAIN GARDENS, SMALL BASINS OR OTHER ACCEPTABLE BMP'S FOR EACH LOT IN LIEU OF A REGIONAL DETENTION BASIN.
2. OUTLOT "A" IS NOT BUILDABLE AND IS RESERVED AS FUTURE PFLUG ROAD RIGHT-OF-WAY.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, WILLIAMS ENTERPRISES, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRINGFIELD INDUSTRIAL PARK (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS 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, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A SEVEN AND ONE-HALF-FOOT (7.5') WIDE STRIP OF LAND ABUTTING ALL FRONT LOT LINES; A SEVEN AND ONE-HALF-FOOT (7.5') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL SIDE BOUNDARY LOT LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO A SEVEN AND ONE-HALF-FOOT (7.5') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND AQUILA, INC., THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THERE PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES, AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS.

WILLIAMS ENTERPRISES, LLC

BY: DAN WILLIAMS, MANAGING MEMBER

**ACKNOWLEDGEMENT OF NOTARY:**

STATE OF NEBRASKA )
) SS
COUNTY OF SARPY )

ON THIS 26 DAY OF APRIL, 2012 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAN WILLIAMS, MANAGING MEMBER OF WILLIAMS ENTERPRISES, LLC. PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE DEDICATION ON THIS PLAT AND THE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

4/26/12 Leslie Pierce
DATE NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
LESLIE PIERCE
My Comm. Exp. May 22, 2014

**APPROVAL OF THE CITY OF SPRINGFIELD PLANNING COMMISSION**

THIS PLAT OF SPRINGFIELD INDUSTRIAL PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY OF SPRINGFIELD PLANNING COMMISSION.

David J Kvlen 4-10-12
CHAIRMAN, CITY OF SPRINGFIELD PLANNING COMMISSION DATE

**CERTIFICATE OF SARPY COUNTY REGISTER OF DEEDS**

ENTERED ON TRANSFER RECORD.

SARPY COUNTY REGISTER OF DEEDS DATE

**SURVEYOR CERTIFICATE**

A TRACT OF LAND IN PART OF TAX LOT 18 LOCATED IN THE SW1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE N87°42'33"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SW1/4 SECTION 24, A DISTANCE OF 1135.56 FEET TO THE POINT OF BEGINNING; THENCE N05°16'52"W ALONG THE EAST RIGHT-OF-WAY LINE OF 1ST STREET, A DISTANCE OF 972.92 FEET TO THE SOUTHWEST CORNER OF LOT 1, ZIMMERMAN'S 2ND ADDITION, A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 24; THENCE N87°42'20"E ALONG THE SOUTH LINE OF SAID LOT 1, ZIMMERMAN'S 2ND ADDITION, AND ALSO THE SOUTH LINE OF LOT 4, CSI REPLAT, A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION OF 24, A DISTANCE OF 553.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, CSI REPLAT; THENCE N02°24'04W ALONG THE EAST PROPERTY LINE OF LOTS 3 AND 4, SAID CSI REPLAT, A DISTANCE OF 309.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, CSI REPLAT, SAID POINT ALSO BEING ON THE SOUTH RIGHT-ON-WAY LINE OF SPRUCE STREET, AND ALSO ON THE NORTH PROPERTY LINE OF SAID TAX LOT 18; THENCE N87°46'09"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SPRUCE STREET, SAID LINE ALSO BEING SAID NORTH PROPERTY LINE OF TAX LOT 18, A DISTANCE OF 239.00; THENCE S01°35'21"E, A DISTANCE OF 1281.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TAX LOT 18, SAID LINE ALSO BEING SAID SOUTH LINE OF SW1/4 OF SECTION 24; THENCE S87°42'33"W ALONG SAID SOUTH PROPERTY LINE OF TAX LOT 18, SAID LINE ALSO BEING SAID SOUTH LINE OF THE SW1/4 OF SECTION24, A DISTANCE OF 725.42 FEET TO THE POINT OF BEGINNING.

SAID PART OF TAX LOT 18 CONTAINING AN AREA OF 18.562 ARCES OR 808,580 SQUARE FEET, MORE OR LESS.

NEBRASKA REGISTERED LS-604 LAND SURVEYOR JASON HEADLEY

JASON HEADLEY, L.S.-604 APRIL 24 2012
DATE

**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 IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

Brenda DEPUTY 4/26/12
COUNTY TREASURER DATE

Seal COUNTY NEBRASKA

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 CITY OF SPRINGFIELD CITY COUNCIL**

THIS PLAT OF SPRINGFIELD INDUSTRIAL PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY OF SPRINGFIELD, CITY COUNCIL.

Michael Rumler 05-1-2012
MAYOR, CITY OF SPRINGFIELD DATE

ATTEST Heather R Gottsch
CITY CLERK

**APPROVAL OF CITY OF SPRINGFIELD CITY ENGINEER**

THIS PLAT OF THE SPRINGFIELD INDUSTRIAL PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY OF SPRINGFIELD CITY ENGINEER.

05/11/12
CITY OF SPRINGFIELD, CITY ENGINEER DATE

**REVIEW BY SARPY COUNTY PUBLIC WORKS**

THIS PLAT OF SPRINGFIELD INDUSTRIAL PARK WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 26th DAY OF April, 2012.

COUNTY SURVEYOR / ENGINEER

NEBRASKA 1005 REGISTERED PROFESSIONAL ENGINEER

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 117TH STREET, OMAHA, NE 68154
PHONE: (402) 895-4700 FAX: (402) 895-3599
www.eacg.com

SPRINGFIELD INDUSTRIAL PARK
SARPY COUNTY, NEBRASKA

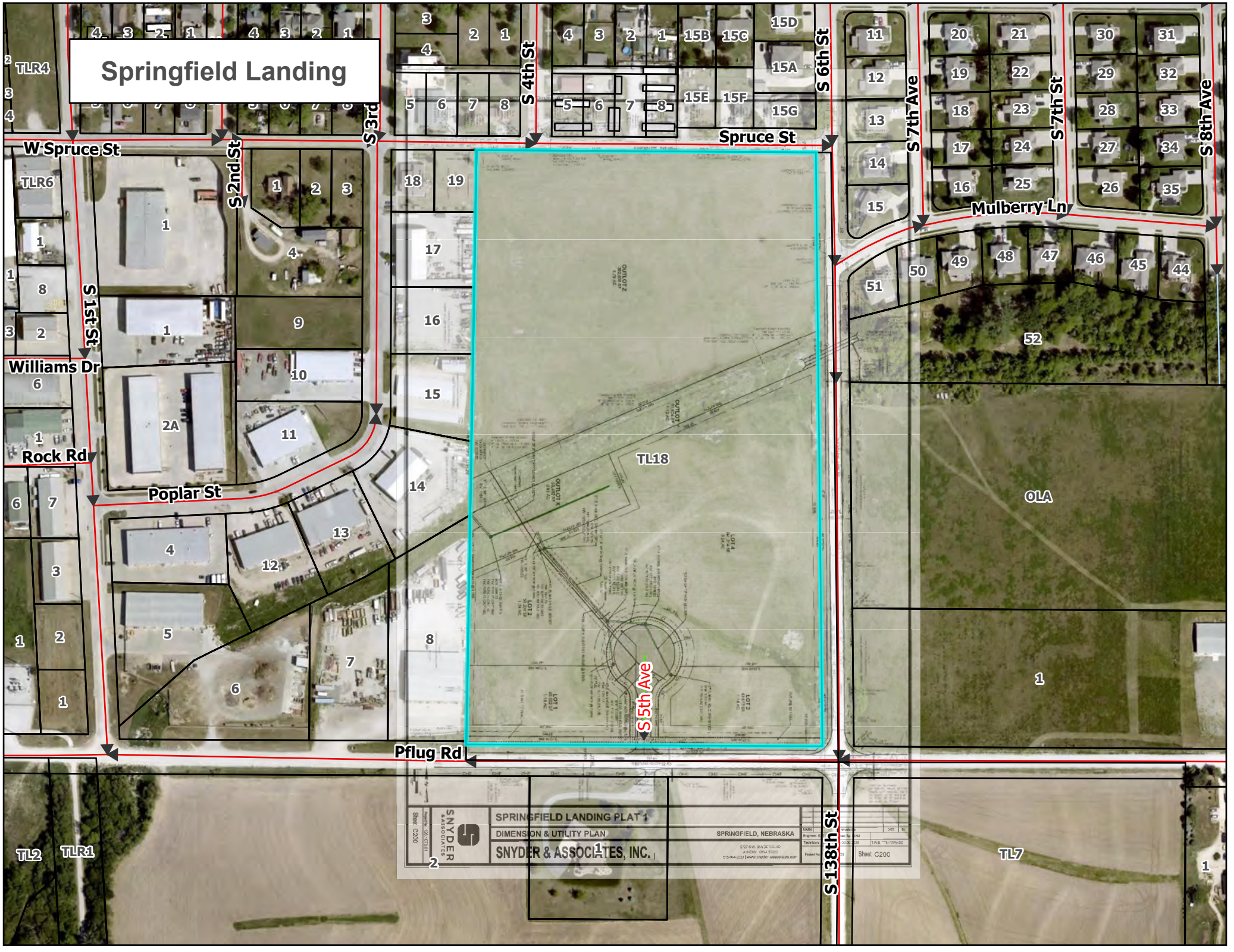
FINAL PLAT

| Revisions | | |
|---|---|---|
| No. | Date | |
| | | |

Proj No: P2008.294.002
Date: 12/02/2011
Designed By: MAW
Drawn By: TRH
Scale: 1" = 100'
Sheet 1 of 3

K:\Projects\2008\294\p01\Plat\Final Design\FINAL-PLAT-000.dwg, 24x36-NS (Plat), Omaha, 4/24/2012 12:46:22 PM, larryh, Arch C (18 x 24 Inches)

2012-14729


Springfield Landing
W Spruce St
Spruce St
S 1st St
S 2nd St
S 3rd
S 4th St
S 6th St
S 7th Ave
S 7th St
S 8th Ave
Williams Dr
Rock Rd
Poplar St
Pflug Rd
Mulberry Ln
S 5th Ave
S 138th St
TL18
OLA
TL7
TL2
TLR1
TLR4
TLR6
SPRINGFIELD LANDING PLAT 1
DIMENSION & UTILITY PLAN
SPRINGFIELD, NEBRASKA
SNYDER & ASSOCIATES, INC.


Platteview Rd
Platteview Dr
Park Dr
N 2nd Ave
N 4th St
N 5th Ave
Hilltop Ave
N 9th St
N 10th St
Valley Dr
Valley Dr
N 2nd St
N 3rd St
Chestnut St
N 6th St
N 10th Ave
Elm Cir
Hazel Ln
Chestnut St
N 1st St
N 4th St
Elm St
N 7th St
N 8th St
N 7th St
W Cedar St
Cedar St
N 10th Ave
W Main St
N Railroad St
Main St
L A Bates St
W Locust St
Locust St
Hwy 50
S Railroad St
S 2nd St
Vine St
S 4th St
S 3rd St
Maple St
Maple St
S 8th Street Cir
S 1st St
W Spruce St
Spruce St
S 6th St
S 7th Ave
S 7th St
S 8th Ave
S 9th St
Spruce St
S 2nd St
Mulberry Ln
Williams Dr
Wisteria Ave
S 10th Ave
Rock Rd
Poplar St
Poplar St
S 5th Ave
Pflug Rd
S 138th St
Springfield Landing

springfield NEBRASKA

## PRELIMINARY PLAT APPLICATION

(please print or type)

Subdivider's Name Springfield Landing, LLC
Address 13951 Valley Ridge Dr, Omaha, NE 68138
Phone ( )(402) 510-5058 ext._____

Owner's Name Same as Subdivider
Address _____
Phone ( ) _____-_____ ext._____

Agent's Name _____
Address _____
Phone ( ) _____-_____ ext._____

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

The current zoning of the property is as follows:
Industrial/Agricultural

Name of the Preliminary Plat:
Springfield Landing Plat 1

Number of lots in the Preliminary Plat:
4 buildable lots, 3 outlots, 2 street lots

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

- ☐ yes
- ☒ no

If yes, please describe the nature of such interest:

_____
_____
_____
_____

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:

_____
_____
_____
_____

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.

Signed _____
Applicant

Date **September**, 20**26**

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.***

## LEGAL DESCRIPTION

THAT PART OF TAX LOT 18 IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA, THAT IS LYING EAST OF THE EAST LINE OF SPRINGFIELD INDUSTRIAL PARK AS SHOWN ON THE PLAT RECORDED AS INST. NO. 2012–14729 IN THE RECORDS OF SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW1/4 OF SECTION 24; THENCE N89°40'22"W (BEARINGS BASED ON DOUGLAS/SARPY COUNTY LOW DISTORTION PROJECTION) FOR 782.63 FEET ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 24 TO THE SOUTHEAST CORNER OF SPRINGFIELD INDUSTRIAL PARK, AN ADDITION TO THE CITY OF SPRINFIELD, AS RECORDED IN INST. NO. 2012–14729 OF THE RECORDS OF SARPY COUNTY, NEBRASKA. THENCE N01°01'39"E ALONG THE EAST LINE AND TO THE NORTHEAST CORNER OF SAID SPRINGFIELD INDUSTRIAL PARK (ALSO BEING ON THE SOUTH RIGHT–OF–WAY LINE OF SPRUCE STREET); THENCE S89°32'15"E FOR 745.66 FEET ALONG SAID SOUTH RIGHT–OF–WAY LINE OF SPRUCE STREET TO A POINT ON THE EAST LINE OF SAID SW1/4 OF SECTION 24; THENCE S00°37'37"E FOR 1279.55 FEET ALONG THE EAST LINE OF SAID SW1/4 OF SECTION 24 TO THE POINT OF BEGINNING.

– CONTAINS 978,297 SQUARE FEET MORE OR LESS. (22.459 ACRES ±)

# SPRINGFIELD LANDING PLAT 1

## PRELIMINARY PLAT

### LEGEND

| FEATURES | FOUND | SET |
|---|---|---|
| Section Corner | ▲ | △ |
| 1/2" Rebar, Cap # 11579 (Unless Otherwise Noted) | ● | ○ |
| ROW Marker | ■ | □ |
| ROW Rail | ⊢⊣ | ⊏⊐ |
| Control Point | ⊙CP | |
| Bench Mark | | |
| Platted Distance | P | |
| Measured Bearing & Distance | M | |
| Recorded As | R | |
| Deed Distance | D | |
| Calculated Distance | C | |
| Minimum Protection Elevation | MPE | |
| Centerline | | |
| Section Line | | |
| 1/4 Section Line | | |
| 1/4 1/4 Section Line | | |
| Easement Line | | |

| FEATURES | EXISTING | PROPOSED |
|---|---|---|
| Spot Elevation | X (1225.25) | X 1225.25 |
| Contour Elevation | 1225 | 1225 |
| Fence (Barbed, Field, Hog) | X | X |
| Fence (Chain Link) | // | // |
| Fence (Wood) | □ | □ |
| Fence (Silt) | ○ | ● |
| Tree Line | | |
| Tree Removal Limits | | |
| Tree Stump | | |
| Deciduous Tree \\ Shrub | | |
| Coniferous Tree \\ Shrub | | |
| Communication | C(*) | C |
| Overhead Communication | OC(*) | OC |
| Fiber Optic | FO(*) | FO |
| Underground Electric | E(*) | E |
| Overhead Electric | OE(*) | OE |
| Duct Bank | DUCT(*) | DUCT |
| Gas Main with Size | G(*) | G |
| High Pressure Gas Main with Size | HPG(*) | HPG |
| Water Main with Size | W(*) | |
| Sanitary Sewer with Size | S(*) | |
| Sanitary Manhole | | |
| Storm Sewer with Size | ST(*) | |
| Storm Manhole | | |
| Single Storm Sewer Intake | | |
| Double Storm Sewer Intake | | |

(*) Denotes the survey quality service level for utilities

| | |
|---|---|
| Fire Hydrant | |
| Fire Hydrant on Building | |
| Water Main Valve | |
| Water Service Valve | |
| Well | W |
| Utility Pole | |
| Guy Anchor | |
| Utility Pole with Light | |
| Utility Pole with Transformer | |
| Street Light | |
| Yard Light | |
| Electric Box | EB |
| Electric Transformer | E |
| Traffic Sign | |
| Communication Pedestal | C |
| Communication Manhole | C |
| Communication Handhole | C |
| Fiber Optic Manhole | FO |
| Fiber Optic Handhole | FO |
| Gas Valve | |
| Gas Manhole | G |
| Gas Apparatus | G |
| Fence Post or Guard Post | ● |
| Underground Storage Tank | UST |
| Above Ground Storage Tank | AST |
| Sign | |
| Satellite Dish | |
| Mailbox | |
| Sprinkler Head | + |
| Irrigation Control Valve | ICV |
| Soil Boring | B-2 |
| Test Hole Location for SUE w/ID | |

### UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

### UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

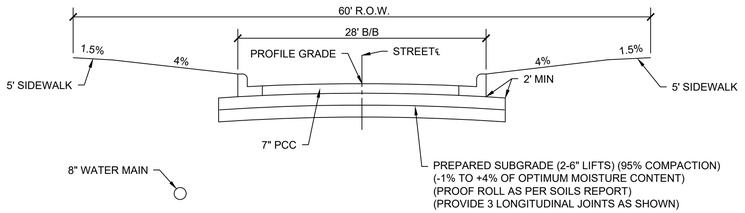
CALL BEFORE YOU DIG
DIGGERS HOT LINE OF NEBRASKA
1 CALL COVERS ALL
1-800-331-5666
344-3565 (OMAHA)
UTILITIES COORDINATING COMMITTEE

THE UTILITY INFORMATION HEREON WAS LOCATED FROM EXISTING DRAWINGS FURNISHED BY THE UTILITY COMPANIES AND FROM VISIBLE FEATURES. THE UNDER GROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. THE SURVEYOR MAKES NO WARRANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER ABANDONED OR IN SERVICE NOR DOES HE WARRANTEE THE LOCATION OF SAID UTILITIES. THE SURVEYOR DOES STATE THAT THE PHYSICAL EVIDENCE OF UTILITIES LOCATED ARE ACCURATELY SHOWN AND THAT THE INFORMATION PROVIDED BY THE UTILITY COMPANIES IS PLACED HEREON AS ACCURATELY AS POSSIBLE.




SCALE: 1" = 500'

## VICINITY MAP




1 / C100 TYPICAL STREET CROSS SECTION

NO SCALE

### LAND SURVEYOR'S CERTIFICATE

I TARRON MEAIKE, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON JUNE 30, 2026, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

### PROPERTY DESCRIPTION

THAT PART OF TAX LOT 18 IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA, THAT IS LYING EAST OF THE EAST LINE OF SPRINGFIELD INDUSTRIAL PARK AS SHOWN ON THE PLAT RECORDED AS INST. NO. 2012-14729 IN THE RECORDS OF SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SW1/4 OF SECTION 24; THENCE N89°40'22"W (BEARINGS BASED ON DOUGLAS/SARPY COUNTY LOW DISTORTION PROJECTION) FOR 782.63 FEET ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 24 TO THE SOUTHEAST CORNER OF SPRINGFIELD INDUSTRIAL PARK, AN ADDITION TO THE CITY OF SPRINFIELD, AS RECORDED IN INST. NO. 2012-14729 OF THE RECORDS OF SARPY COUNTY, NEBRASKA. THENCE N01°01'39"E ALONG THE EAST LINE AND TO THE NORTHEAST CORNER OF SAID SPRINGFIELD INDUSTRIAL PARK (ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SPRUCE STREET); THENCE S89°32'15"E FOR 745.66 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SPRUCE STREET TO A POINT ON THE EAST LINE OF SAID SW1/4 OF SECTION 24; THENCE S00°37'37"E FOR 1279.55 FEET ALONG THE EAST LINE OF SAID SW1/4 OF SECTION 24 TO THE POINT OF BEGINNING.

- CONTAINS 978,297 SQUARE FEET MORE OR LESS. (22.459 ACRES ±)

### GENERAL NOTES

1. CONTOURS AND ELEVATIONS ARE BASED ON NAVD 88 VERTICAL DATUM.
2. UTILITIES SHOWN ARE THOSE THAT WERE EITHER LOCATED OR MAPPED BY THE UTILITY COMPANIES (TICKET NO. 261530654, 261530655, 261530656, 261530657, 261740841, 261740842, 261740843, 261740844,). ANY OTHER UTILITY LINES IN THE AREA ARE UNKNOWN TO US. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION/CONSTRUCTION.
3. EASEMENTS SHOWN ARE THOSE THAT APPEAR ON TITLE REPORT PROVIDED BY NEBRASKA TITLE COMPANY, FILE NO. NEPAP6781, DATED JUNE 15, 2026. NO EASEMENTS WERE RESEARCHED BY CORNERSTONE SURVEYING, LLC.
4. NO ENVIRONMENTAL ISSUES ARE ADDRESSED IN THIS SURVEY.
5. NO IRRIGATION EQUIPMENT (SPRINKLER SYSTEMS) IS SHOWN IN THIS SURVEY.
6. THE CURRENT ZONING OF THE SURVEYED PROPERTY IS "AR" (NORTH OF THE DRAINAGE WAY) AND IS "LI" (SOUTH OF THE DRAINAGE WAY). NO ZONING CHANGE IS REQUESTED AT THIS TIME.

### OWNER/APPLICANT

RYAN STEELE
SPRINGFIELD LANDING, LLC
13951 VALLEY RIDGE DRIVE
OMAHA, NE 68136
PHONE: (402) 510-5058

### ENGINEER/SURVEYOR

SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IOWA 50023
BARBARA JOHNSTON, PE
TARRON MEAIKE, PLS
PHONE: (402) 934-5122

### BULK REGULATIONS

"AR" ZONING SETBACKS:

| | |
|---|---|
| FRONT YARD | 50 FEET |
| SIDE YARD | 20 FEET |
| REAR YARD | 25 FEET |

"LI" ZONING SETBACKS:

| | |
|---|---|
| FRONT YARD | 25 FEET |
| SIDE YARD | 25 FEET (WHEN ABUTTING RESIDENTIAL) |
| STREET SIDE YARD | 25 FEET |
| REAR YARD | 15 FEET |

### PLAT AREA

22.46 ACRES (978,297 SF)

### Index of Sheets


C100 TITLE SHEET
C200 DIMENSION AND UTILITY PLAN
C300 GRADING PLAN


### CURVE TABLE

| CURVE NO. | Δ | RADIUS | ARC LENGTH | TANGENT | CHORD BEARING/LENGTH |
|---|---|---|---|---|---|
| C1 | 162°18'41" | 80.00' | 226.63' | 514.13' | S62°37'06"E 158.10' |
| C2 | 54°06'31" | 80.00' | 75.55' | 40.86' | N9°10'18"E 72.77' |
| C3 | 37°38'14" | 80.00' | 52.55' | 27.26' | N36°42'04"W 51.61' |
| C4 | 55°50'50" | 34.00' | 33.14' | 18.02' | N27°35'46"W 31.84' |
| C5 | 37°38'14" | 80.00' | 52.55' | 27.26' | S37°21'21"W 51.61' |
| C6 | 55°50'50" | 34.00' | 33.14' | 18.02' | S28°15'03"W 31.84' |

PROFESSIONAL CIVIL ENGINEER
BARBARA J. JOHNSTON E-17432
STATE OF NEBRASKA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Nebraska.

BARBARA J. JOHNSTON, P.E. Date

License Number E-17432

My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal:
C100-C300

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

Engineer: SCT | Checked By: KMM | T-R-S: TTN-RRW-SS
Technician: LJM | Date: 09-09-2026
Project No: 126.1073.01 | Sheet C100

SPRINGFIELD LANDING PLAT 1
TITLE SHEET
SNYDER & ASSOCIATES, INC.


2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com


SNYDER & ASSOCIATES

Project No: 126.1073.01
Sheet C100

V:\Projects\2026\126.1073.01\CADD\PP 1\261073 TSH.dwg LAYERS: TITLE SHEET, 2026/09/09, 4:05 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LOT 13
SOUTHCREST HILLS
OWNER:
DANIEL BECK

LOT 14
SOUTHCREST HILLS
OWNER:
TYLER &
CHRISTINA ELDER

LOT 15
SOUTHCREST HILLS
OWNER:
JOSHUA & MEGAN SISKE

LOT 51
SOUTHCREST HILLS
OWNER: JOSHUA
& MALLORY ANDERSON

LOT 52
SOUTHCREST HILLS
OWNER: TREASURE
ISLAND LLC

OUTLOT "A"
AMERICAN LEGION SPRINGFIELD
OWNER: SPRINGFIELD AMERICAN LEGION

LOT 1
AMERICAN LEGION SPRINGFIELD
OWNER: SPRINGFIELD AMERICAN LEGION

STORM SEWER MANHOLE
RIM ELEV = 1108.47
30" I.E. TO S = 1103.2±

3" 45 PSI M.U.D.
GAS MAIN (LOCATED)

3/4" Open Top Pipe

CURB INLET
RIM ELEV = 1086.32
18" I.E. FROM NW = 1081.0±
30" I.E. FROM N = 1079.4±
18" I.E. TO S = 1079.1±

5/8" Rebar
No Cap

STORM SEWER MANHOLE
RIM ELEV = 1085.41
12" I.E. FROM NE = 1075.2±
12" I.E. SW = 1075.5±

C.M.P. FES
I.E. = 1076.1±

C.M.P. FES
I.E. = 1068.9±

C.M.P. FES
I.E. = 1070.2±

3/4" Iron Pin
with Cap

EDGE OF
GRAVEL ROAD

5/8" Rebar
w/ Orange Cap #693

CENTERLINE
OF CONSTRUCTION

CENTURYLINK LINE
(LOCATED)

EDGE OF
GRAVEL ROAD

5/8" Rebar
w/ Orange Cap #693

5/8" Rebar
w/ Red Cap #804

C.M.P.
I.E. = 1096.4±

POINT OF BEGINNING
SE CORNER, SW1/4, SECTION
FOUND 3/4" PINCHED TOP P
AT GRADE, 0.4' NW & 0.3'
SE 41.95' TO 1/2" NAILS IN
SW 42.25' TO 1" OTP

C.M.P.
I.E. = 1097.5±

1" Pinched Top Pipe

20' B/B

60' ROW

LOT 15G
GRAND SQUARE ADD.
OWNER:
STEVEN MEDICK

LOT 15F
GRAND
SQUARE ADD.
OWNER:
ERIC HAYES
RENTALS LLC

LOT 15E
GRAND
SQUARE ADD.
OWNER: DENNIS
& JEAN ENSOR

LOT 8
BLOCK 22
SPEARMAN'S
1ST ADD. TO
SPRINGFIELD
OWNER: 465 LLC

LOT 7
BLOCK 22
SPEARMAN'S
1ST ADD. TO
SPRINGFIELD
OWNER: 465 LLC

LOT 6
BLOCK 22
SPEARMAN'S
1ST ADD. TO
SPRINGFIELD
OWNER: 465 LLC

LOT 5
BLOCK 22
SPEARMAN'S
1ST ADD. TO
SPRINGFIELD
OWNER: 465 LLC

LOT 8
BLOCK 23
SPEARMAN'S
1ST ADD. TO
SPRINGFIELD
OWNER:
TERI SAYERS

LOT 7
BLOCK 23
SPEARMAN'S
1ST ADD. TO
SPRINGFIELD
OWNER:
TERI SAYERS

LOT 6
BLOCK 23
SPEARMAN'S
1ST ADD. TO
SPRINGFIELD
OWNER:
SANDIE BERGEI

S 4TH STREET
(66' PUBLIC RIGHT-OF-WAY)

SPRUCE STREET
(50' PUBLIC RIGHT-OF-WAY)

SPRUCE STREET
(30' PUBLIC RIGHT-OF-WAY)

CONCRETE CURB
AND GUTTER

APPROXIMATE LOCATION
OF 8" WATER MAIN
(MAPPED, NOT LOCATED)

WATER LINE
(LOCATED)

CURB INLET
RIM ELEV = 1080.70
18" I.E. TO SE = 1082.6±

SANITARY SEWER MANHOLE
RIM ELEV = 1075.66
8" I.E. FROM NE = 1065.3±
8" I.E. TO SW = 1065.3±

EXISTING 20' WIDE
SANITARY SEWER EASEMENT
PER INST. NO. 2003-54682

BENCHMARK
MUELLER BOLT ON RIM
FIRE HYDRANT
ELEVATION = 1117.24

5/8" Rebar
w/ Orange Cap #1344

5/8" Rebar
w/ Orange Cap #604

5/8" Rebar
w/ Yellow Cap #604

400 Block
With Flagging

S89°43'15"E 745.68'

712.66'

S0°37'37"E 1279.55'

1279.55'

28' B/B
66' ROW

8" W

N0°37'37"W
373.08'

1229.62'
S0°37'37"E

15' BSL

N0°37'37"W
636.98'

N0°37'37"W
149.18'

10' PUE

FUTURE 10' TRAIL

**LOT 4**
241,214 SF
5.54 AC

**LOT 3**
49,613 SF
1.14 AC

295.61'
S89°40'22"E

25' BSL

344.09'
S89°40'22"E

**STREET LOT A**
79,672 SF

8" W

ST-1, MANHOLE, SW-401 (60")
RIM: 1083.64
INV: 1074.02 (OUT NW)

121 LF OF 18" RCP @ 2.00%

R64'

C5

C1

C6

79.82'
S0°19'38"W

**STREET LOT B**
25,992 SF

28' B/B
60' ROW

7" PCC

60.00'

N89°40'22"W

782.63'

8" W
N0°19'38"E
79.82'

78 LF OF 24" RCP @ 1.80%

ST-3, INTAKE, SW-509 (ON SAG)
RIM: 1076.62
INV: 1071.61 (IN SE)
INV: 1071.51 (OUT W)

ST-4, MANHOLE, SW-401 (60")
RIM: 1078.03
INV: 1070.10 (IN E)
INV: 1070.10 (IN S)
INV: 1070.05 (OUT NW)

7 LF OF 8" SANITARY SEWER @ 1.53%

ST-20, MANHOLE, SW-301
RIM: 1083.51
INV: 1070.00 (IN NW)

ST-2, MANHOLE, SW-401 (60")
RIM: 1082.57
INV: 1071.95 (OUT N)

10' PUE

92 LF OF 18" RCP @ 2.00%

335 LF OF 8" SANITARY SEWER @ 3.60%

C2

C3

C4

201 LF OF 30" RCP @ 3.00%

ST-5, MANHOLE, SW-401 (60")
RIM: 1071.19
INV: 1064.00 (IN SE)
INV: 1063.70 (OUT SE)

S68°49'37"W
212.19'

15' BSL

244.91'
S40°52'00"E

ST-15, MANHOLE, SW-301
RIM: 1071.19
INV: 1057.68 (IN NW)
INV: 1057.93 (OUT SE)

39 LF OF 30" RCP @ 0.50%

**LOT 2**
58,204 SF
1.34 AC

ST-6, 30" FES
INV: 1063.50

189 LF OF 8" SANITARY SEWER @ 2.00%

20' Sanitary
Sewer Easement

N68°49'37"E
156.80'

ST-9, INTAKE, SW-513
RIM: 1066.33
INV: 1060.75 (OUT NW)
INV: 1060.75 (OUT E)
INV: 1060.75 (OUT NE)

CONNECT
TO EXISTING
INV: 1053.90

ST-10, 30" FES
INV: 1060.00

63 LF OF 30" SANITARY SEWER @ 1.19%

**OUTLOT Y**
51,624 SF
1.19 AC

S66°49'37"W
478.02'

15' BSL

N66°49'37"E
793.59'

**OUTLOT Z**
382,856 SF
8.79 AC

**OUTLOT X**
39,462 SF
0.91 AC

115.00'
S23°10'23"E

N1°01'39"E 1281.23'

691.02'

193.69'

149.17'

50.00'
S1°01'39"W

296.27'
S89°40'22"E

25' BSL

344.09'
S89°40'22"E

31' B/B
83' ROW

FUTURE 10' TRAIL

LOT 19
SPRINGFIELD
INDUSTRIAL PARK
OWNER:
LUCAS & JESSICA SULLIVAN

LOT 18
SPRINGFIELD
INDUSTRIAL PARK
OWNER:
LUCAS & JESSICA SULLIVAN

LOT 17
SPRINGFIELD INDUSTRIAL PARK
OWNER: WILLIAMS ENTERPRISES, LLC

LOT 16
SPRINGFIELD INDUSTRIAL PARK
OWNER: WILLIAMS ENTERPRISES, LLC

LOT 15
SPRINGFIELD INDUSTRIAL PARK
OWNER: PHILIP SCHREINER

LOT 14
SPRINGFIELD INDUSTRIAL PARK
OWNER: ERF ENTERPRISES, LLC

LOT 8
SPRINGFIELD INDUSTRIAL PARK
OWNER: LAINE VOSS

LOT 2
ENGBERG ACRES
OWNER: LATHAM
ENTERPRISES INC.

LOT 1
ENGBERG ESTATES
OWNER: HOWARD &
KATHLEEN ENGBERG

LOT 2
ENGBERG ACRES
OWNER: LATHAM
ENTERPRISES INC.

18" C.M.P.
APPROXIMATE
APPEARS TO BE 18" C.M.P.
I.E. = 1096.6±

18" C.M.P.
I.E. = 1093.9±

15" C.M.P.
I.E. = 1094.8±

15" C.M.P.
I.E. = 1094.4±

5/8" Rebar
w/ Pink Cap #604

5/8" Rebar No Cap
(Bent East)

APPROXIMATE LOCATION
OF 8" WATER MAIN
(MAPPED, NOT LOCATED)

CHAIN LINK
FENCE LINE

LARGE
BLOCK WALL

OHE

GAS

~GRAVEL~

0 50
FEET

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| Engineer: SCT | Checked By: KMM | | |
| Technician: LJM | Date: 09-09-2026 | | |

T-R-S: TTN-RRW-SS

Project No: 126.1073.01

Sheet C200

**SPRINGFIELD, NEBRASKA**

**SPRINGFIELD LANDING PLAT 1**

**DIMENSION & UTILITY PLAN**


**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

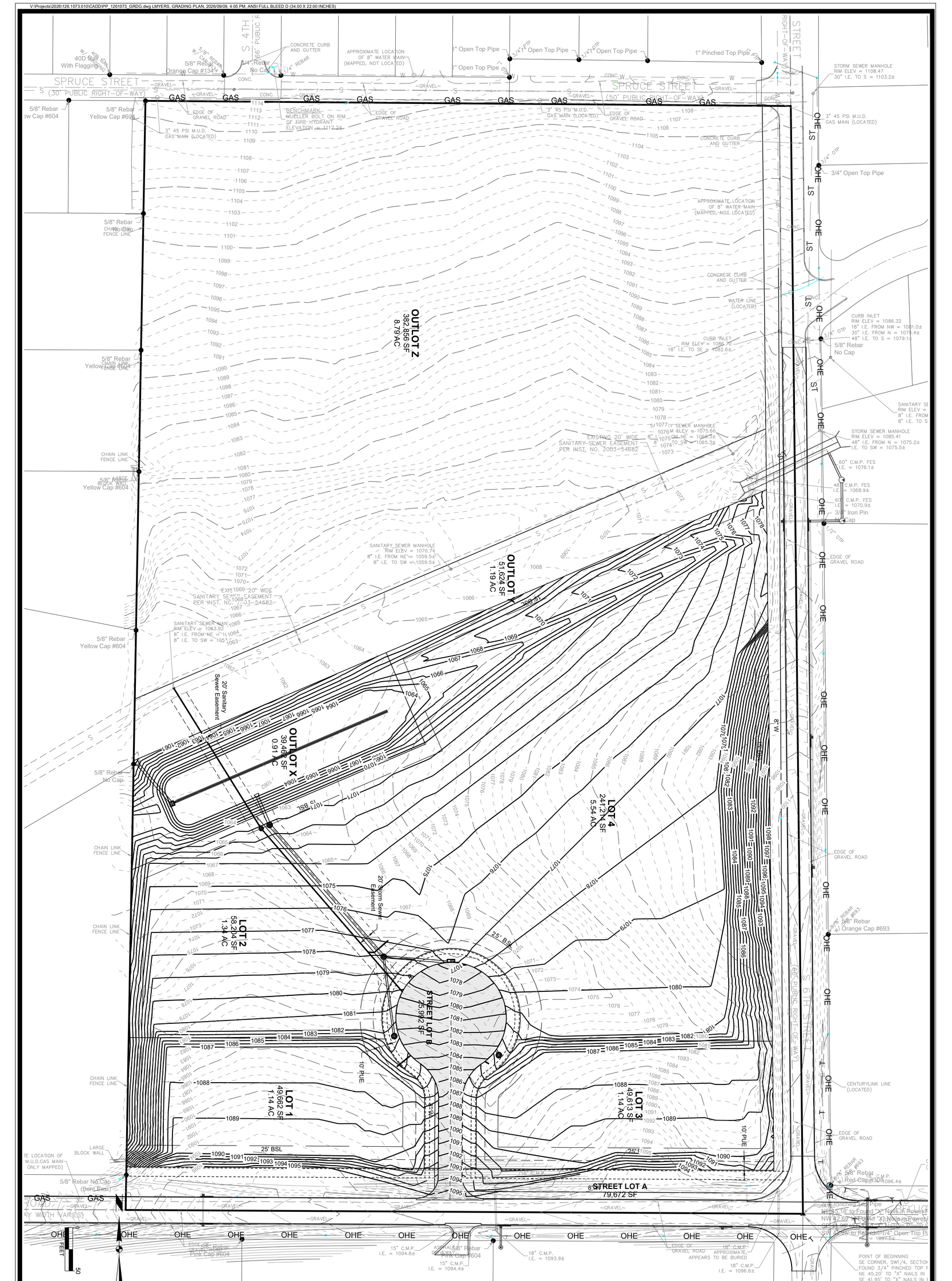

SNYDER & ASSOCIATES

Project No: 126.1073.01

Sheet C200

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V:\Projects\2026\126.1073.010\CADD\PP_1261073_GRDG.dwg LMYERS, GRADING PLAN, 2026/09/09, 4:05 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)




# SPRINGFIELD LANDING PLAT 1

## GRADING PLAN

SPRINGFIELD, NEBRASKA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

| | | |
|---|---|---|
| Engineer: SCT | Checked By: KMM | |
| Technician: LJM | Date: 09-09-2026 | T-R-S: TTN-RRW-SS |

Project No: 126.1073.01 | Sheet C300

Project No: 126.1073.01
Sheet C300

# SPRINGFIELD LANDING
# SPRINGFIELD, NEBRASKA

## DRAINAGE STUDY

**PCSMP PROJECT NO. _____**

**SEPTEMBER 11, 2026**

**CA-1254**

PREPARED BY

SNYDER & ASSOCIATES, INC.
11850 NICHOLAS STREET, SUITE 110
OMAHA, NEBRASKA 68154
(402) 934-5122

## Project Summary

This stormwater management plan is submitted in association with the Springfield Landing Preliminary Plat at Pflug Rd and S 6th St in the City of Springfield, Sarpy County, Nebraska. This stormwater report will analyze the stormwater features needed for the proposed site improvements. The proposed improvements include grading, utilities, and roadway pavement associated with subdividing the property South of the existing drainageway bisecting the property.

The 10.66-acre site is mostly open grass lot with no structures or roadways. The site generally conveys stormwater via existing channels to the NW corner and the existing drainageway, which routes water to Springfield Creek, and to the Platte River. According to the NRCS Soil Survey, the site consists of Type C soils. The disturbed area on the site is approximately 10.66-acres.

The proposed site improvements include subdividing the property into 4 industrial lots with outlots for a regional stormwater detention basin and the existing drainageway. The site will be graded to provide flatter build-ready lots with stormwater drainage to the regional detention basin in the NW corner which will provide sufficient detention and meet water quality requirements for each of the four properties after development. Stormwater will be detained and treated in this basin and released to the existing drainageway in the NW corner.

The proposed storm sewer and detention facilities are designed in accordance with the Omaha Regional Stormwater Design Manual. The following table shows the existing conditions of the site that will set the allowable release rate for the proposed site. The existing curve number was determined to be 79, for open space in fair condition with hydrologic soil group C. There are no wetlands, waterways, T&E species or other natural features within the site of note.

Table 1. Existing Drainage Summary

| | Area (Acres) | Curve Number | Time of Concentration (Min) | 2yr Release Rate (cfs) | 10yr Release Rate (cfs) | 100yr Release Rate (cfs) |
|---|---|---|---|---|---|---|
| Existing | 10.66 | 79 | 15 | 15.09 | 43.37 | 78.82 |

## Underground Detention Design

Following the guidance of the Omaha Regional Stormwater Design Manual, the stormwater management design includes the construction of a new detention basin with bioretention located in the Northwest corner of the site to meet current standards. The detention is designed to meet or reduce the pre-development release rate of the 2, 10, and 100-year storm for the existing site.

The proposed detention basin will capture 9.77 acres of runoff on the site with an available capacity of 74,673 cf. In the 100-year storm event the basin will hold 73,828 at its peak discharging at a peak rate of 65.28 cfs. The Basin will outlet via a Type 1 Area inlet (Omaha Standard Plate 702-08) with an inlet elevation of 1066’ and outlet invert 1060.75’ (30” RCP).

Water quality requirements will be met using a bioretention filter with two 12” rigid perforated pipes running parallel flowing to the Type1 Area Intake. Bioretention design follows ORSDM 8.6.1.3 with an 18” depth Bioretention Soil Mixture (BSM) over 16” depth washed aggregate containing the twin 12” perforated pipes. Cleanouts will be constructed for each 12” pipe at the East end of the pipe and a valve with an access riser will be placed in each 12” pipe between the filter area and the outlet structure.

Table 2. Bioretention Requirements

| | Required | Provided |
|---|---|---|
| Water Quality Control Volume | 19,348 cf | 48,946 cf |
| Filter Bed Surface Area | 3,488 sf | 3,945 sf |
| Filter Bed Length | 262.8 ft | 263 ft |

The curve number for the post development condition was determined to be 91 which correlates to industrial districts with type C soils. 9.77 Acres of the site will be detained and 0.89 Ac will be undetained These flows are combined in table 3 showing the total release rate of the site. The 2, 10, and 100-year storm event flows are shown in Table 3.

Table 3. Allowable Release Rate Summary

| Storm Event | Existing Release Rate (cfs) | Post Developed Release Rate Combined (cfs) |
|---|---|---|
| 2-year | 15.09 | 8.29 |
| 10-year | 43.37 | 34.17 |
| 100-year | 78.82 | 68.02 |

## Storm Sewer

The proposed storm sewer improvements will be designed to convey the 10-year post-developed storm event with overflows designed to convey the 100-year post-developed storm event to the detention basin. See the storm sewer design spreadsheet for details.

**Design Assumptions:**

-Hydrologic Soil Group C used for design.

-Use the following Intensities:

$T_c$ = 10 minutes

$I_5$ = 4.9 in/hr

$I_{100}$ = 8.60 in/hr

-The following runoff coefficients (Storm Sewer Design)

$C_{Impervious}$ = 0.95

$C_{Open\ Space}$ = 0.35

- The following Curve Numbers (Hydrologic Soil Group C):

$C_{Developed}$ = 91

$C_{Open\ Space}$ = 79

**Appendix:**

Hydraulic Model Output

Storm Sewer Pipe Design

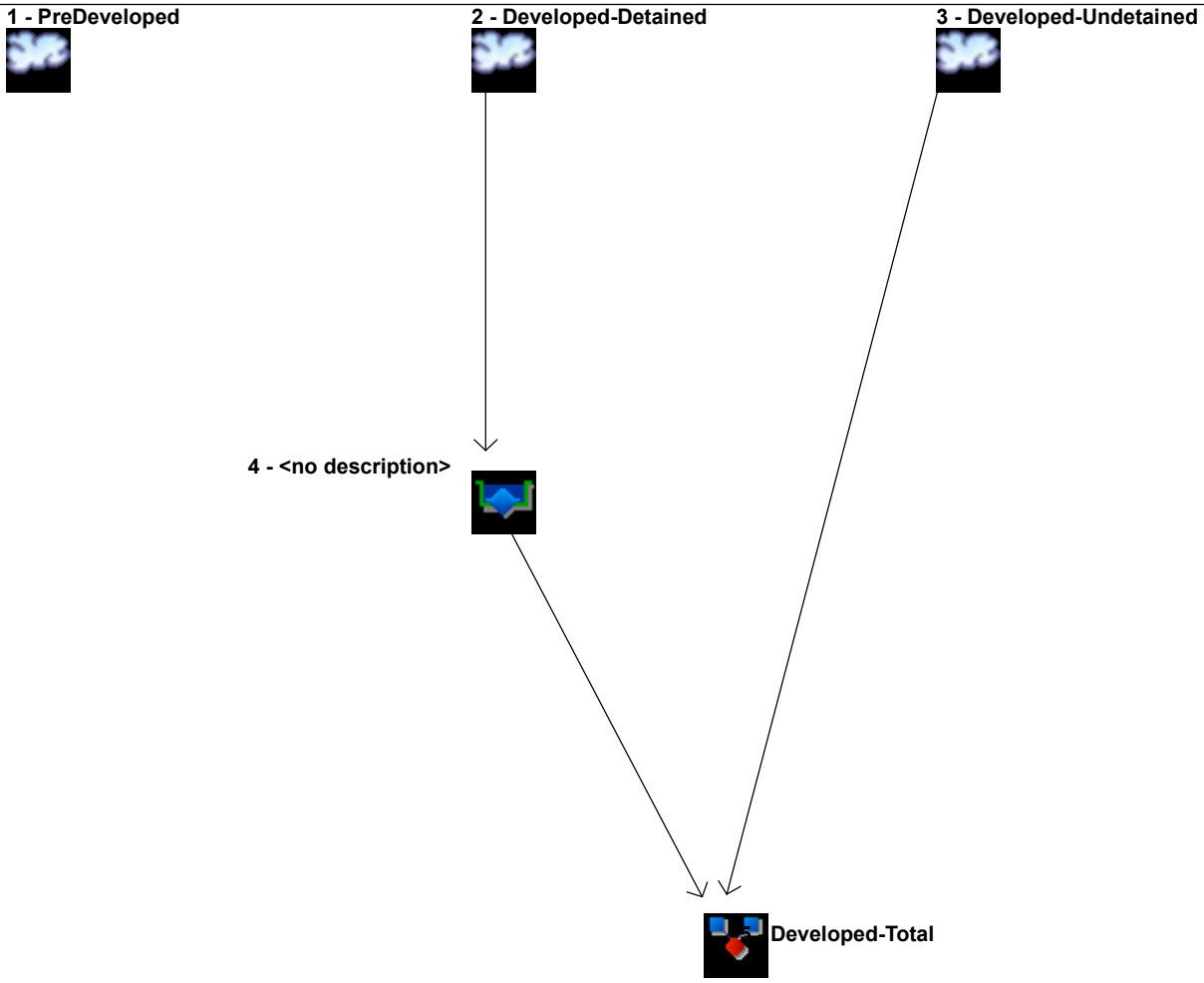
Drainage Maps

Vicinity Map

# APPENDIX

# Watershed Model Schematic

Hydraflow Hydrographs by Intelisolve v9.2




## Legend

| Hyd. | Origin | Description |
|---|---|---|
| 1 | SCS Runoff | PreDeveloped |
| 2 | SCS Runoff | Developed-Detained |
| 3 | SCS Runoff | Developed-Undetained |
| 4 | Reservoir | <no description> |
| 5 | Combine | Developed-Total |

# Hydrograph Return Period Recap

Hydraflow Hydrographs by Intelisolve v9.2

| Hyd. No. | Hydrograph type (origin) | Inflow Hyd(s) | Peak Outflow (cfs) | | | | | | | | Hydrograph description |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 1-Yr | 2-Yr | 3-Yr | 5-Yr | 10-Yr | 25-Yr | 50-Yr | 100-Yr | |
| 1 | SCS Runoff | ------- | ------- | 15.09 | ------- | ------- | 43.37 | 56.52 | 54.63 | 78.82 | PreDeveloped |
| 2 | SCS Runoff | ------- | ------- | 27.97 | ------- | ------- | 59.49 | 73.17 | 71.22 | 95.96 | Developed-Detained |
| 3 | SCS Runoff | ------- | ------- | 2.934 | ------- | ------- | 6.191 | 7.604 | 7.403 | 9.956 | Developed-Undetained |
| 4 | Reservoir | 2 | ------- | 7.927 | ------- | ------- | 33.36 | 54.37 | 51.68 | 64.73 | <no description> |
| 5 | Combine | 3, 4 | ------- | 8.287 | ------- | ------- | 34.17 | 55.58 | 52.85 | 68.02 | Developed-Total |

# Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.2

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 15.09 | 2 | 722 | 43,191 | ---- | ------ | ------ | PreDeveloped |
| 2 | SCS Runoff | 27.97 | 2 | 720 | 73,708 | ---- | ------ | ------ | Developed-Detained |
| 3 | SCS Runoff | 2.934 | 2 | 716 | 6,104 | ---- | ------ | ------ | Developed-Undetained |
| 4 | Reservoir | 7.927 | 2 | 734 | 73,671 | 2 | 1065.10 | 29,149 | <no description> |
| 5 | Combine | 8.287 | 2 | 732 | 79,775 | 3, 4 | ------ | ------ | Developed-Total |

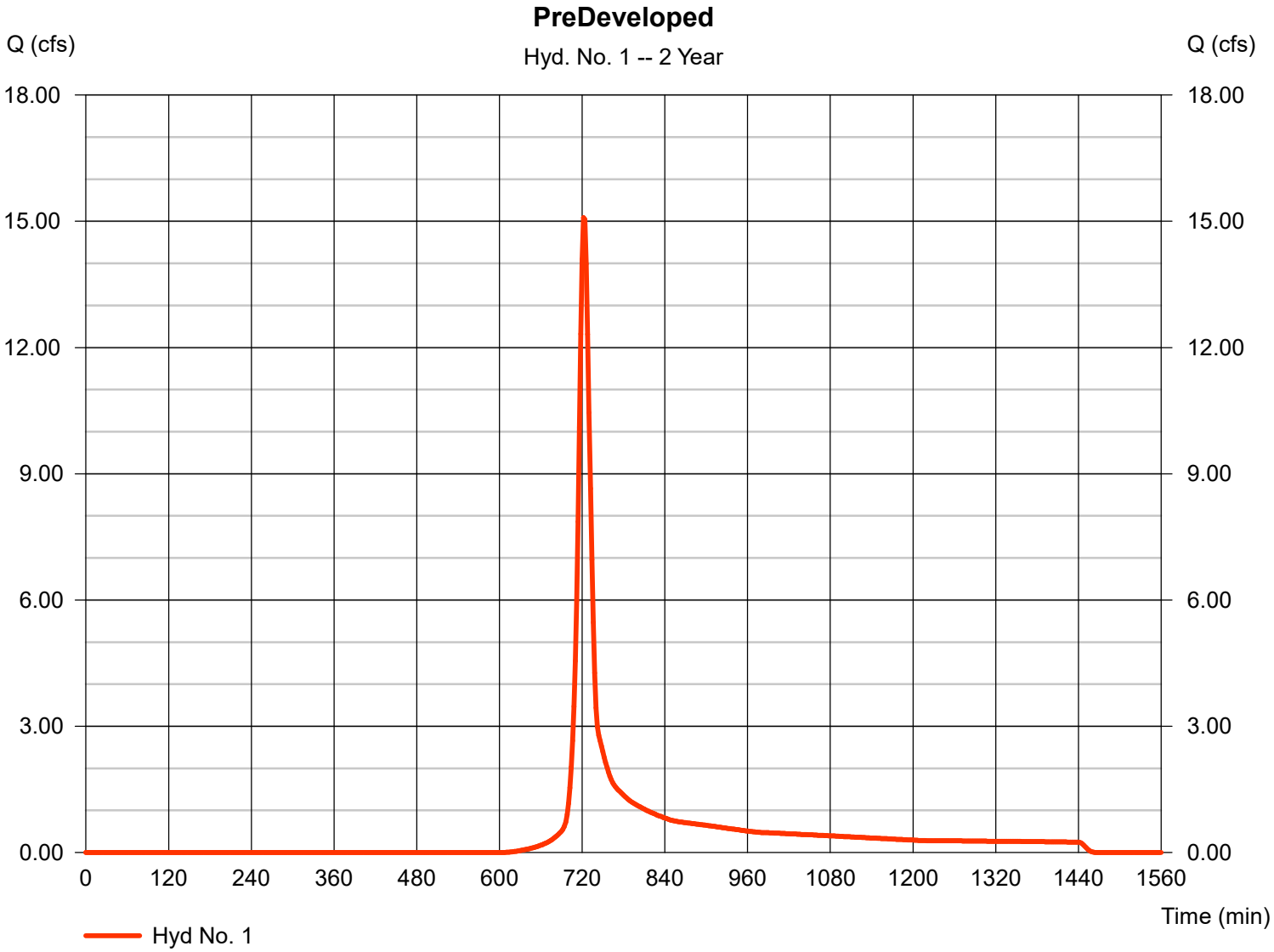
# Hydrograph Report



## Hyd. No. 1

PreDeveloped

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 15.09 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 722 min |
| Time interval | = | 2 min | Hyd. volume | = | 43,191 cuft |
| Drainage area | = | 10.660 ac | Curve number | = | 79 |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | USER | Time of conc. (Tc) | = | 15.00 min |
| Total precip. | = | 2.94 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



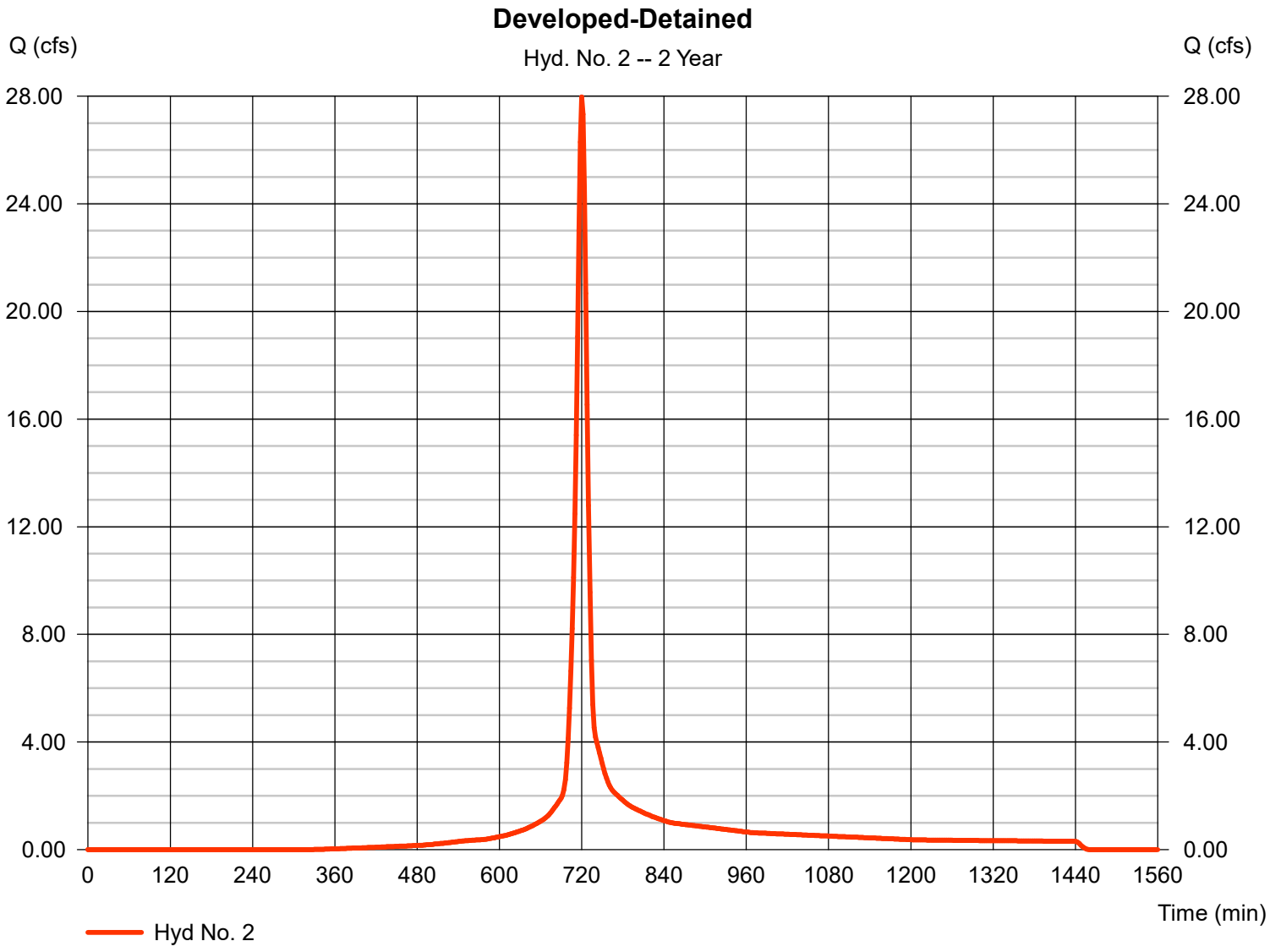
# Hydrograph Report



## Hyd. No. 2

Developed-Detained

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 27.97 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 720 min |
| Time interval | = | 2 min | Hyd. volume | = | 73,708 cuft |
| Drainage area | = | 9.770 ac | Curve number | = | 91 |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | USER | Time of conc. (Tc) | = | 10.00 min |
| Total precip. | = | 2.94 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



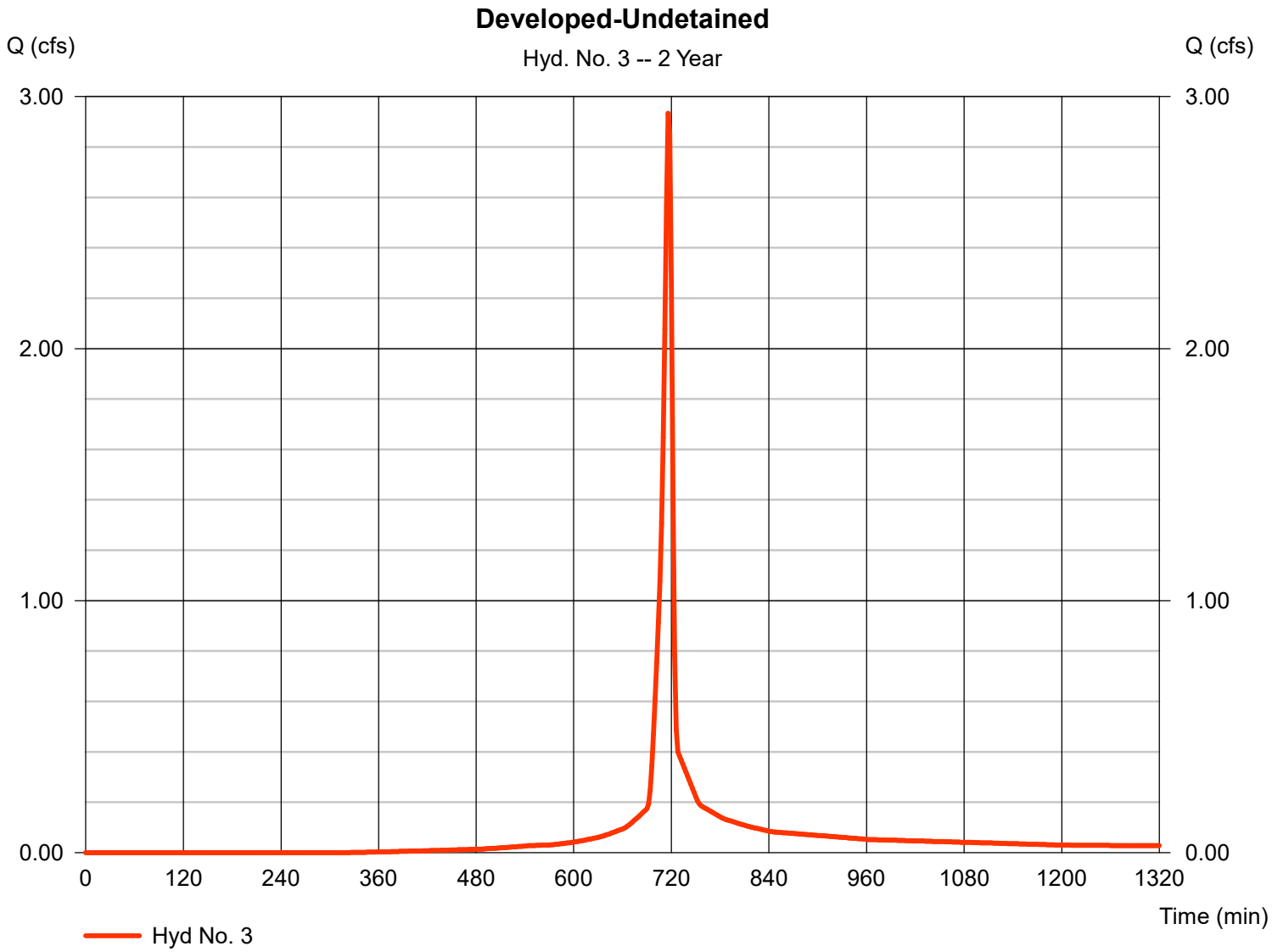
# Hydrograph Report



## Hyd. No. 3

Developed-Undetained

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 2.934 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 716 min |
| Time interval | = | 2 min | Hyd. volume | = | 6,104 cuft |
| Drainage area | = | 0.890 ac | Curve number | = | 91 |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | USER | Time of conc. (Tc) | = | 5.00 min |
| Total precip. | = | 2.94 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



# Hydrograph Report

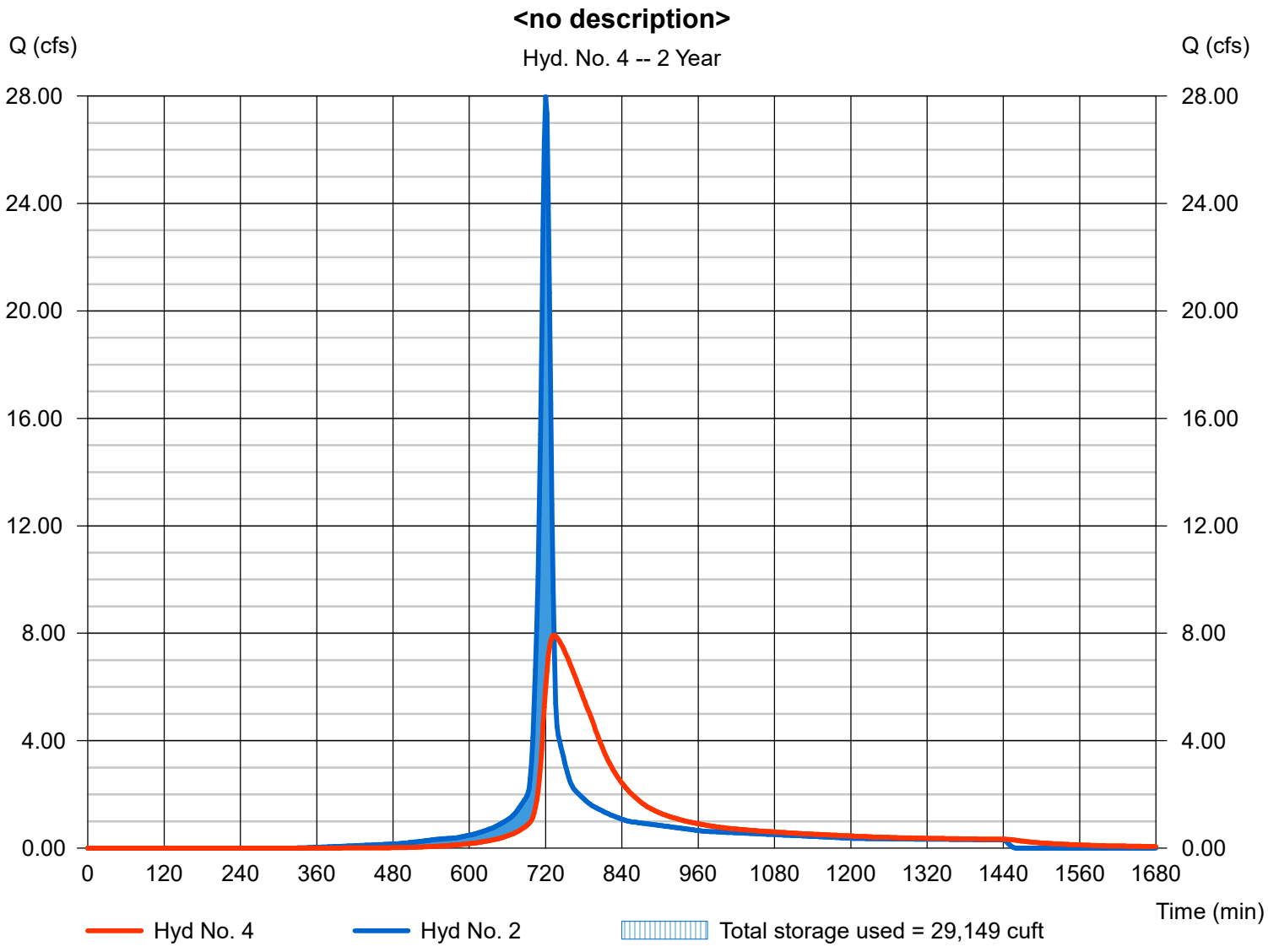


## Hyd. No. 4

<no description>

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 7.927 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 734 min |
| Time interval | = | 2 min | Hyd. volume | = | 73,671 cuft |
| Inflow hyd. No. | = | 2 - Developed-Detained | Max. Elevation | = | 1065.10 ft |
| Reservoir name | = | <New Pond> | Max. Storage | = | 29,149 cuft |

Storage Indication method used.



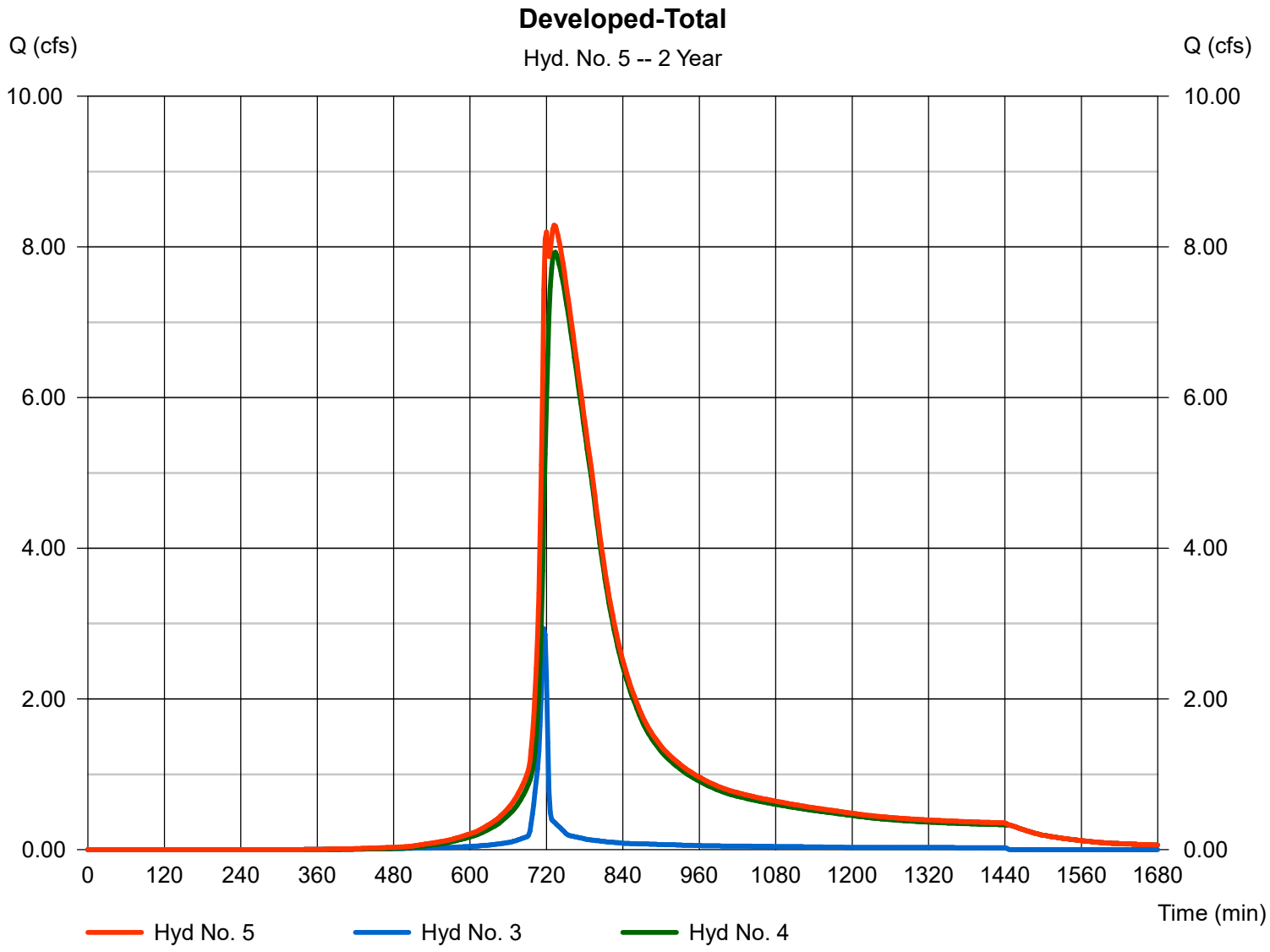
# Hydrograph Report



## Hyd. No. 5

Developed-Total

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 8.287 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 732 min |
| Time interval | = 2 min | Hyd. volume | = 79,775 cuft |
| Inflow hyds. | = 3, 4 | Contrib. drain. area | = 0.890 ac |



# Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.2

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 43.37 | 2 | 722 | 121,782 | ---- | ------ | ------ | PreDeveloped |
| 2 | SCS Runoff | 59.49 | 2 | 720 | 163,078 | ---- | ------ | ------ | Developed-Detained |
| 3 | SCS Runoff | 6.191 | 2 | 716 | 13,505 | ---- | ------ | ------ | Developed-Undetained |
| 4 | Reservoir | 33.36 | 2 | 728 | 163,041 | 2 | 1066.31 | 56,954 | <no description> |
| 5 | Combine | 34.17 | 2 | 728 | 176,546 | 3, 4 | ------ | ------ | Developed-Total |

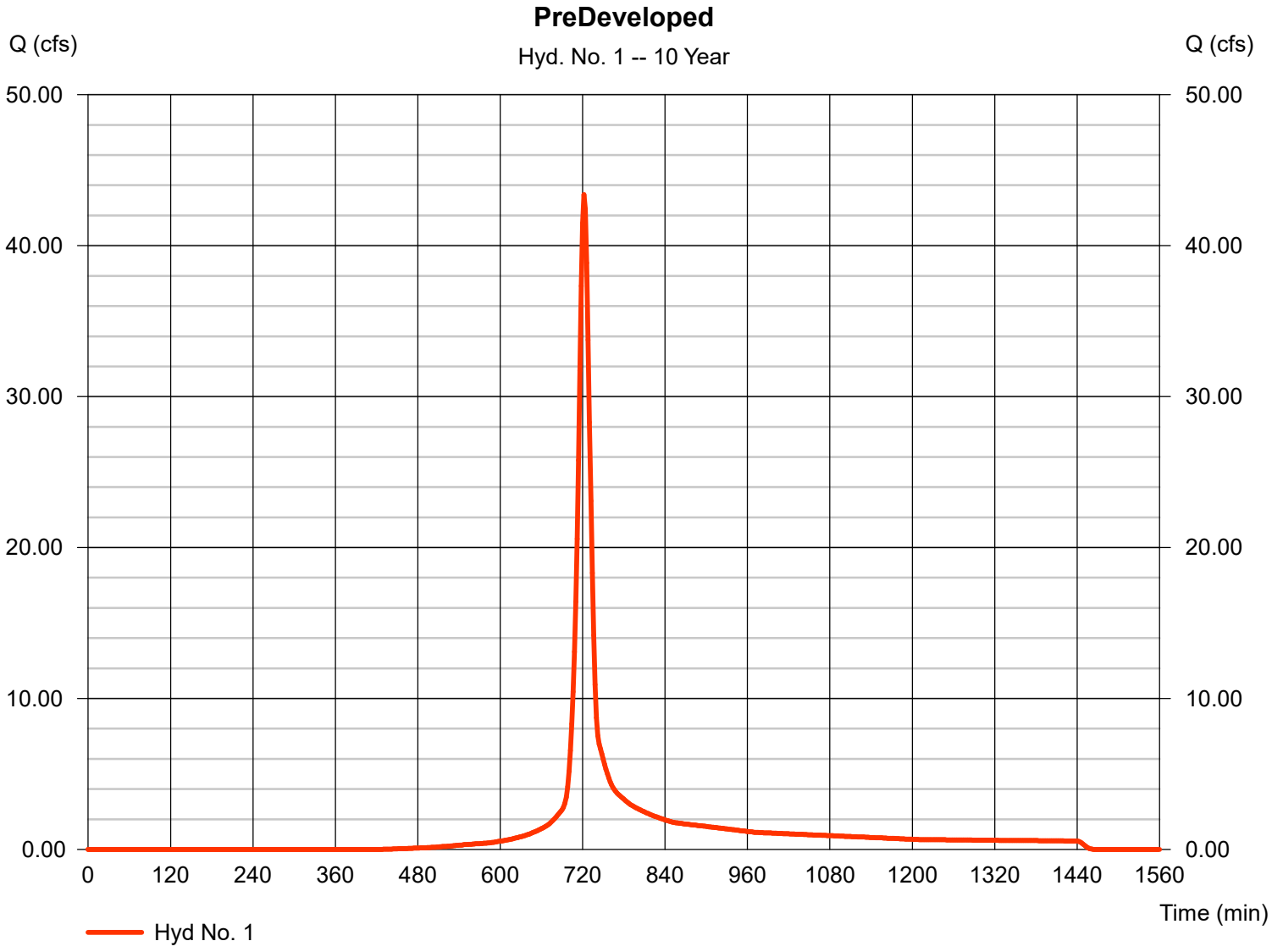
# Hydrograph Report



## Hyd. No. 1

PreDeveloped

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 43.37 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 722 min |
| Time interval | = | 2 min | Hyd. volume | = | 121,782 cuft |
| Drainage area | = | 10.660 ac | Curve number | = | 79 |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | USER | Time of conc. (Tc) | = | 15.00 min |
| Total precip. | = | 5.49 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



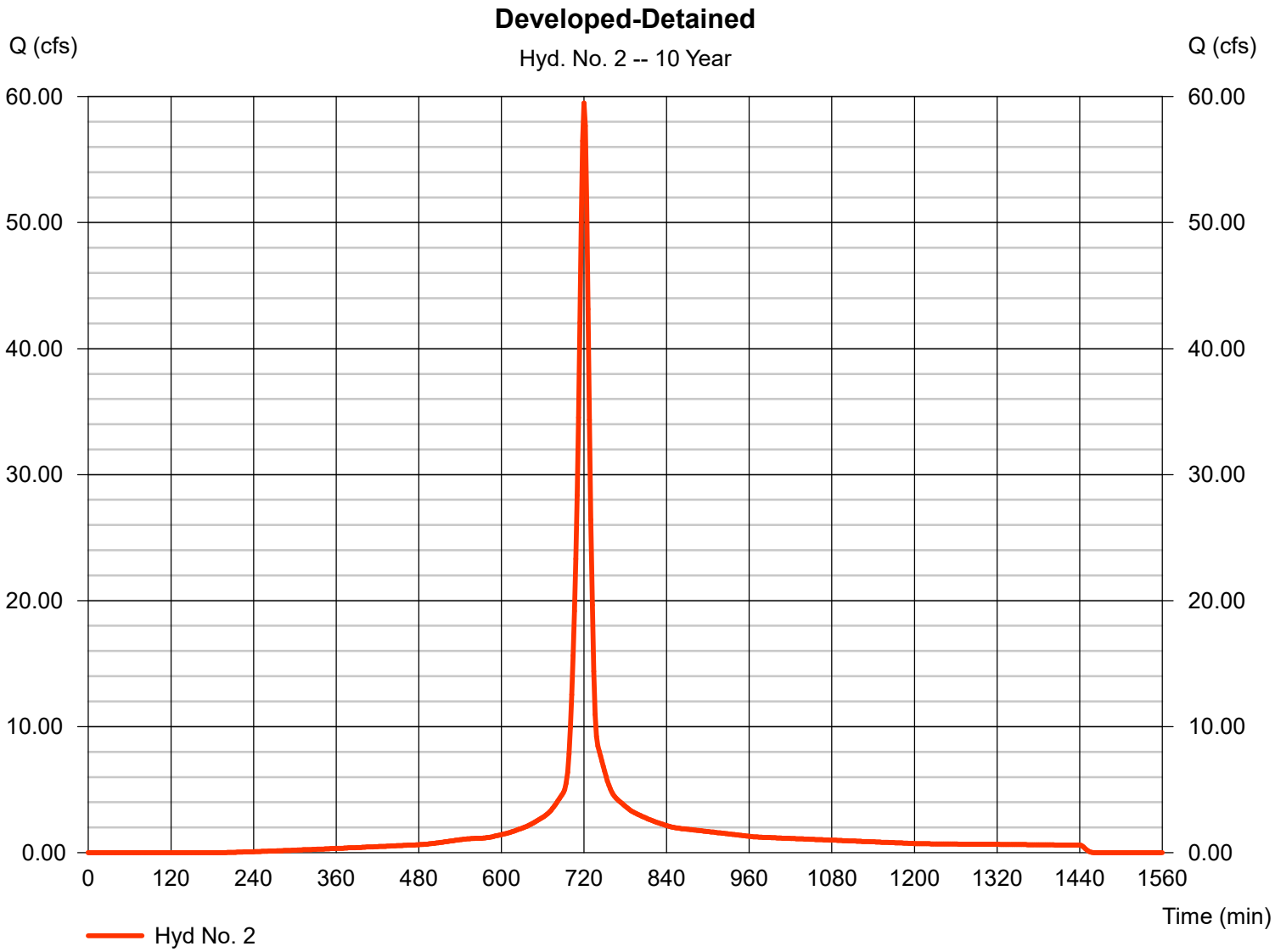
# Hydrograph Report



## Hyd. No. 2

Developed-Detained

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 59.49 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 720 min |
| Time interval | = | 2 min | Hyd. volume | = | 163,078 cuft |
| Drainage area | = | 9.770 ac | Curve number | = | 91 |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | USER | Time of conc. (Tc) | = | 10.00 min |
| Total precip. | = | 5.49 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



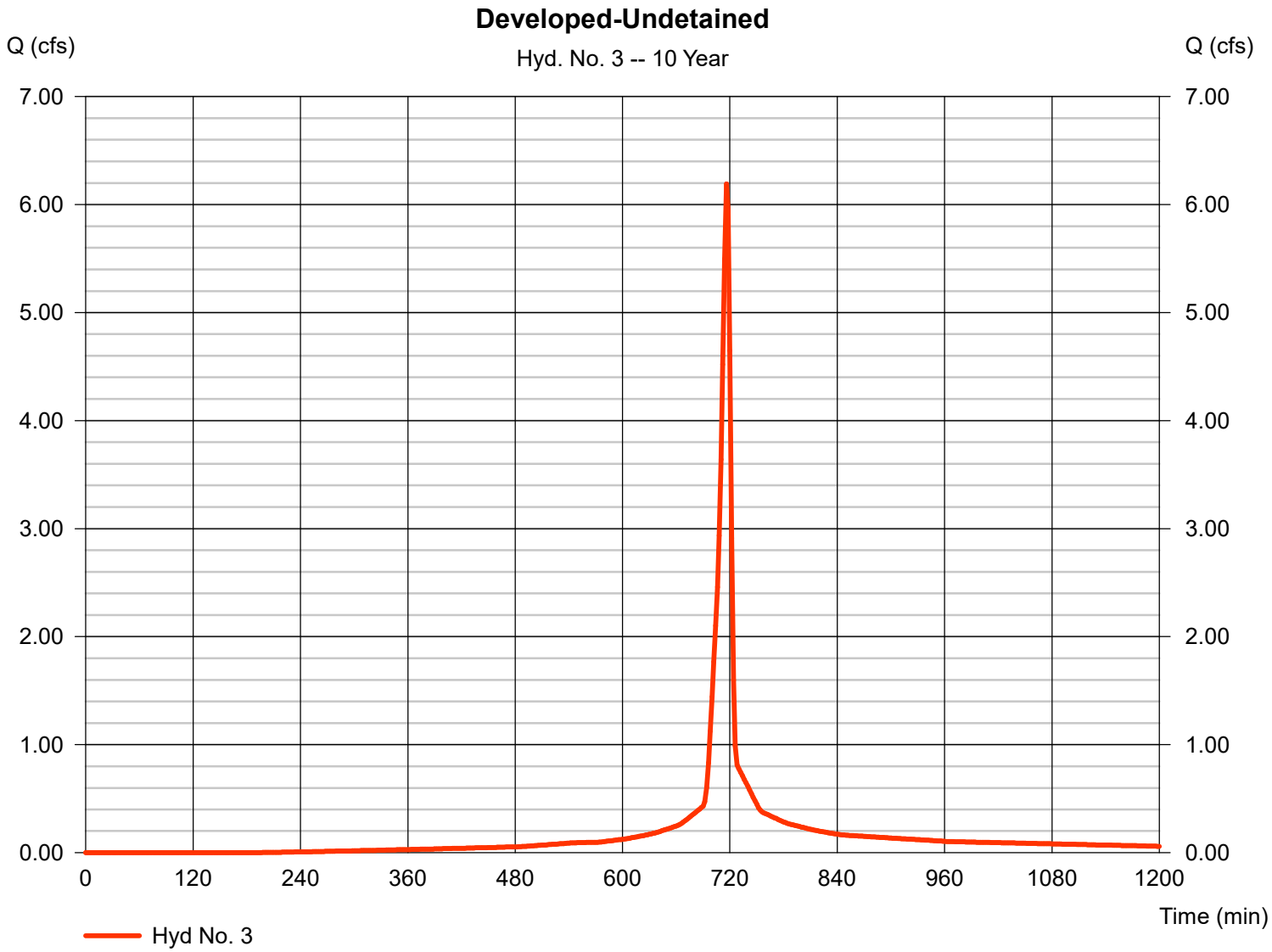
# Hydrograph Report



## Hyd. No. 3

Developed-Undetained

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 6.191 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 716 min |
| Time interval | = | 2 min | Hyd. volume | = | 13,505 cuft |
| Drainage area | = | 0.890 ac | Curve number | = | 91 |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | USER | Time of conc. (Tc) | = | 5.00 min |
| Total precip. | = | 5.49 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



# Hydrograph Report

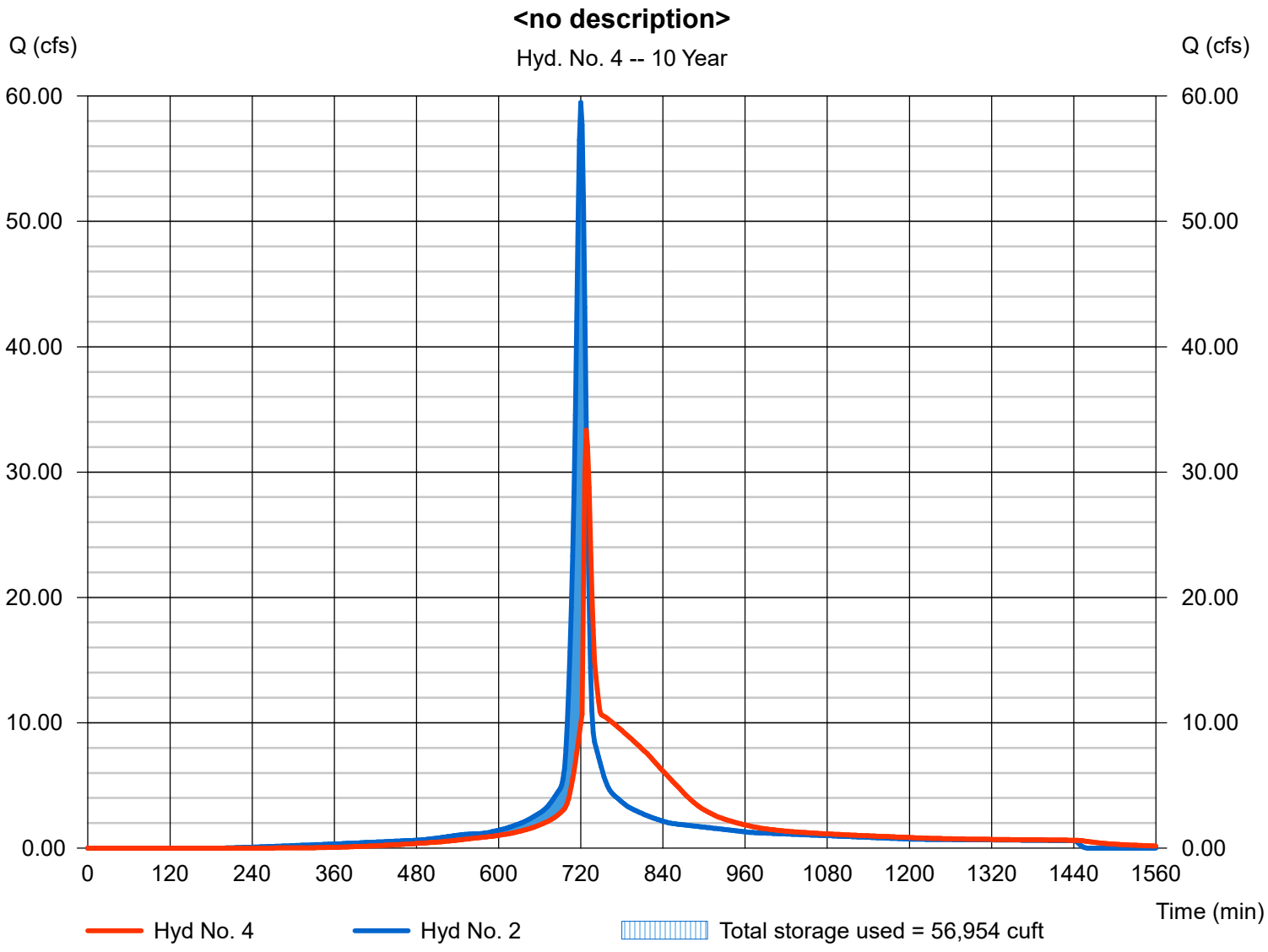


## Hyd. No. 4

<no description>

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 33.36 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 728 min |
| Time interval | = | 2 min | Hyd. volume | = | 163,041 cuft |
| Inflow hyd. No. | = | 2 - Developed-Detained | Max. Elevation | = | 1066.31 ft |
| Reservoir name | = | <New Pond> | Max. Storage | = | 56,954 cuft |

Storage Indication method used.



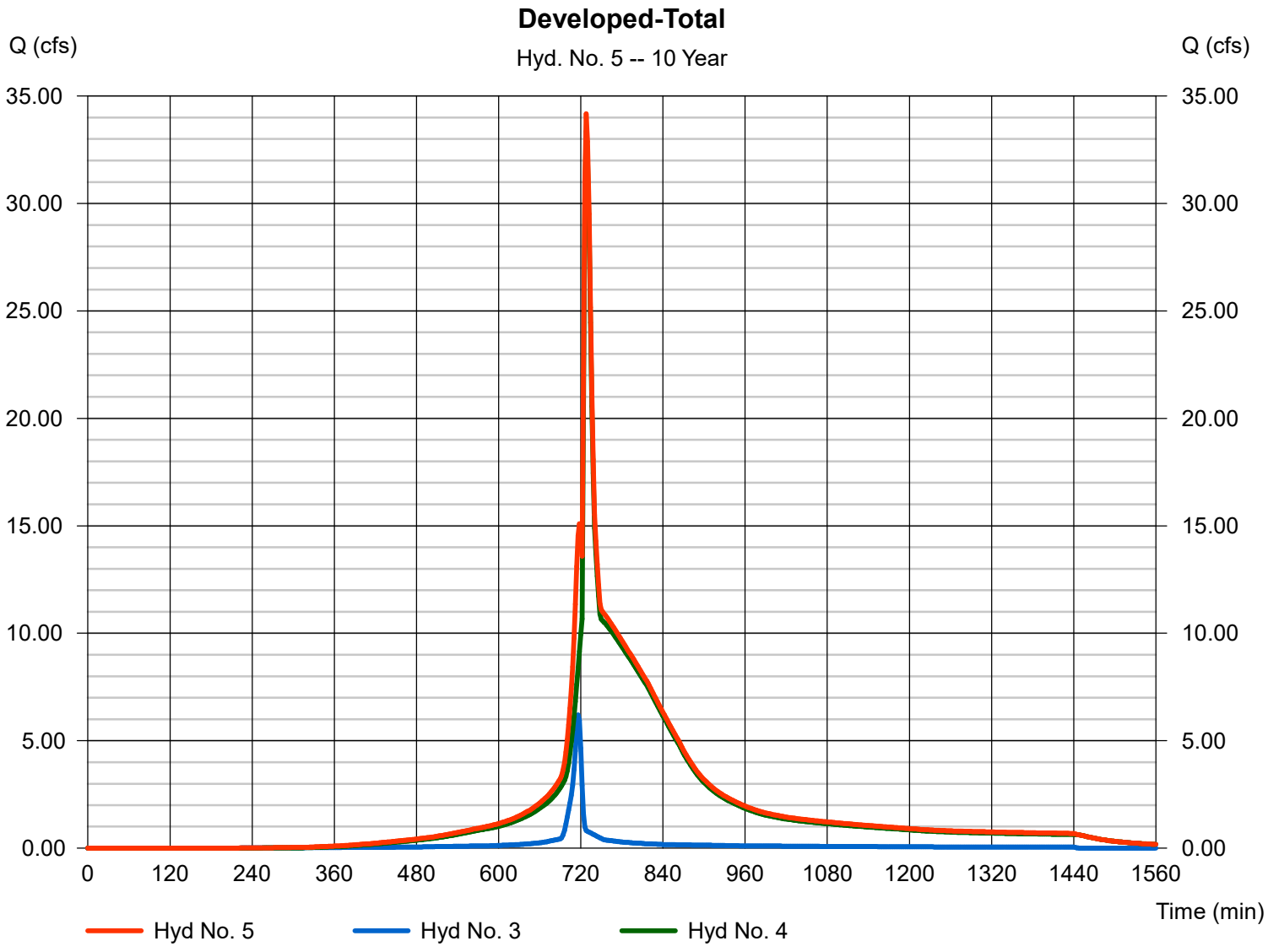
# Hydrograph Report



## Hyd. No. 5

Developed-Total

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 34.17 cfs |
| Storm frequency | = 10 yrs | Time to peak | = 728 min |
| Time interval | = 2 min | Hyd. volume | = 176,546 cuft |
| Inflow hyds. | = 3, 4 | Contrib. drain. area | = 0.890 ac |



# Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.2

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 78.82 | 2 | 722 | 225,077 | ---- | ------ | ------ | PreDeveloped |
| 2 | SCS Runoff | 95.96 | 2 | 720 | 270,957 | ---- | ------ | ------ | Developed-Detained |
| 3 | SCS Runoff | 9.956 | 2 | 716 | 22,439 | ---- | ------ | ------ | Developed-Undetained |
| 4 | Reservoir | 64.73 | 2 | 726 | 270,920 | 2 | 1066.92 | 72,234 | <no description> |
| 5 | Combine | 68.02 | 2 | 720 | 293,359 | 3, 4 | ------ | ------ | Developed-Total |

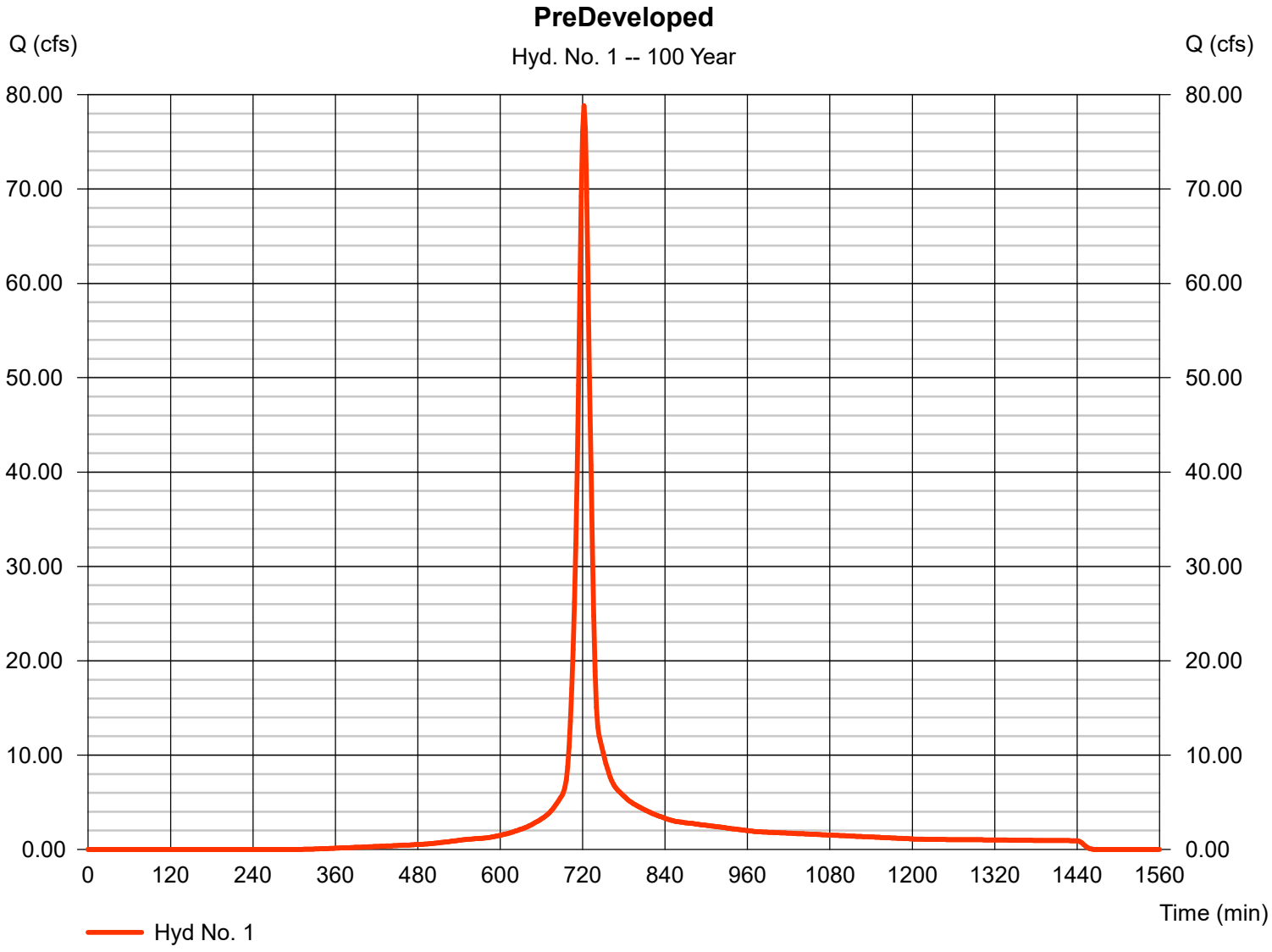
# Hydrograph Report



## Hyd. No. 1

PreDeveloped

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 78.82 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 722 min |
| Time interval | = | 2 min | Hyd. volume | = | 225,077 cuft |
| Drainage area | = | 10.660 ac | Curve number | = | 79 |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | USER | Time of conc. (Tc) | = | 15.00 min |
| Total precip. | = | 8.49 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



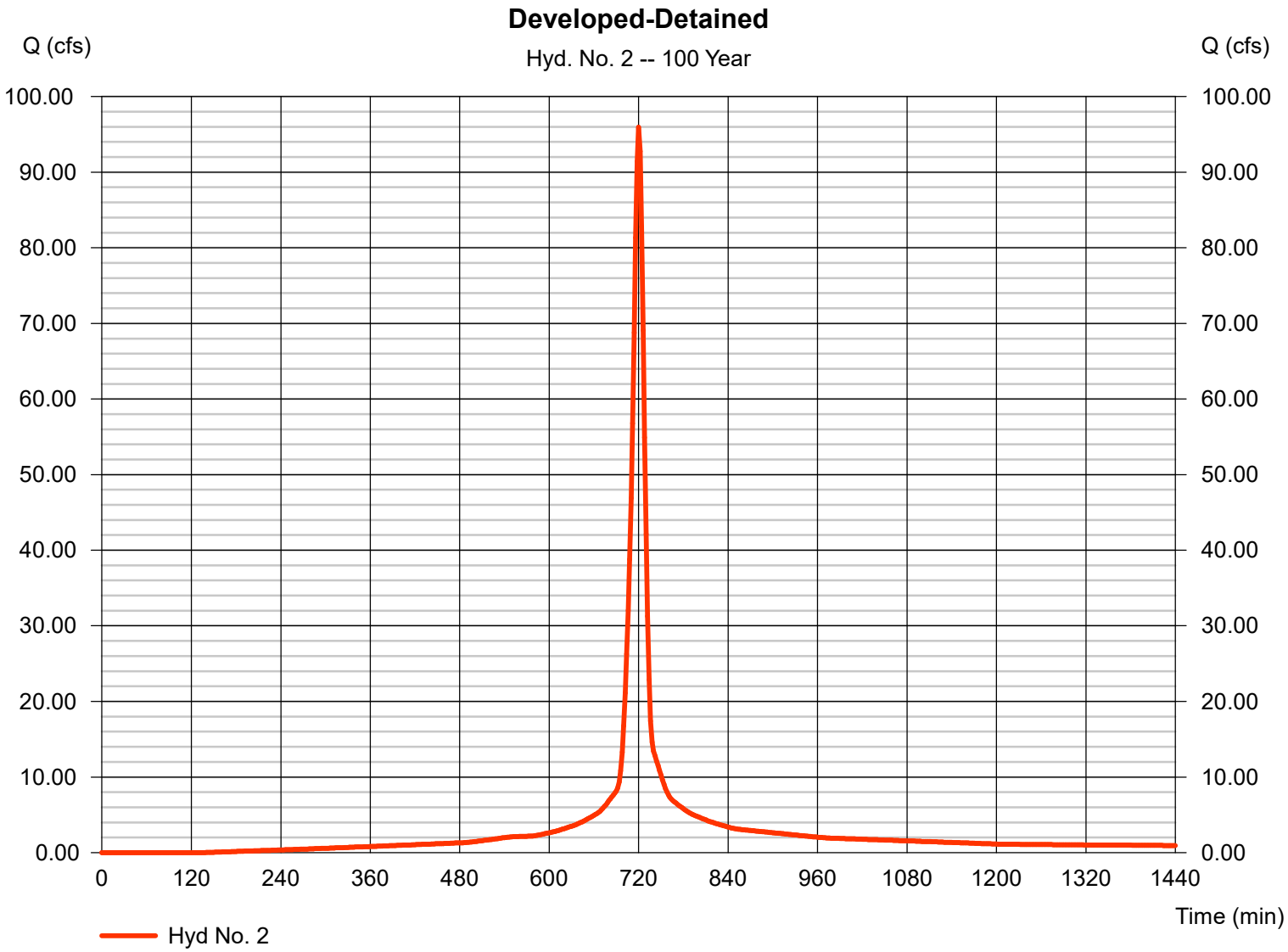
# Hydrograph Report



## Hyd. No. 2

Developed-Detained

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 95.96 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 720 min |
| Time interval | = | 2 min | Hyd. volume | = | 270,957 cuft |
| Drainage area | = | 9.770 ac | Curve number | = | 91 |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | USER | Time of conc. (Tc) | = | 10.00 min |
| Total precip. | = | 8.49 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



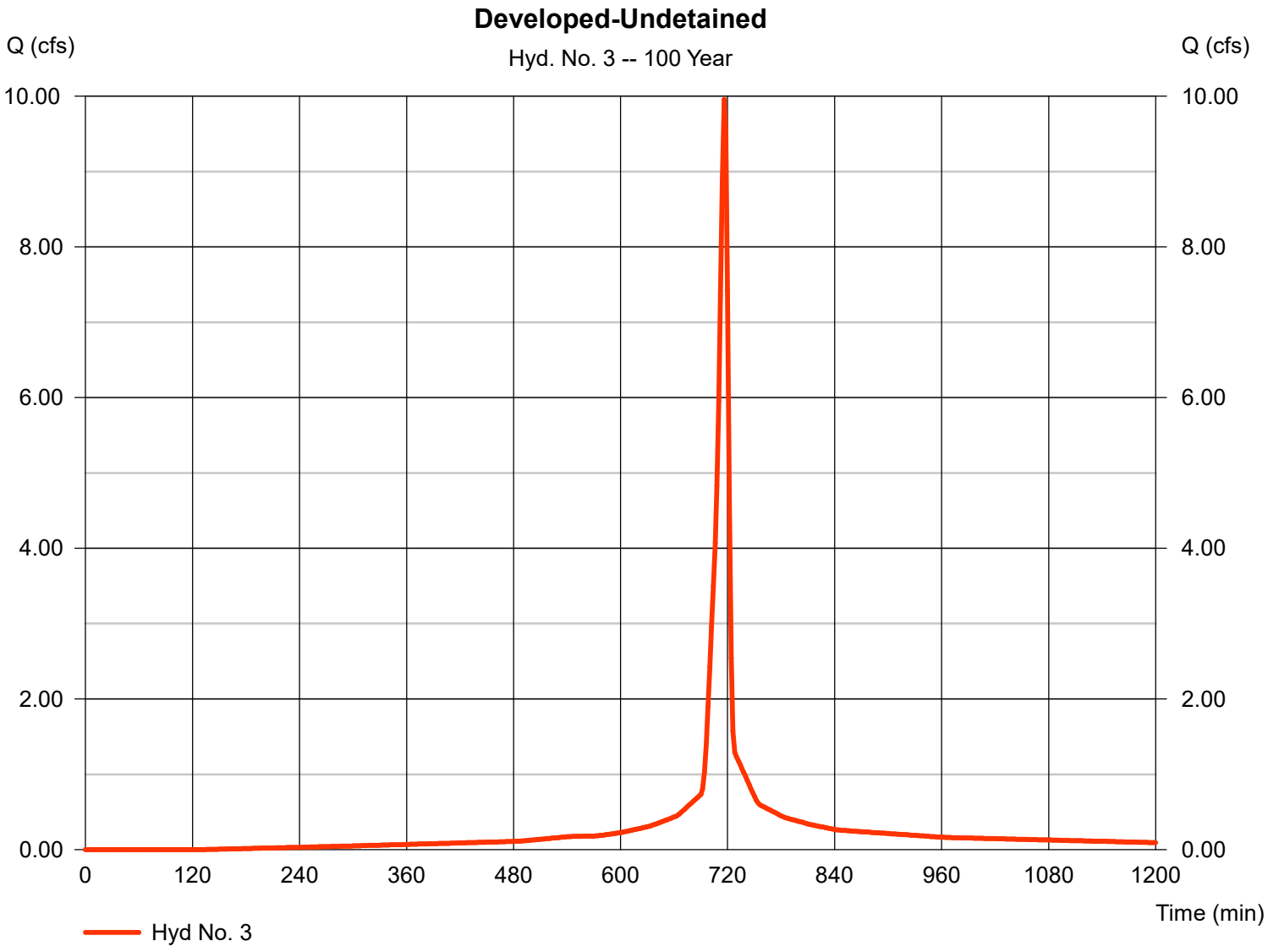
# Hydrograph Report



## Hyd. No. 3

Developed-Undetained

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 9.956 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 716 min |
| Time interval | = | 2 min | Hyd. volume | = | 22,439 cuft |
| Drainage area | = | 0.890 ac | Curve number | = | 91 |
| Basin Slope | = | 0.0 % | Hydraulic length | = | 0 ft |
| Tc method | = | USER | Time of conc. (Tc) | = | 5.00 min |
| Total precip. | = | 8.49 in | Distribution | = | Type II |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |



# Hydrograph Report

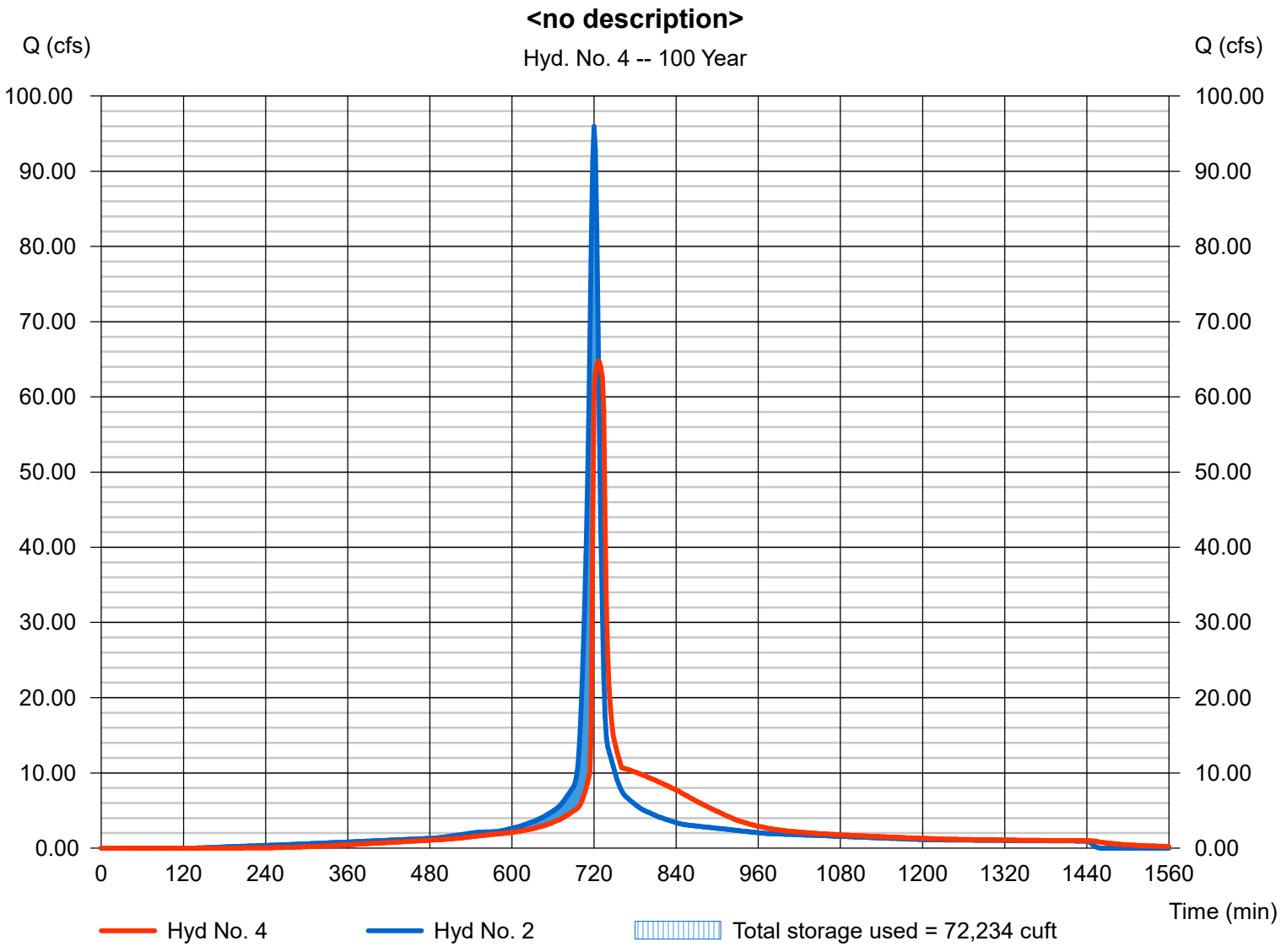


## Hyd. No. 4

<no description>

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 64.73 cfs |
| Storm frequency | = | 100 yrs | Time to peak | = | 726 min |
| Time interval | = | 2 min | Hyd. volume | = | 270,920 cuft |
| Inflow hyd. No. | = | 2 - Developed-Detained | Max. Elevation | = | 1066.92 ft |
| Reservoir name | = | <New Pond> | Max. Storage | = | 72,234 cuft |

Storage Indication method used.



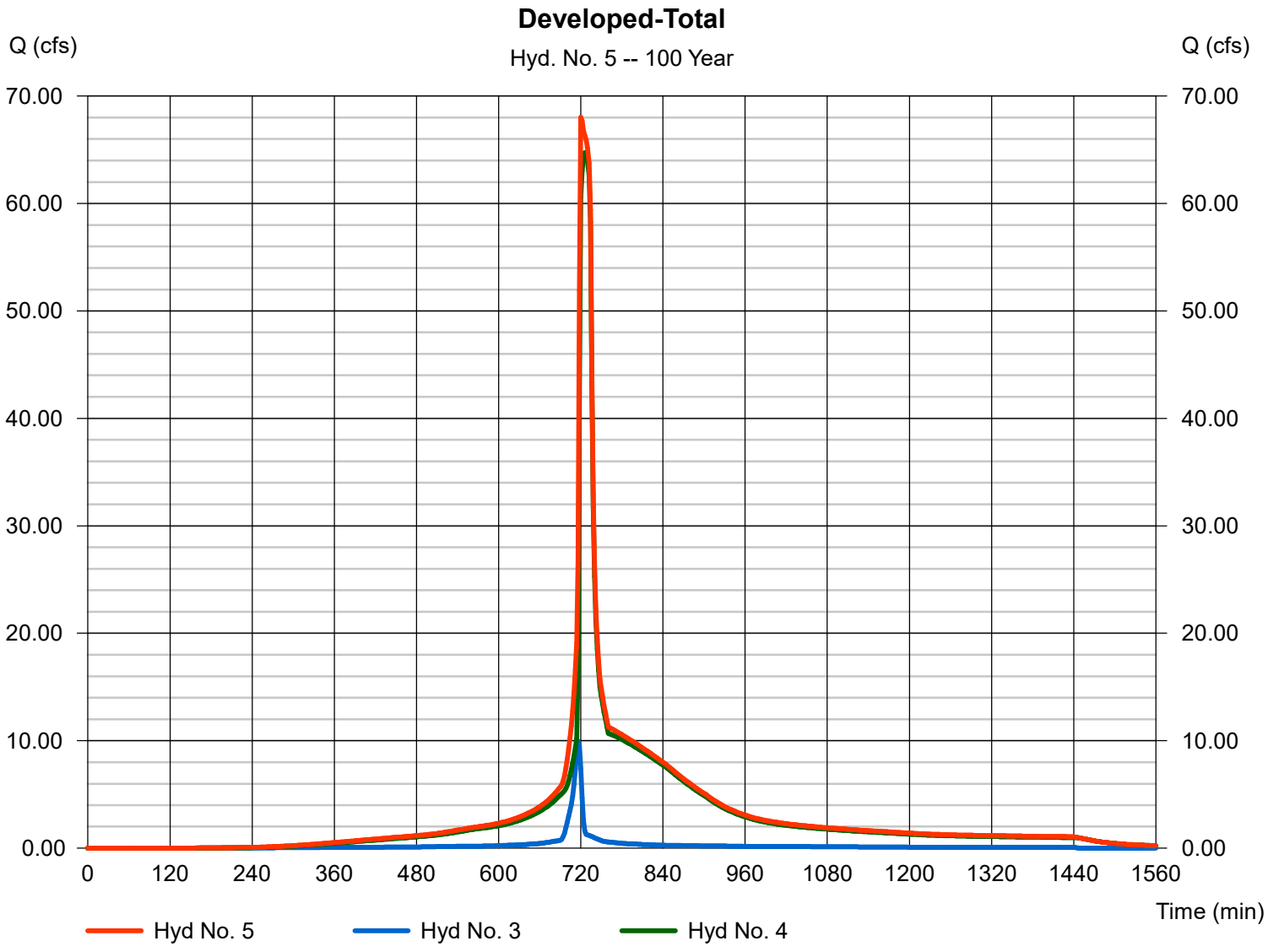
# Hydrograph Report



## Hyd. No. 5

Developed-Total

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 68.02 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 720 min |
| Time interval | = 2 min | Hyd. volume | = 293,359 cuft |
| Inflow hyds. | = 3, 4 | Contrib. drain. area | = 0.890 ac |



# Hydraflow Rainfall Report



| Return Period (Yrs) | Intensity-Duration-Frequency Equation Coefficients (FHA) | | | |
|---|---|---|---|---|
| | B | D | E | (N/A) |
| 1 | 24.2162 | 6.5000 | 0.7119 | -------- |
| 2 | 26.2009 | 6.0000 | 0.6875 | -------- |
| 3 | 0.0000 | 0.0000 | 0.0000 | -------- |
| 5 | 27.5259 | 4.8000 | 0.6409 | -------- |
| 10 | 30.2621 | 4.4000 | 0.6229 | -------- |
| 25 | 29.8009 | 3.0000 | 0.5708 | -------- |
| 50 | 30.7712 | 2.3000 | 0.5463 | -------- |
| 100 | 33.4143 | 2.8000 | 0.5335 | -------- |

File name: Omaha.IDF

### Intensity = B / (Tc + D)^E

| Return Period (Yrs) | Intensity Values (in/hr) | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 5 min | 10 | 15 | 20 | 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 |
| 1 | 4.26 | 3.29 | 2.73 | 2.35 | 2.08 | 1.87 | 1.71 | 1.57 | 1.46 | 1.37 | 1.29 | 1.22 |
| 2 | 5.04 | 3.89 | 3.23 | 2.79 | 2.47 | 2.23 | 2.04 | 1.88 | 1.76 | 1.65 | 1.55 | 1.47 |
| 3 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5 | 6.38 | 4.90 | 4.06 | 3.52 | 3.13 | 2.83 | 2.60 | 2.41 | 2.25 | 2.12 | 2.00 | 1.90 |
| 10 | 7.49 | 5.75 | 4.77 | 4.14 | 3.68 | 3.34 | 3.07 | 2.85 | 2.67 | 2.51 | 2.38 | 2.26 |
| 25 | 9.09 | 6.89 | 5.72 | 4.98 | 4.45 | 4.05 | 3.74 | 3.48 | 3.27 | 3.09 | 2.94 | 2.80 |
| 50 | 10.39 | 7.81 | 6.48 | 5.64 | 5.05 | 4.61 | 4.26 | 3.98 | 3.74 | 3.54 | 3.37 | 3.22 |
| 100 | 11.17 | 8.57 | 7.19 | 6.30 | 5.67 | 5.19 | 4.81 | 4.50 | 4.25 | 4.03 | 3.84 | 3.67 |

Tc = time in minutes. Values may exceed 60.

Precip. file name: Omaha.pcp

| Storm Distribution | Rainfall Precipitation Table (in) | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr |
| SCS 24-hour | 1.25 | 2.94 | 0.00 | 4.71 | 5.49 | 6.61 | 6.45 | 8.49 |
| SCS 6-Hr | 1.25 | 2.72 | 0.00 | 3.33 | 3.89 | 4.47 | 5.70 | 6.17 |
| Huff-1st | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-2nd | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-3rd | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-4th | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-Indy | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Custom | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

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1261073_Hydraflow.gpw

Hydraflow Hydrographs by Intelisolve v9.2

Wednesday, Sep 9, 2026


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PROJECT: Springfield landing
NO:
DATE: September 9, 2026
SUBJECT: STORM SEWER DESIGN
BY: CK:
PAGE: 1 OF: 1

SNYDER & ASSOCIATES

**Storm Recurrence Interval:** 10-year

| SECTION<br>See Map for Location | Drainage Area<br>(acres)<br>A | Runoff Coeff.<br>C | Equiv. Area<br>(acres)<br>CA | Accum. Area<br>(acres)<br>Σ CA | Time of Concen.<br>(min)<br>T | Rainfall Intensity<br>(in/hr)<br>I | Other Flow<br>(cfs) | TOTAL RUNOFF<br>(cfs)<br>Q=(ΣCA)I | Pipe Length<br>(ft)<br>L | Pipe Slope<br>(ft/ft)<br>S | Req'd Pipe Size<br>(in) | PIPE SIZE<br>(in)<br>D | Full Flow Velocity<br>(fps)<br>$V_{full}$ | Full Flow Capacity<br>(cfs)<br>$Q_{full}$ | Time in Section<br>(min)<br>t | Type of Pipe | Comment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| P-1 | 1.07 | 0.98 | 1.05 | 1.05 | 5 | 7.75 | | 8.13 | 121 | 0.057 | 11.8 | 18 | 14.23 | 25.15 | 0.14 | RCP | |
| P-2 | 0.40 | 0.98 | 0.39 | 0.39 | 5 | 7.75 | 8.13 | 11.16 | 78 | 0.018 | 16.5 | 18 | 8.00 | 14.13 | 0.16 | RCP | |
| P-3 | 1.20 | 0.98 | 1.18 | 1.18 | 5 | 7.75 | | 9.11 | 92 | 0.059 | 12.2 | 18 | 14.48 | 25.58 | 0.11 | RCP | |
| P-4 | 0.00 | 0.98 | 0.00 | 0.00 | 5 | 7.75 | 20.28 | 20.28 | 201 | 0.025 | 19.4 | 30 | 13.25 | 65.03 | 0.25 | RCP | |
| P-5 | 6.49 | 0.98 | 6.36 | 6.36 | 5 | 7.75 | 20.28 | 69.57 | 39 | 0.032 | 29.4 | 30 | 14.99 | 73.57 | 0.04 | RCP | |

Comments:

1. Design calculations based on Rational Method peak runoff flows and Manning's full flow pipe capacity.

GAS GAS GAS GAS

ST

ST

Impact point

Tc Path

LOT 4

LOT 2

R64'

LOT 1

LOT 3

GAS

V:\Projects\2026\1126.1073.01\CAD\1261073_GEOM.dwg STOMEK 22X34 EXHIBIT L, 2026.09.09, 11:24 AM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

SNYDER & ASSOCIATES

0 100

FEET

N

# PRE-DEVELOPMENT DRAINAGE

SPRINGFIELD LANDING | SPRINGFIELD, NE | 09/09/26

GAS

GAS

GAS

GAS

ST

ST

IMPACT POINT

LOT 4

LOT 2

LOT 1

LOT 3

GAS

SNYDER & ASSOCIATES

0 100

FEET

# POST-DEVELOPMENT DRAINAGE

SPRINGFIELD LANDING | SPRINGFIELD, NE | 09/09/26

V:\Projects\2026\126.1073.010\CADD\126107X_GEOM.dwg STOMEK 22X34 EXHIBIT L, 2026.09.09, 11:17 AM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

**RESOLUTION**
**2026-47**

**Preliminary Plat**
**Lots 1-4 and Outlots A-C (Formerly Outlots X-Z), Springfield Landing**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A PRELIMINARY PLAT FOR LOTS 1-4 AND OUTLOTS A-C (FORMLY OUTLOTS X-Z) SPRINGFIELD LANDING, OF A SUBDIVISION LOCATED ON PROPERTY LEGALLY DESCRIBED AS THE IRREGULAR EASTERLY PART OF TAX LOT 18, IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 20.89 ACRES, MORE OR LESS.

WHEREAS, Springfield Landing, LLC, applicant/owner, of the above-described property has made application for approval of a preliminary plat for proposed Lots 1-4 and Outlot A-C (formerly Outlots X-Z), Springfield Landing; 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 October 13, 2026, regarding the application and has made a recommendation of approval to the City Council of the preliminary plat for Lots 1-4 and Outlot A-C (formerly Outlots X-Z), Springfield Landing, 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 November 3, 2026, and is agreeable to the approval of the preliminary plat for Lots 1-4 and Outlots A-C (formerly Outlots X-Z), Springfield landing, contingent upon (1) 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 1-4 and Outlots A-C (formerly Outlots X-Z), Springfield Landing, contingent upon (1) the final plat being recorded with the Sarpy County Register of Deeds.

PASSED AND APPROVED THIS 3rd DAY OF NOVEMBER 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

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Regular Agenda Item 7 | **Postponed October 20, 2026.** Consider approval of Resolution 2026-40 approving a Subdivision Agreement for Lots 1-72 and Outlots A-F, Village on Main (Phase 1 of 3) submitted by M2S LLC (Applicant/Subdivider) and Village on Main LLC (Owner) | Kathleen Gottsch<br>City Administrator |

**Synopsis**

City staff are working with the developer's team to finalize the subdivision agreement for Village on Main. A copy of the most recent subdivision agreement is attached for your reference.

SCCWWA postponed consideration of its reimbursement policy until its next meeting at the request of a couple of board members. Those members have asked PFM, the agency's financial advisor, to analyze reimbursement scenarios that exceed the previously discussed 25% threshold. As you may recall, the original policy language presented in October contemplated reimbursement of up to 25% of connection fees generated within a subbasin. The board members are seeking additional analysis to determine whether a higher reimbursement percentage may be financially feasible.

The subdivision agreement is drafted to ensure that neither the city nor SCCWWA is obligated to provide reimbursement; however, it preserves the opportunity for the developer to receive reimbursement should SCCWWA ultimately adopt a reimbursement policy. Given that protection, I do not believe a final SCCWWA decision on reimbursement is necessary before moving forward with approval of the subdivision agreement.

**Recommendation**

The Springfield Planning Commission and City Council approved the final plat for Lots 1-072 and Outlots A-F, Village on Main. The Subdivision Agreement is the last document that requires formal approval from the City Council.

**Attachments**

Resolution 2026-40
Subdivision Agreement *(Current Draft)*

**RESOLUTION**
**2026-40**

**Village on Main Subdivision Agreement**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE SUBDIVISION AGREEMENT FOR LOTS 1-72 AND OUTLOTS A-F, VILLAGE ON MAIN, PHASE 1 OF A 3 PHASE DEVELOPMENT, OF A SUBDIVISION LOCATED ON THE WESTERN PART OF PROPERTY LEGALLY DESCRIBED AS THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 41.33 ACRES, MORE OR LESS.

WHEREAS, Village on Main, LLC, owner/subdivider, Sanitary and Improvement District No. 390, and the Village on Main Homeowners Association Inc., wish to enter into a Subdivision Agreement with the City of Springfield, Nebraska for Lots 1-72 and Outlots A-F, Village on Main; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the Subdivision Agreement for Lots 1-72 and Outlot A-F, Village on Main, contingent upon (1) the change of zoning classification from Agriculture Residential to Mixed Use-Planned Unit Development on said property, (2) final approval of a Final Plat for said development, and (3) completion of the conditions identified in the Subdivision Agreement.

PASSED AND APPROVED THIS 3rd DAY OF NOVEMBER 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

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Regular Agenda Item 8 | Consider approval of Resolution 2026-48 approving a Contribution Agreement with SCCWWA for a One-Time Capital Contribution for Pioneering the Construction of SCCWWA Infrastructure for Springfield Industrial and the SC-7 Subbasin | Kathleen Gottsch<br>City Administrator |

**Synopsis**

Springfield Resolution 2026-48 authorizes the city to enter into a Contribution Agreement with the Sarpy County and Cities Wastewater Agency (SCCWWA) for a one-time capital contribution to assist with the construction of regional wastewater infrastructure serving Springfield Industrial and the Springfield Creek Subbasin No. 7 (SC-7). The infrastructure includes trunk sewer and related facilities identified in SCCWWA's Master Plan as regional wastewater infrastructure that will ultimately be owned, operated, and maintained by SCCWWA. The proposed agreement provides for a contribution from SCCWWA in an amount not to exceed $1,500,000, subject to SCCWWA's Excess Cash on Hand Policy and the terms of the agreement.

The developer of Springfield Industrial will be pioneering the construction of SCCWWA regional sewer infrastructure, along with a sewer outfall line necessary to serve the development. As a result, the developer will initially bear the cost of constructing infrastructure that is intended to become part of SCCWWA's regional wastewater system.

Under the proposed arrangement, the city will serve primarily as a pass-through entity because SCCWWA's policy only allows one-time capital contribution agreements to be executed with Agency members. The city will collect connection fees from the developer and remit those fees to SCCWWA. SCCWWA will then provide reimbursement funds to the city pursuant to the Contribution Agreement, and the city will in turn remit those funds to the developer as reimbursement for eligible infrastructure costs. This arrangement will be outlined in the Subdivision Agreement for Springfield Industrial.

Prior to consideration of the agreement, SCCWWA staff and the agency's financial advisor reviewed Springfield's request and determined that the proposed contribution complies with

SCCWWA's financial policies. The SCCWWA Board considered the agreement on October 28, 2026, and determined it was appropriate to approve the contribution agreement.

**Recommendation**

Staff recommends approval.

**Attachments**

Resolution 2026-48
Contribution Agreement
SCCWWA Board Resolution
Subbasin Map
SCCWWA Infrastructure Map
Rate of Return Analysis
Tech Memo Analysis

**RESOLUTION**
**2026-48**

**RESOLUTION APPROVING THE CONTRIBUTION AGREEMENT BETWEEN THE SARPY COUNTY AND CITIES WASTEWATER AGENCY AND THE CITY OF SPRINGFIELD FOR A ONE-TIME CAPITAL CONTRIBUTION FOR PIONEERING CONSTRUCTION OF SCCWWA SEWER INFRASTRUCTURE FOR SPRINGFIELD INDUSTRIAL & THE SC-7 SUBBASIN**

WHEREAS, pursuant to the Interlocal Cooperation Act, Neb. Rev. Stat. § 13-801, *et seq*. (the "Act"), Sarpy County and the Cities of Papillion, Bellevue, Springfield, La Vista and Gretna entered into an agreement (as amended, the "Formation Interlocal"), and formed the interlocal agency called the Sarpy County and Cities Wastewater Agency (the "Agency") (all capitalized terms not otherwise expressly defined herein shall have the same meanings as provided in the Formation Interlocal); and

WHEREAS, pursuant to the Formation Interlocal, the Agency has the power and authority to, among other things, make and execute contracts and other instruments necessary or convenient to exercise its power, and the powers of the Agency as a body are exercised by the Agency Board; and

WHEREAS, pursuant to Agency Resolution No. 2026-034, the Agency Board adopted a financial policy regarding Member contribution agreements and the use of Agency excess cash on hand (the "Excess Cash on Hand Policy"), which provides that, before any one-time capital contribution is made to a Member from the Designated Excess Amount, the Agency and the Member shall enter into a separate written Contribution Agreement approved by the Agency Board; and

WHEREAS, the City of Springfield, Nebraska ("Springfield") has requested a one-time capital contribution from the Agency's Excess Cash on Hand to assist with the cost of constructing certain trunk sewer and related infrastructure within Springfield Creek Subbasin No. 7 (SC-7) that is identified in the Agency's Master Plan as Unified SSWS infrastructure to be owned, operated and maintained by the Agency, in connection with the development known as Lots 1-4 and Outlots A-D, Springfield Industrial; and

WHEREAS, the Agency and Springfield have negotiated a proposed Contribution Agreement (the "Contribution Agreement"), in the form attached hereto as Exhibit "A," which provides for a one-time capital contribution in an amount not to exceed $1,500,000.00, payable solely from the Designated Excess Amount and subject to the terms, conditions and limitations of the Contribution Agreement and the Excess Cash on Hand Policy; and

WHEREAS, Agency staff, in consultation with the Agency's financial advisor, reviewed Springfield's request and provided a written recommendation to the Agency Board,

and the Agency Treasurer confirmed in writing that the Contribution Agreement complies with the Agency Obligation cap set forth in the Excess Cash on Hand Policy; and

WHEREAS, on October 28, 2026, the Agency Board discussed the Contribution Agreement, and after discussion the Agency Board deemed it appropriate, necessary, convenient and advisable to approve the same, subject to the limitations set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SPRINGFIELD that the Contribution Agreement attached hereto as Exhibit "A" is hereby approved; and

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE GOVERNING BODY OF THE CITY OF SPRINGFIELD that the Mayor is hereby authorized to execute the Contribution Agreement on behalf of the City of Springfield.

The above Resolutions were approved by a vote of the Governing Body of the City of Springfield at a public meeting duly held in accordance with applicable law on the 3rd day of November 2026.

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

Ayes: _____
Nays: _____
Abstain: _____
Absent: _____

Approved:

_____
Mayor

SEAL

Attest:

_____
City Clerk

**EXHIBIT A**

**Contribution Agreement**

[Attached]

**BOARD OF SARPY COUNTY AND CITIES WASTEWATER AGENCY**

**RESOLUTION APPROVING CONTRIBUTION AGREEMENT BETWEEN THE SARPY COUNTY AND CITIES WASTEWATER AGENCY AND THE CITY OF SPRINGFIELD, NEBRASKA**

WHEREAS, pursuant to the Interlocal Cooperation Act, Neb. Rev. Stat. § 13-801, et seq. (the "Act"), Sarpy County and the Cities of Papillion, Bellevue, Springfield, La Vista and Gretna entered into that certain Interlocal Agreement Creating the Sarpy County and Cities Wastewater Agency dated September 19, 2017 (as amended, the "Formation Interlocal") and formed the interlocal agency called the Sarpy County and Cities Wastewater Agency (the "Agency") (all capitalized terms not otherwise expressly defined herein shall have the same meanings as provided in the Formation Interlocal). The Formation Interlocal is incorporated herein by this reference;

WHEREAS, pursuant to the Formation Interlocal, the Agency has the power and authority to, among other things, make and execute contracts and other instruments necessary or convenient to exercise its powers, and the powers of the Agency as a body are exercised by the Agency Board;

WHEREAS, pursuant to Agency Resolution No. 2026-034, the Agency Board adopted a financial policy regarding Member contribution agreements and the use of Agency excess cash on hand (the "Excess Cash on Hand Policy"), which provides that, before any one-time capital contribution is made to a Member from the Designated Excess Amount, the Agency and the Member shall enter into a separate written Contribution Agreement approved by the Agency Board;

WHEREAS, the City of Springfield, Nebraska ("Springfield") has requested a one-time capital contribution from the Agency's Excess Cash on Hand to assist with the cost of constructing certain trunk sewer and related infrastructure within Springfield Creek Subbasin No. 7 (SC-7) that is identified in the Agency's Master Plan as Unified SSWS infrastructure to be owned, operated and maintained by the Agency, in connection with the development known as Lots 1-4 and Outlots A-D, Springfield Industrial;

WHEREAS, the Agency and Springfield have negotiated a proposed Contribution Agreement (the "Contribution Agreement"), in the form attached hereto as **Exhibit A**, which provides for a one-time capital contribution in an amount not to exceed $1,500,000.00, payable solely from the Designated Excess Amount and subject to the terms, conditions and limitations of the Contribution Agreement and the Excess Cash on Hand Policy;

WHEREAS, Agency staff, in consultation with the Agency's financial advisor, reviewed Springfield's request and provided a written recommendation to the Agency Board, and the Agency Treasurer confirmed in writing that the Contribution Agreement complies with the Agency Obligation cap set forth in the Excess Cash on Hand Policy; and

WHEREAS, the Agency Board discussed the Contribution Agreement, and after discussion the Agency Board deemed it appropriate, necessary, convenient and advisable to approve the same, subject to the limitations set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY BOARD THAT the Contribution Agreement, in the form attached hereto as **Exhibit A**, is hereby approved, and the Agency is authorized to enter into the Contribution Agreement pursuant to, and in accordance with, the Agency's Excess Cash on Hand Policy adopted pursuant to Agency Resolution No. 2026-034, subject to clerical and/or administrative changes deemed necessary and approved by the Agency Board Chair and Agency Administrator and approved as to form by Agency legal counsel;

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE AGENCY BOARD THAT the Agency Board Chair is hereby authorized to execute the Contribution Agreement on behalf of the Agency, attested by the Agency Secretary, together with any other agreements and documents associated with or in furtherance of the Contribution Agreement, so long as such agreements and documents are approved by the Agency Board Chair and Agency Administrator and approved as to form by Agency legal counsel;

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE AGENCY BOARD THAT the Agency's obligation under the Contribution Agreement is payable solely from the Designated Excess Amount, is subject to the limitations set forth in the Excess Cash on Hand Policy, and does not constitute a debt or general obligation of the Agency; and

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE AGENCY BOARD THAT the Contribution Agreement be presented to and subject to the approval of the governing body of the City of Springfield.

The above Resolutions were approved by a vote of the Sarpy County and Cities Wastewater Agency Board at a public meeting duly held in accordance with applicable law on the 28th day of October, 2026.

_____
Sarpy County and Cities Wastewater
Agency Board Chair

ATTEST:

_____
Sarpy County and Cities Wastewater
Agency Secretary

**Exhibit A**

Contribution Agreement

[Attached]

# CONTRIBUTION AGREEMENT

THIS CONTRIBUTION AGREEMENT (this "Agreement") is made this _____ day of _____, 2026, by and between THE SARPY COUNTY AND CITIES WASTEWATER AGENCY (hereinafter the "Agency"), and the CITY OF SPRINGFIELD, NEBRASKA, a municipal corporation of the State of Nebraska and a Member of the Agency (hereinafter the "Member"). Capitalized terms used herein shall have the same meaning as defined in the Formation Interlocal (as defined below), unless otherwise specified herein.

WHEREAS, the Member is a municipal corporation duly created and validly existing under the laws of the State of Nebraska, and the Agency was created as a separate body corporate and politic pursuant to the Formation Interlocal by the authority granted under the Act;

WHEREAS, the Member's planning and zoning jurisdiction includes Subbasin SC-7 and the Development, and the Master Plan identifies the trunk sewer and related infrastructure serving Subbasin SC-7 as Unified SSWS infrastructure to be owned, operated and maintained by the Agency;

WHEREAS, the Member desires to pioneer the construction of the Agency Infrastructure in connection with the Development, and the Agency Board has authorized a one-time capital contribution to the Member from the Agency's Excess Cash on Hand on the terms and conditions set forth herein, in accordance with the COH Policy;

WHEREAS, prior to the Agency Board's approval of this Agreement, Agency staff, in consultation with the Agency's financial advisor, reviewed the Member's request for the use of the Designated Excess Amount and provided a written recommendation to the Agency Board, and the Agency Treasurer confirmed in writing that the Agency Obligation created by this Agreement does not cause the aggregate amount of all approved but unsatisfied Agency Obligations to exceed the Designated Excess Amount for the applicable Agency fiscal year, or the portion thereof remaining unpledged after giving effect to the Agency's debt service reserve funding requirements and to any Agency Obligation previously approved with respect to an earlier project; and

WHEREAS, the parties hereto have determined that it is in their respective best interests to enter into this Agreement.

NOW, THEREFORE, in consideration of mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do mutually agree as follows:

1. **Incorporation of Recitals**. The recitals set forth above are incorporated herein by this reference.

2. **Definitions**. Capitalized terms used in this Agreement shall have the meanings set forth below. Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Formation Interlocal or, in the case of the Wastewater User Charge Fund, the Operation and Maintenance Account, the Loan Payment Account, the County Repayment Account, the Surplus Account, the SRF County Reserve Fund, the WIFIA County Reserve Fund and the Minimum Reserve Balance, in the Service Agreements.

a. "Act" means the Interlocal Cooperation Act, Neb. Rev. Stat. § 13-801, *et seq*.

b. "Agency Infrastructure" means the trunk sewer and related sanitary sewer infrastructure to be constructed within or serving Subbasin SC-7 that is identified in the Master Plan as Unified SSWS infrastructure to be owned, operated and maintained by the Agency, as designated in writing by the Agency Project Engineer and mutually agreed to in writing by the Member. Agency Infrastructure expressly excludes the localized outfall sewer extension, collection lines, service lines, and any other infrastructure that is not identified in the Master Plan as Unified SSWS infrastructure.

c. "Agency Obligation" means the Agency's obligation under this Agreement to make a one-time capital contribution to the Member from the Designated Excess Amount, to the extent such contribution has not yet been paid in full.

d. "Agency Rates/Fees Schedule" means the Agency's Sewer User Rates and Connection Fees Schedule and Related Policies and Procedures, as amended, supplemented or replaced from time to time.

e. "COH Policy" means the financial policy regarding Member contribution agreements and the use of Agency excess cash on hand adopted by the Agency Board pursuant to Agency Resolution No. 2026-035, as in effect on the Effective Date.

f. "Commencement of Construction" means the date on which physical construction of the Agency Infrastructure commences in accordance with plans and specifications approved in writing by the Agency Project Engineer, as confirmed in writing by the Agency Project Engineer.

g. "Connection Agreement" means that certain Agreement for Connection and Wastewater Service between the Agency and the Member dated December 3, 2024, as amended, supplemented or replaced from time to time.

h. "Connection Fees" means the sewer connection fees payable to the Agency in accordance with the Agency Rates/Fees Schedule then in effect.

i. "Contribution Amount" means the aggregate amount of Eligible Costs that the Agency is obligated to pay to the Member under this Agreement, subject in all events to the Maximum Contribution Amount.

j. "Designated Excess Amount" means, for any Agency fiscal year, the dollar amount of Excess Cash on Hand designated as "Excess" by resolution of the Agency Board for such fiscal year. The Designated Excess Amount for the Agency fiscal year commencing July 1, 2026 and ending June 30, 2027 is $3,500,000.00.

k. "Developer" means Tribedo LLC, and its successors and assigns with respect to the Development.

l. "Development" means Lots 1-4 and Outlots A-D, Springfield Industrial, consisting of approximately 78.49 acres located at the southwest corner of 150th Street and Fairview Road within the Member's planning and zoning jurisdiction, as more particularly described on Exhibit A attached hereto.

m. "Effective Date" means the date of this Agreement first set forth above.

n. "Eligible Costs" means, collectively, (i) the actual cost of construction of only the Agency Infrastructure, plus (ii) an allowance for soft costs in an amount not to exceed ten percent (10%) of the actual construction cost described in clause (i), plus (iii) the costs of acquiring easements, land rights, and rights-of-way to the extent provided in Section 4(c), in each case determined in accordance with Section 4 and excluding in all events the items excluded under Section 4(b); provided, however, that the sum of clauses (i), (ii) and (iii) shall not in the aggregate exceed the Maximum Contribution Amount. Each item constituting a part of the Eligible Costs is referred to herein as an "Eligible Cost."

o. "Excess Account" means the account or subsidiary ledger maintained by the Agency Treasurer within the Surplus Account in which the Designated Excess Amount and the Agency Obligations charged against it are recorded.

p. "Excess Cash on Hand" means unrestricted operating cash balances of the Agency in excess of twelve (12) months of the Agency's operation and maintenance expense plus maximum annual debt service.

q. "Formation Interlocal" means that certain Interlocal Agreement Creating the Sarpy County and Cities Wastewater Agency dated September 19, 2017, as amended.

r. "GMP Boundary Resolution" means Agency Resolution No. 2026-037, pursuant to which the Agency Board granted the Member's growth zone boundary adjustment request with respect to Subbasin SC-7 and the Development, subject to the conditions set forth therein.

s. "Master Plan" means the Agency's Amended Master Plan dated July 23, 2025, as the same may be amended by the Agency Board from time to time.

t. "Maximum Contribution Amount" means $1,500,000.00, which is the maximum aggregate amount payable by the Agency under this Agreement and constitutes a combined ceiling on the actual construction costs of the Agency Infrastructure, the soft cost allowance described in clause (ii) of the definition of Eligible Costs, and the easement acquisition costs described in clause (iii) of the definition of Eligible Costs, regardless of the actual cost of the Agency Infrastructure.

u. "Reimbursement Request" means a written request for payment submitted by the Member in accordance with Section 6, together with all supporting documentation required thereunder.

v. "Service Agreements" means, collectively, that certain Service Agreement between the Agency and Sarpy County dated January 26, 2022, as amended, and that certain WIFIA Service Agreement dated October 19, 2023, as amended.

w. "Subbasin SC-7" means Springfield Creek Subbasin No. 7, as identified in the Master Plan.

x. "Surplus Account" means the Surplus Account within the Wastewater User Charge Fund established under the Service Agreements.

3. **Agency Obligation; Source of Payment**. Subject to the terms, conditions and limitations of this Agreement, the Agency agrees to make a one-time capital contribution to the Member in reimbursement of Eligible Costs incurred in connection with the construction of the Agency Infrastructure, in an aggregate amount not to exceed the Maximum Contribution Amount. The Member estimates the cost of constructing the Agency Infrastructure to be $1,500,000.00, and the parties agree that the aggregate amount reimbursable by the Agency under this Agreement is capped at the Maximum Contribution Amount, inclusive of all actual construction costs and all soft costs, regardless of the actual cost of the Agency Infrastructure. The Agency Obligation created by this Agreement:

a. is payable solely and exclusively from the Designated Excess Amount for the applicable Agency fiscal year, and from no other fund, account, revenue, or asset of the Agency;

b. does not constitute a debt, general obligation, pledge, or continuing or multi-year obligation of the Agency within the meaning of any constitutional or statutory limitation, and does not create any lien on, or claim against, the Wastewater User Charge Fund or any account therein;

c. is subject in all respects to the limitations set forth in Section 8 and to the limitations set forth in the COH Policy as in effect on the Effective Date, including the prior application of Excess Cash on Hand to the funding of the Agency's debt service reserve requirements, the limitation of all amounts payable hereunder to the Designated Excess Amount, and the first-in, first-out administration of Agency Obligations;

d. is not, and shall not be characterized as, a revenue sharing agreement or any sharing, reimbursement, crediting, or retention of Connection Fees or sewer user rates. The Member acknowledges that this Agreement confers no priority position in, and no entitlement to, any future revenue sharing by the Agency; and

e. is a discretionary use of Excess Cash on Hand. Neither this Agreement, the COH Policy, the GMP Boundary Resolution, nor the designation of any Designated Excess Amount creates any right or entitlement of the Member or any other party to any use of Excess Cash on Hand, and the Agency Board retains sole discretion with respect to the designation of Excess Cash on Hand and the approval, conditioning, deferral, or denial of any other proposed or requested use thereof.

4. **Eligible Costs**. The following provisions govern the determination of Eligible Costs:

a. **Limitation**. Eligible Costs shall be limited to the actual cost of construction of only the Agency Infrastructure, as designated in writing by the Agency Project Engineer and mutually agreed to in writing by the Member, plus an allowance for soft costs not to exceed ten percent (10%) of such actual construction cost, plus the costs of acquiring easements, land rights, and rights-of-way to the extent provided in Section 4(c). No cost excluded under Section 4(b) shall constitute an Eligible Cost or be counted toward either the actual construction cost or the soft cost allowance. In no event shall the actual construction costs, the soft cost allowance and the easement acquisition costs, taken together, exceed the Maximum Contribution Amount, and in no event shall the aggregate amount paid by the Agency hereunder exceed the Maximum Contribution Amount.

b. **Exclusions**. Eligible Costs expressly exclude, and the following shall not be counted toward either the actual construction cost of the Agency Infrastructure or the soft cost allowance: (i) the Member's legal fees and the legal fees of the Developer or of any sanitary and improvement district; (ii) any cost of acquiring easements, land rights, rights-of-way, or any other real property interest necessary or useful for the Agency Infrastructure, to the extent such cost exceeds the limit set forth in Section 4(c); (iii) financing fees, interest, and costs of acquisition of financing of any kind; (iv) publication costs and accounting fees; (v) such other items as are customarily excluded from soft costs in the construction industry; (vi) any cost of constructing, acquiring, or installing infrastructure that is not Agency Infrastructure, including the localized outfall sewer extension serving the Development; (vii) any cost for which the Member, the Developer, or any sanitary and improvement district has been or will be reimbursed from any other source; and (viii) any cost incurred other than in compliance with Section 5 and Section 9.

c. **Land Rights**. The Member shall acquire all easements, land rights, and rights-of-way necessary for the construction, operation, maintenance, repair, and replacement of the Agency Infrastructure, in form approved by Agency legal counsel and in full compliance with applicable Nebraska condemnation and eminent domain laws. The costs of acquiring such easements, land rights, and rights-of-way shall constitute Eligible Costs and shall be reimbursable by the Agency under this Agreement, subject in all events to the Maximum Contribution Amount; provided, however, that the aggregate amount reimbursable with respect to the acquisition of any such interest shall not exceed the appraised value of such interest as established by a certified appraisal, which appraised value shall be subject to the approval of the Agency Administrator (or his or her designee), such approval not to be unreasonably withheld. Any cost of acquisition in excess of such approved appraised value, including any purchase price, award, or settlement amount above such value and any related condemnation or litigation costs, shall not be an Eligible Cost or be reimbursable by the Agency.

d. **Determination**. The Agency Project Engineer shall determine, in his or her reasonable professional judgment and consistent with this Section 4, which costs constitute Eligible Costs. The determination of the Agency Project Engineer shall be made in writing and shall be final.

5. **Conditions Precedent to Any Payment**. The Agency shall have no obligation to make any payment under this Agreement unless and until each of the following conditions has been satisfied, as determined by the Agency in its reasonable discretion:

a. the Agency Board shall have approved this Agreement by resolution, and the Member's governing body shall have approved this Agreement by resolution or ordinance, and this Agreement shall have been duly executed and delivered by both parties.

b. the Agency Treasurer shall have confirmed in writing, as of the date of the applicable payment, that the remaining amount payable on account of the Agency Obligation does not exceed the Designated Excess Amount for the applicable Agency fiscal year, or the portion thereof remaining unpledged after giving effect to the Agency's debt service reserve funding requirements and to any Agency Obligation bearing an earlier date of Agency Board approval;

c. a final plat shall have been approved and recorded with respect to the applicable phase of the Development, and a building permit shall have been issued with respect to such phase. For purposes of this subsection, each platted phase of the Development constitutes the applicable development, and no payment shall be made with respect to any phase for which both a final plat and a building permit have not been issued;

d. all conditions set forth in the GMP Boundary Resolution shall have been satisfied, including (i) the Developer's agreement to pay the applicable connection fee in the amount and in the manner required under the Agency Rates/Fees Schedule, (ii) the Developer's agreement to grade the Development so that it can be served by industry standard depth gravity flow to the Agency's system through the Agency's Phase 1A Service Area, (iii) execution by the Agency and the Member of a connection agreement or an amendment to the Connection Agreement authorizing service of the Development, and (iv) incorporation of the conditions of the GMP Boundary Resolution into the subdivision agreement or similar instrument between the Member and the Developer naming the Agency as a third-party beneficiary;

e. the Agency Project Engineer shall have designated the Agency Infrastructure in writing and the Member shall have agreed to such designation in writing, and the designs, plans, specifications, scope, and budget for the Agency Infrastructure shall have received the prior written review and approval of the Agency Project Engineer;

f. the Agency Infrastructure shall have been completed to the reasonable satisfaction of the Agency Project Engineer and shall have passed all required testing and inspection, it being acknowledged that ownership of the Agency Infrastructure is retained, and conveyance to the Agency occurs, as provided in Section 10;

g. the written consent of Sarpy County to the application of monies in the Surplus Account, to the extent required under the Service Agreements, shall have been obtained;

h. no application of Excess Cash on Hand hereunder would (i) cause a deficiency in the Operation and Maintenance Account, the Loan Payment Account or any

debt service subaccount therein, or the County Repayment Account, or (ii) result in a violation of any rate covenant or coverage requirement under the Service Agreements or the related loan documents;

i. the Agency Board shall have designated a Designated Excess Amount for the Agency fiscal year in which the payment is to be made, and the Agency Obligation shall remain recorded in the Excess Account and charged against such Designated Excess Amount; and

j. the Member shall not be in default under this Agreement, the Connection Agreement, the Formation Interlocal, or any other agreement between the Member and the Agency.

6. **Reimbursement Requests; Documentation**. The following provisions govern the submission and review of Reimbursement Requests:

a. **Submission**. The Member may submit a Reimbursement Request to the Agency Administrator and the Agency Treasurer not more frequently than once per calendar quarter. Each Reimbursement Request shall be submitted in such form as the Agency Administrator reasonably approves, and shall include: (i) an itemized statement and accounting of the Eligible Costs for which reimbursement is sought; (ii) copies of all invoices, contracts, change orders, lien waivers, and records evidencing the incurrence and payment of such costs; (iii) evidence of approval and recording of the applicable final plat and of issuance of the applicable building permit; (iv) a schedule of Connection Fees assessed, collected, and remitted to the Agency within Subbasin SC-7 as of the date of the request; and (v) a certificate of an authorized representative of the Member certifying that the costs are Eligible Costs, are reasonable and accurate, have not been reimbursed from any other source, and were incurred in compliance with this Agreement and all applicable law.

b. **Review**. The Agency Project Engineer and the Agency Treasurer shall review each Reimbursement Request and shall approve, deny, or request additional information with respect thereto within thirty (30) days after receipt of a complete Reimbursement Request. Errors or insufficient documentation may result in payment delays, and the Member is responsible for submitting a complete and accurate Reimbursement Request.

c. **Payment**. Subject to Section 5, Section 7, and the availability of the Designated Excess Amount, the Agency shall pay each approved installment within forty-five (45) days after the Agency Board's approval of the applicable Reimbursement Request through the Agency's regular claims process.

d. **Deadline; Forfeiture**. Each Reimbursement Request must be submitted no later than one hundred eighty (180) days after the date on which the conditions set forth in Section 5 are first satisfied with respect to the Eligible Costs covered by such request, and in all events prior to the expiration or termination of this Agreement. If the Member fails to submit a Reimbursement Request within such period, the Member shall be deemed to

have waived and forfeited any right to reimbursement of the Eligible Costs that would have been covered by such request, and the Agency shall have no obligation to pay such Eligible Costs. Any amount so forfeited is no longer payable hereunder, the Agency Obligation shall be deemed satisfied to the extent of such amount, and the Agency Treasurer shall reduce the Agency Obligation recorded in the Excess Account accordingly.

7. **Installment Payment Mechanics; Cap**. The following provisions govern the amount and timing of each installment:

a. **Installment Cap**. Each installment paid by the Agency hereunder shall be in an amount equal to no more than the incremental value of the Connection Fees actually paid, remitted to, and received by the Agency with respect to land and developments within Subbasin SC-7 since the date of the immediately preceding installment (or, in the case of the first installment, since the Effective Date), measured at the time of final plat approval and at the time of issuance of each building permit within Subbasin SC-7. The measurement described in this subsection is an administrative limitation on the timing and amount of each installment only. Each installment is paid solely from the Designated Excess Amount, and no Connection Fee or sewer user rate is shared, reimbursed, credited, retained, assigned, pledged, or otherwise applied to any payment hereunder. All Connection Fees are the property of the Agency upon remittance, and the Member has no interest in, or claim to, any Connection Fee by reason of this Agreement.

b. **Continuing Installments**. Installment payments shall continue, as and when Connection Fees within Subbasin SC-7 are collected and remitted to the Agency and the conditions of Section 5 remain satisfied, until the Contribution Amount has been paid in full or this Agreement expires or terminates in accordance with Section 13, whichever occurs first.

c. **No Interest**. No interest shall accrue or be payable on the Contribution Amount or on any unpaid installment, and no financing or carrying cost of the Member, the Developer, or any sanitary and improvement district shall be payable by the Agency.

8. **Priority; Availability; First-In, First-Out Administration**. The Agency Obligation created by this Agreement shall be recorded by the Agency Treasurer in the Excess Account, in date order, together with the Member, the date of Agency Board approval, the maximum aggregate amount payable, the amounts paid to date, and the remaining amount payable, and shall remain so recorded until fully satisfied. Agency Obligations are administered on a first-in, first-out basis in the order determined by the date on which the Agency Board approved the applicable contribution agreement, such that any Agency Obligation bearing an earlier such date shall be satisfied in full before any amount is paid hereunder. Before any amount is paid hereunder, the Agency shall first have applied available Excess Cash on Hand to the funding of the Agency's debt service reserve requirements, including the Agency's annual contribution of up to $500,000 to Sarpy County for deposit into the County reserve funds established under the Service Agreements, which use carries first priority among all uses of Excess Cash on Hand. No amount is payable hereunder in any Agency fiscal year unless the Agency Board has designated a Designated Excess Amount for that fiscal year and the Agency Obligation remains recorded in the Excess Account and charged against such Designated Excess Amount. The Agency shall have no

obligation to apply Excess Cash on Hand or to satisfy the Agency Obligation in any fiscal year in which sufficient Excess Cash on Hand is not available, or in any fiscal year for which the Agency Board has not designated a Designated Excess Amount, and any such non-application shall not constitute a default hereunder or create any cumulative or carryover obligation of the Agency. If sufficient Excess Cash on Hand is not available in any fiscal year, the Agency Obligation shall retain its position in the first-in, first-out order for subsequent fiscal years. Any portion of the Designated Excess Amount not applied or pledged during the fiscal year for which it was designated shall not carry over to a subsequent fiscal year unless the Agency Board so provides by resolution.

9. **Construction Standards; Procurement; Compliance with Law**. The following provisions govern construction of the Agency Infrastructure:

a. The Member shall seek, and shall direct the Developer and any applicable sanitary and improvement district to seek, the lowest possible cost consistent with sound engineering principles and applicable law in connection with the construction of the Agency Infrastructure.

b. The Member shall ensure, and shall direct the Developer and any applicable sanitary and improvement district through the terms of the subdivision agreement (or similar instrument) for the Development to ensure, that (i) all construction and procurement related to the Agency Infrastructure is subject to public and competitive bidding processes in accordance with all applicable Nebraska public bidding laws, (ii) all bids are subject to review by the Agency, and (iii) any contract is awarded to the lowest responsible bidder, subject to the Agency's prior written approval.

c. All construction, acquisition, and other activities necessary to construct the Agency Infrastructure, including without limitation designs, plans, specifications, scope, and budget, and all change orders, shall be in accordance with, and subject to, the prior written review and approval of the Agency Project Engineer. No cost attributable to an unapproved change order shall constitute an Eligible Cost.

d. The Member shall fully comply with, and shall direct the Developer and any applicable sanitary and improvement district to fully comply with, all applicable federal, state, and local laws, ordinances, rules, and regulations throughout the design, procurement, and construction of the Agency Infrastructure.

10. **Ownership; Conveyance; Operation and Maintenance**. The following provisions govern ownership, conveyance, operation and maintenance of the Agency Infrastructure:

a. The Member shall own and adequately maintain, and shall cause the Developer and any applicable sanitary and improvement district to own and adequately maintain, each portion of the Agency Infrastructure until the earlier of (i) the Member's annexation of the sanitary and improvement district that advanced the cost of such portion of the Agency Infrastructure, or (ii) payment in full of the Contribution Amount attributable to such portion. Prior to conveyance of a portion of the Agency Infrastructure to, and

acceptance of such portion by, the Agency in accordance with this Section 10, and consistent with the GMP Boundary Resolution, the Agency shall have no obligation to construct, operate, repair, replace or maintain the Agency Infrastructure or any other collection, outfall, interceptor or other sewer infrastructure servicing the Development.

b. Any reimbursement payable by the Member to any applicable sanitary and improvement district for amounts advanced by such district for a portion of the Agency Infrastructure shall be made by the Member solely from amounts actually received by the Member from the Agency under this Agreement, and no funds of the Member shall be required to satisfy such reimbursement obligation. If the Member annexes such sanitary and improvement district prior to payment in full of the reimbursement due to such district, the Member shall, upon annexation, succeed to all rights of such district to receive the remaining reimbursement for the amount advanced by such district for the applicable portion of the Agency Infrastructure, and any amount received thereafter from the Agency with respect thereto shall be retained by the Member. Nothing in this subsection creates any obligation of the Agency to the Developer or to any sanitary and improvement district, or entitles the Member to any amount in excess of the Contribution Amount.

c. Upon the earlier of payment in full of the Contribution Amount attributable to a portion of the Agency Infrastructure or the Member's annexation of the sanitary and improvement district that advanced the cost thereof, the Member shall cause full ownership of, and responsibility for operating and maintaining, such portion of the Agency Infrastructure, together with all easements, land rights, warranties, as-built drawings, and operation and maintenance materials relating thereto, to be transferred, conveyed and assigned to the Agency, free and clear of all liens and encumbrances, pursuant to an interlocal agreement among the Agency, the Member and such sanitary and improvement district, or such other agreement or instrument as the Agency may require. Upon such conveyance and acceptance by the Agency, such portion of the Agency Infrastructure shall constitute Unified SSWS infrastructure owned, operated and maintained by the Agency.

d. Prior to any transfer of ownership or of operation and maintenance responsibility under this Section 10, the applicable portion of the Agency Infrastructure shall be fully inspected by closed-circuit television and, if determined necessary by the Member and the Agency, smoke tested, in each case at the expense of the applicable sanitary and improvement district or, if none, of the Member, and in no event at any cost or expense to the Agency, to confirm that such infrastructure has been properly maintained and that inflow and infiltration is not present in excess of applicable industry standards. If inflow and infiltration exceeding applicable industry standards is detected, the Member shall be responsible, and shall cause the applicable sanitary and improvement district to be responsible, at no cost or expense to the Agency, for completing all necessary repairs to reduce such inflow and infiltration to acceptable levels prior to the transfer of ownership or of operation and maintenance responsibility.

e. Payment of any installment hereunder does not constitute acceptance of the Agency Infrastructure or of any portion thereof, and does not relieve the Member, the Developer, or any applicable sanitary and improvement district of any obligation under this Section 10.

11. **Connection Fees Unaffected; Monitoring**. Nothing in this Agreement reduces, offsets, credits, defers, or otherwise modifies the obligation of the Member or the Developer to assess, charge, collect and remit to the Agency one hundred percent (100%) of all applicable Connection Fees and sewer user rates in accordance with the Agency Rates/Fees Schedule then in effect, the Connection Agreement, and the GMP Boundary Resolution. The Member shall not deduct, withhold, or offset any amount payable hereunder from any Connection Fee or sewer user rate remitted to the Agency. Agency staff and the Agency Project Engineer shall routinely monitor and evaluate future developments and actual flow quantities within the Unified SSWS serving Subbasin SC-7 to ensure that system surcharging and/or limiting capacities do not occur.

12. **Records; Audit; Reporting**. The Member shall maintain accurate books, records, and accounts with respect to the Agency Infrastructure and all Eligible Costs, in accordance with generally accepted accounting principles applicable to Nebraska municipalities, for a period of not less than five (5) years following the final installment paid hereunder. Upon reasonable notice, the Agency and its representatives, including the Agency Treasurer, the Agency Project Engineer, the Agency's municipal advisor, and the Agency's independent auditor, shall have access to and the right to examine at reasonable times any directly pertinent books, papers, and records (in hard copy as well as computer-generated form) of the Member involving transactions related to this Agreement, and the Member shall provide such records within ten (10) business days or such other mutually agreed timeline. Upon the Agency's written request, the Member shall engage an independent auditor to conduct an audit of the Eligible Costs in accordance with generally accepted government auditing standards. The Agency Treasurer shall include the Agency Obligation created hereunder in the schedule of the Excess Account presented to the Agency Board not less than annually, in connection with the annual cashflow update prepared by the Agency's municipal advisor, showing the Agency Obligation in date order, its current position in the first-in, first-out order, and the remaining amount payable hereunder, and the Member shall cooperate with and provide such information as the Agency Treasurer reasonably requests in connection therewith.

13. **Term; Expiration**. This Agreement shall become effective on the Effective Date and shall remain in effect until the earliest to occur of: (a) payment in full of the Contribution Amount; (b) the fifth (5th) anniversary of the Effective Date, if Commencement of Construction has not occurred on or before such date, or, if Commencement of Construction has occurred on or before such date, the fifth (5th) anniversary of the date of Commencement of Construction, in each case as such date may be extended pursuant to the following sentence; (c) the mutual written agreement of the parties to terminate; or (d) termination by the Agency pursuant to Section 14. The Agency Administrator (or his or her designee) may, in his or her discretion, extend the date described in clause (b) for a period of up to an additional five (5) years, upon a showing, to the reasonable satisfaction of the Agency Administrator (or his or her designee), that the Member has made substantial progress on the construction of the Agency Infrastructure. Upon expiration or termination of this Agreement, the Agency Obligation shall terminate, any unpaid balance shall be released from the Excess Account, and neither party shall have any further obligation hereunder except for obligations that expressly survive, including the records and audit obligations in Section 12 and the indemnity in Section 15.

14. **Default; Remedies**. If the Member fails to perform any covenant or obligation under this Agreement and such failure continues for thirty (30) days after written notice from the Agency (or such longer period as is reasonably necessary to cure, provided the Member

commences and diligently pursues cure within such thirty (30) day period), the Agency may, in addition to any other remedy available at law or in equity, suspend or terminate payments hereunder and terminate this Agreement. The Agency's failure to make any payment in any fiscal year for which sufficient Excess Cash on Hand is not available, or for which the Agency Board has not designated a Designated Excess Amount, shall not constitute a default by the Agency. The Member's sole and exclusive remedy for any failure of the Agency to pay an installment hereunder shall be an action to compel the Agency to process a Reimbursement Request that satisfies each condition set forth in Section 5, subject in all events to the availability of the Designated Excess Amount, the first-in, first-out order described in Section 8, and any consent of Sarpy County required under the Service Agreements. Nothing in this Agreement creates any lien on, security interest in, or claim against the Wastewater User Charge Fund or any account therein, and in no event shall the Member be entitled to payment from any fund, account, revenue, or asset of the Agency other than the Designated Excess Amount, to consequential or punitive damages, or to interest.

15. **Indemnification**. To the fullest extent permitted by law, the Member shall defend, indemnify, and hold harmless the Agency and the Agency's board members, officers, employees, agents, consultants, representatives, successors and assigns from and against any and all claims, suits, demands, penalties, court costs, other litigation costs, judgments, actions, losses, damages, and expenses arising out of or relating to (a) the design, procurement, construction, or installation of the Agency Infrastructure, (b) the Member's breach of any covenant or obligation under this Agreement, (c) any mechanic's or materialman's lien asserted against the Agency Infrastructure, or (d) any claim of the Developer or of any sanitary and improvement district for reimbursement of any cost relating to the Agency Infrastructure. Nothing herein constitutes a waiver of any defense, immunity, or limitation of liability available to either party under the Political Subdivisions Tort Claims Act, Neb. Rev. Stat. § 13-901, *et seq.*, or other applicable law.

16. **No Modification of Existing Obligations; Flow of Funds**. The application of Excess Cash on Hand under this Agreement: (a) shall be subject to any consent of Sarpy County required under the Service Agreements and shall be made only from amounts credited to the Surplus Account that remain available after the designations to the Agency Debt Service Reserve Subaccount within the Surplus Account and within the Designated Excess Amount; (b) shall be subject to, and shall not be in derogation of, the flow of funds, order of priority, rate covenant, and coverage requirements under the Service Agreements and the related loan documents, and no application shall be made if it would cause a deficiency in the Operation and Maintenance Account, the Loan Payment Account or any debt service subaccount therein, or the County Repayment Account, or a violation of any rate covenant or coverage requirement; and (c) shall not amend, modify, or supplement the Service Agreements or any loan document, or reduce, replace, or otherwise modify the SRF County Reserve Fund, the WIFIA County Reserve Fund, or the Minimum Reserve Balance applicable to either, or the obligations of Sarpy County or of the Agency with respect thereto. Nothing in this Agreement impairs, amends, terminates, or otherwise modifies any revenue sharing, pioneering, reimbursement, or cost-recovery obligation of the Agency in effect under any agreement executed by the Agency prior to the adoption of the COH Policy. This Agreement adjusts no growth zone boundary and does not amend, modify or supplement the Master Plan or the phasing of Agency infrastructure identified therein.

17. **Representations and Warranties**. Each party represents and warrants to the other that: (a) it is duly organized and validly existing under the laws of the State of Nebraska and has full power and authority to enter into and perform this Agreement; (b) this Agreement has been duly authorized by all necessary action of its governing body at a public meeting duly held in accordance with applicable law, and has been duly executed and delivered by its authorized representative; (c) this Agreement constitutes a legal, valid and binding obligation of such party, enforceable in accordance with its terms and subject to the limitations expressly set forth herein; and (d) the execution, delivery and performance of this Agreement do not conflict with or constitute a breach of or default under any material agreement or instrument to which such party is a party. The Member further represents and warrants that no cost submitted for reimbursement hereunder has been or will be reimbursed from any other source, including any grant, loan, revenue sharing arrangement, or developer or district contribution.

18. **Interlocal Cooperation Act**. This Agreement is entered into between the parties pursuant to the Act. The parties agree that: (a) this Agreement does not establish any separate legal or administrative entity; (b) the purpose hereof is to provide for a one-time capital contribution from the Agency's Excess Cash on Hand toward the cost of constructing Unified SSWS infrastructure identified in the Master Plan; (c) no separate financing is necessary for the implementation of this Agreement, which is payable solely from the Designated Excess Amount; (d) there will be no need for the parties to jointly acquire, hold, or dispose of any real or personal property pursuant to this Agreement, other than the conveyance of the Agency Infrastructure to the Agency as provided in Section 10; (e) any cooperative effort that is needed will be administered by the respective designees of each party; and (f) termination of this Agreement other than as herein expressly provided for and any modification of the terms hereof shall require the mutual agreement of the parties as evidenced by formal resolution of their respective governing bodies.

19. **Miscellaneous**. The following general provisions apply to this Agreement:

a. **Governing Law; Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska, without regard to its conflict of laws principles. Venue for any action arising hereunder shall lie exclusively in the District Court of Sarpy County, Nebraska.

b. **No Third-Party Beneficiaries**. This Agreement is for the sole benefit of the parties hereto. Neither the Developer, any sanitary and improvement district, any contractor, nor any other person or entity is a third-party beneficiary of this Agreement or has any right to enforce any provision hereof.

c. **Assignment**. The Member may not assign, pledge, encumber, or otherwise transfer this Agreement or any right to payment hereunder, in whole or in part, without the prior written consent of the Agency Board, which may be granted or withheld in its sole discretion. Any purported assignment in violation of this subsection is void.

d. **Amendment**. This Agreement may be amended only by a written instrument executed by both parties, approved by resolution of the Agency Board and by the Member's governing body, and approved as to form by Agency legal counsel.

e. **Severability**. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or otherwise unenforceable, that provision will be severed and the remainder of this Agreement will remain in full force and effect.

f. **Entire Agreement**. This Agreement, together with the exhibits attached hereto, contains the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior negotiations and understandings relating thereto. No representations were made or relied upon by either party other than those that are expressly set forth herein. No agent, employee, or other representative of either party is empowered to alter any of the terms hereof except as provided herein.

g. **Successors**. All covenants, stipulations and agreements in this Agreement shall inure to the benefit of the parties hereto and extend to and bind the legal representatives, successors and permitted assigns of the respective parties hereto.

h. **Counterparts**. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Counterpart copies of this Agreement shall be exchanged between the parties.

i. **Authorization by Public Meeting**. This Agreement is authorized by the vote and approval of the Agency Board and the Member's governing body at public meetings duly held in accordance with applicable law, and by the following execution by their respective authorized representatives.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by the proper officials thereunto duly authorized as of the dates below indicated.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

Executed by the Sarpy County and Cities Wastewater Agency this _____ day of _____, 2026.

SARPY COUNTY AND CITIES WASTEWATER AGENCY,
a political subdivision of the State of Nebraska

By: _____
Chairperson, Agency Board

ATTEST:

_____
Secretary, Agency Board

ACKNOWLEDGED AND AGREED TO BY the City of Springfield, Nebraska this _____ day of _____, 2026.

ATTEST:

_____
_____, City Clerk

CITY OF SPRINGFIELD, NEBRASKA, a municipal corporation of the State of Nebraska

By_____
_____, Mayor

# EXHIBIT A

## Description of the Development and Subbasin SC-7

1. **The Development**. Lots 1-4 and Outlots A-D, Springfield Industrial, consisting of approximately 78.49 acres located at the southwest corner of 150th Street and Fairview Road within the Member's planning and zoning jurisdiction, described in the Member's boundary adjustment application as Sarpy County Parcel No. 010394117, and being developed by Tribedo LLC. The subject tract is described as the East 1/2 of the Northwest Quarter of Section 27, Township 13, Range 13, Sarpy County, Nebraska. The legal description shall be confirmed against the recorded plat.

2. **Growth Zone Status**. Approximately eleven (11) acres in the northeast portion of the Development were located within the Agency's Phase 1A Service Area and the Urban Development Zone, and the remaining approximately 67.49 acres were located within the Agency's Long Term/Future Service Area and the Urban Reserve Zone, prior to the boundary adjustment approved by the GMP Boundary Resolution, which included the entirety of Subbasin SC-7 within the Urban Development Zone.

3. **Subbasin SC-7**. Springfield Creek Subbasin No. 7, as identified in the Master Plan. Subbasin SC-7 encompasses a service area of approximately 495 gross acres, of which approximately 35 acres are pre-developed within the Springfield Business Park, yielding approximately 460 gross acres of undeveloped area. The balance of Subbasin SC-7 outside the Development encompasses approximately 358 acres.

4. **Entitlements**. The Member's planning commission and governing body approved a preliminary plat for the Development on November 12, 2025 and December 2, 2025, respectively. A final plat application has been submitted for Lot 1. The Member's governing body approved the change of the zoning classification of the Development from Agricultural Residential (AR) to Light Industrial (LI), contingent upon final plat approval.

[Attach: vicinity map; Urban Development Zone versus Urban Reserve Zone map; Master Plan excerpt dated July 23, 2025; and recorded plat and legal description.]

# CONTRIBUTION AGREEMENT

THIS CONTRIBUTION AGREEMENT (this "Agreement") is made this _____ day of _____, 2026, by and between THE SARPY COUNTY AND CITIES WASTEWATER AGENCY (hereinafter the "Agency"), and the CITY OF SPRINGFIELD, NEBRASKA, a municipal corporation of the State of Nebraska and a Member of the Agency (hereinafter the "Member"). Capitalized terms used herein shall have the same meaning as defined in the Formation Interlocal (as defined below), unless otherwise specified herein.

WHEREAS, the Member is a municipal corporation duly created and validly existing under the laws of the State of Nebraska, and the Agency was created as a separate body corporate and politic pursuant to the Formation Interlocal by the authority granted under the Act;

WHEREAS, the Member's planning and zoning jurisdiction includes Subbasin SC-7 and the Development, and the Master Plan identifies the trunk sewer and related infrastructure serving Subbasin SC-7 as Unified SSWS infrastructure to be owned, operated and maintained by the Agency;

WHEREAS, the Member desires to pioneer the construction of the Agency Infrastructure in connection with the Development, and the Agency Board has authorized a one-time capital contribution to the Member from the Agency's Excess Cash on Hand on the terms and conditions set forth herein, in accordance with the COH Policy;

WHEREAS, prior to the Agency Board's approval of this Agreement, Agency staff, in consultation with the Agency's financial advisor, reviewed the Member's request for the use of the Designated Excess Amount and provided a written recommendation to the Agency Board, and the Agency Treasurer confirmed in writing that the Agency Obligation created by this Agreement does not cause the aggregate amount of all approved but unsatisfied Agency Obligations to exceed the Designated Excess Amount for the applicable Agency fiscal year, or the portion thereof remaining unpledged after giving effect to the Agency's debt service reserve funding requirements and to any Agency Obligation previously approved with respect to an earlier project; and

WHEREAS, the parties hereto have determined that it is in their respective best interests to enter into this Agreement.

NOW, THEREFORE, in consideration of mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do mutually agree as follows:

1. **Incorporation of Recitals**. The recitals set forth above are incorporated herein by this reference.

2. **Definitions**. Capitalized terms used in this Agreement shall have the meanings set forth below. Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Formation Interlocal or, in the case of the Wastewater User Charge Fund, the Operation and Maintenance Account, the Loan Payment Account, the County Repayment

Account, the Surplus Account, the SRF County Reserve Fund, the WIFIA County Reserve Fund and the Minimum Reserve Balance, in the Service Agreements.

a. "Act" means the Interlocal Cooperation Act, Neb. Rev. Stat. § 13-801, *et seq.*

b. "Agency Infrastructure" means the trunk sewer and related sanitary sewer infrastructure to be constructed within or serving Subbasin SC-7 that is identified in the Master Plan as Unified SSWS infrastructure to be owned, operated and maintained by the Agency, as designated in writing by the Agency Project Engineer and mutually agreed to in writing by the Member. Agency Infrastructure expressly excludes the localized outfall sewer extension, collection lines, service lines, and any other infrastructure that is not identified in the Master Plan as Unified SSWS infrastructure.

c. "Agency Obligation" means the Agency's obligation under this Agreement to make a one-time capital contribution to the Member from the Designated Excess Amount, to the extent such contribution has not yet been paid in full.

d. "Agency Rates/Fees Schedule" means the Agency's Sewer User Rates and Connection Fees Schedule and Related Policies and Procedures, as amended, supplemented or replaced from time to time.

e. "COH Policy" means the financial policy regarding Member contribution agreements and the use of Agency excess cash on hand adopted by the Agency Board pursuant to Agency Resolution No. 2026-035, as in effect on the Effective Date.

f. "Commencement of Construction" means the date on which physical construction of the Agency Infrastructure commences in accordance with plans and specifications approved in writing by the Agency Project Engineer, as confirmed in writing by the Agency Project Engineer.

g. "Connection Agreement" means that certain Agreement for Connection and Wastewater Service between the Agency and the Member dated December 3, 2024, as amended, supplemented or replaced from time to time.

h. "Connection Fees" means the sewer connection fees payable to the Agency in accordance with the Agency Rates/Fees Schedule then in effect.

i. "Contribution Amount" means the aggregate amount of Eligible Costs that the Agency is obligated to pay to the Member under this Agreement, subject in all events to the Maximum Contribution Amount.

j. "Designated Excess Amount" means, for any Agency fiscal year, the dollar amount of Excess Cash on Hand designated as "Excess" by resolution of the Agency Board for such fiscal year. The Designated Excess Amount for the Agency fiscal year commencing July 1, 2026 and ending June 30, 2027 is $3,500,000.00.

k. "Developer" means Tribedo LLC, and its successors and assigns with respect to the Development.

l. "Development" means Lots 1-4 and Outlots A-D, Springfield Industrial, consisting of approximately 78.49 acres located at the southwest corner of 150th Street and Fairview Road within the Member's planning and zoning jurisdiction, as more particularly described on Exhibit A attached hereto.

m. "Effective Date" means the date of this Agreement first set forth above.

n. "Eligible Costs" means, collectively, (i) the actual cost of construction of only the Agency Infrastructure, plus (ii) an allowance for soft costs in an amount not to exceed ten percent (10%) of the actual construction cost described in clause (i), plus (iii) the costs of acquiring easements, land rights, and rights-of-way to the extent provided in Section 4(c), in each case determined in accordance with Section 4 and excluding in all events the items excluded under Section 4(b); provided, however, that the sum of clauses (i) ~~and~~, (ii) and (iii) shall not in the aggregate exceed the Maximum Contribution Amount. Each item constituting a part of the Eligible Costs is referred to herein as an "Eligible Cost."

o. "Excess Account" means the account or subsidiary ledger maintained by the Agency Treasurer within the Surplus Account in which the Designated Excess Amount and the Agency Obligations charged against it are recorded.

p. "Excess Cash on Hand" means unrestricted operating cash balances of the Agency in excess of twelve (12) months of the Agency's operation and maintenance expense plus maximum annual debt service.

q. "Formation Interlocal" means that certain Interlocal Agreement Creating the Sarpy County and Cities Wastewater Agency dated September 19, 2017, as amended.

r. "GMP Boundary Resolution" means Agency Resolution No. 2026-037, pursuant to which the Agency Board granted the Member's growth zone boundary adjustment request with respect to Subbasin SC-7 and the Development, subject to the conditions set forth therein.

s. "Master Plan" means the Agency's Amended Master Plan dated July 23, 2025, as the same may be amended by the Agency Board from time to time.

t. "Maximum Contribution Amount" means $1,500,000.00, which is the maximum aggregate amount payable by the Agency under this Agreement and constitutes a combined ceiling on the actual construction costs of the Agency Infrastructure ~~and~~, the soft cost allowance described in clause (ii) of the definition of Eligible Costs, and the easement acquisition costs described in clause (iii) of the definition of Eligible Costs, regardless of the actual cost of the Agency Infrastructure.

u. "Reimbursement Request" means a written request for payment submitted by the Member in accordance with Section 6, together with all supporting documentation required thereunder.

v. "Service Agreements" means, collectively, that certain Service Agreement between the Agency and Sarpy County dated January 26, 2022, as amended, and that certain WIFIA Service Agreement dated October 19, 2023, as amended.

w. "Subbasin SC-7" means Springfield Creek Subbasin No. 7, as identified in the Master Plan.

x. "Surplus Account" means the Surplus Account within the Wastewater User Charge Fund established under the Service Agreements.

3. **Agency Obligation; Source of Payment**. Subject to the terms, conditions and limitations of this Agreement, the Agency agrees to make a one-time capital contribution to the Member in reimbursement of Eligible Costs incurred in connection with the construction of the Agency Infrastructure, in an aggregate amount not to exceed the Maximum Contribution Amount. The Member estimates the cost of constructing the Agency Infrastructure to be $1,500,000.00, and the parties agree that the aggregate amount reimbursable by the Agency under this Agreement is capped at the Maximum Contribution Amount, inclusive of all actual construction costs and all soft costs, regardless of the actual cost of the Agency Infrastructure. The Agency Obligation created by this Agreement:

a. is payable solely and exclusively from the Designated Excess Amount for the applicable Agency fiscal year, and from no other fund, account, revenue, or asset of the Agency;

b. does not constitute a debt, general obligation, pledge, or continuing or multi-year obligation of the Agency within the meaning of any constitutional or statutory limitation, and does not create any lien on, or claim against, the Wastewater User Charge Fund or any account therein;

c. is subject in all respects to the limitations set forth in Section 8 and to the limitations set forth in the COH Policy as in effect on the Effective Date, including the prior application of Excess Cash on Hand to the funding of the Agency's debt service reserve requirements, the limitation of all amounts payable hereunder to the Designated Excess Amount, and the first-in, first-out administration of Agency Obligations;

d. is not, and shall not be characterized as, a revenue sharing agreement or any sharing, reimbursement, crediting, or retention of Connection Fees or sewer user rates. The Member acknowledges that this Agreement confers no priority position in, and no entitlement to, any future revenue sharing by the Agency; and

e. is a discretionary use of Excess Cash on Hand. Neither this Agreement, the COH Policy, the GMP Boundary Resolution, nor the designation of any Designated Excess Amount creates any right or entitlement of the Member or any other party to any use of Excess Cash on Hand, and the Agency Board retains sole discretion with respect to

the designation of Excess Cash on Hand and the approval, conditioning, deferral, or denial of any other proposed or requested use thereof.

4. **Eligible Costs**. The following provisions govern the determination of Eligible Costs:

a. **Limitation**. Eligible Costs shall be limited to the actual cost of construction of only the Agency Infrastructure, as designated in writing by the Agency Project Engineer and mutually agreed to in writing by the Member, plus an allowance for soft costs not to exceed ten percent (10%) of such actual construction cost, plus the costs of acquiring easements, land rights, and rights-of-way to the extent provided in Section 4(c). No cost excluded under Section 4(b) shall constitute an Eligible Cost or be counted toward either the actual construction cost or the soft cost allowance. In no event shall the actual construction costs ~~and~~, the soft cost allowance and the easement acquisition costs, taken together, exceed the Maximum Contribution Amount, and in no event shall the aggregate amount paid by the Agency hereunder exceed the Maximum Contribution Amount.

b. **Exclusions**. Eligible Costs expressly exclude, and the following shall not be counted toward either the actual construction cost of the Agency Infrastructure or the soft cost allowance: (i) the Member's legal fees and the legal fees of the Developer or of any sanitary and improvement district; (ii) ~~all costs~~any cost of acquiring easements, land rights, rights-of-way, or any other real property interest necessary or useful for the Agency Infrastructure, ~~including appraisal, survey, negotiation, condemnation, litigation, title, and closing costs, and the purchase price or award paid for any such interest~~to the extent such cost exceeds the limit set forth in Section 4(c); (iii) financing fees, interest, and costs of acquisition of financing of any kind; (iv) publication costs and accounting fees; (v) such other items as are customarily excluded from soft costs in the construction industry; (vi) any cost of constructing, acquiring, or installing infrastructure that is not Agency Infrastructure, including the localized outfall sewer extension serving the Development; (vii) any cost for which the Member, the Developer, or any sanitary and improvement district has been or will be reimbursed from any other source; and (viii) any cost incurred other than in compliance with Section 5 and Section 9.

c. **Land Rights**. The Member shall acquire~~, at no cost or expense to the Agency,~~ all easements, land rights, and rights-of-way necessary for the construction, operation, maintenance, repair, and replacement of the Agency Infrastructure, in form approved by Agency legal counsel and in full compliance with applicable Nebraska condemnation and eminent domain laws. ~~No cost of any such acquisition constitutes an Eligible Cost or is~~The costs of acquiring such easements, land rights, and rights-of-way shall constitute Eligible Costs and shall be reimbursable by the Agency under this Agreement~~.~~, subject in all events to the Maximum Contribution Amount; provided, however, that the aggregate amount reimbursable with respect to the acquisition of any such interest shall not exceed the appraised value of such interest as established by a certified appraisal, which appraised value shall be subject to the approval of the Agency Administrator (or his or her designee), such approval not to be unreasonably withheld. Any cost of acquisition in excess of such approved appraised value, including any

purchase price, award, or settlement amount above such value and any related condemnation or litigation costs, shall not be an Eligible Cost or be reimbursable by the Agency.

d. **Determination**. The Agency Project Engineer shall determine, in his or her reasonable professional judgment and consistent with this Section 4, which costs constitute Eligible Costs. The determination of the Agency Project Engineer shall be made in writing and shall be final.

5. **Conditions Precedent to Any Payment**. The Agency shall have no obligation to make any payment under this Agreement unless and until each of the following conditions has been satisfied, as determined by the Agency in its reasonable discretion:

a. the Agency Board shall have approved this Agreement by resolution, and the Member's governing body shall have approved this Agreement by resolution or ordinance, and this Agreement shall have been duly executed and delivered by both parties.

b. the Agency Treasurer shall have confirmed in writing, as of the date of the applicable payment, that the remaining amount payable on account of the Agency Obligation does not exceed the Designated Excess Amount for the applicable Agency fiscal year, or the portion thereof remaining unpledged after giving effect to the Agency's debt service reserve funding requirements and to any Agency Obligation bearing an earlier date of Agency Board approval;

c. a final plat shall have been approved and recorded with respect to the applicable phase of the Development, and a building permit shall have been issued with respect to such phase. For purposes of this subsection, each platted phase of the Development constitutes the applicable development, and no payment shall be made with respect to any phase for which both a final plat and a building permit have not been issued;

d. all conditions set forth in the GMP Boundary Resolution shall have been satisfied, including (i) the Developer's agreement to pay the applicable connection fee in the amount and in the manner required under the Agency Rates/Fees Schedule, (ii) the Developer's agreement to grade the Development so that it can be served by industry standard depth gravity flow to the Agency's system through the Agency's Phase 1A Service Area, (iii) execution by the Agency and the Member of a connection agreement or an amendment to the Connection Agreement authorizing service of the Development, and (iv) incorporation of the conditions of the GMP Boundary Resolution into the subdivision agreement or similar instrument between the Member and the Developer naming the Agency as a third-party beneficiary;

e. the Agency Project Engineer shall have designated the Agency Infrastructure in writing and the Member shall have agreed to such designation in writing, and the designs, plans, specifications, scope, and budget for the Agency Infrastructure shall have received the prior written review and approval of the Agency Project Engineer;

f. the Agency Infrastructure shall have been completed to the reasonable satisfaction of the Agency Project Engineer and shall have passed all required testing and inspection, it being acknowledged that ownership of the Agency Infrastructure is retained, and conveyance to the Agency occurs, as provided in Section 10;

g. the written consent of Sarpy County to the application of monies in the Surplus Account, to the extent required under the Service Agreements, shall have been obtained;

h. no application of Excess Cash on Hand hereunder would (i) cause a deficiency in the Operation and Maintenance Account, the Loan Payment Account or any debt service subaccount therein, or the County Repayment Account, or (ii) result in a violation of any rate covenant or coverage requirement under the Service Agreements or the related loan documents;

i. the Agency Board shall have designated a Designated Excess Amount for the Agency fiscal year in which the payment is to be made, and the Agency Obligation shall remain recorded in the Excess Account and charged against such Designated Excess Amount; and

j. the Member shall not be in default under this Agreement, the Connection Agreement, the Formation Interlocal, or any other agreement between the Member and the Agency.

6. **Reimbursement Requests; Documentation**. The following provisions govern the submission and review of Reimbursement Requests:

a. **Submission**. The Member may submit a Reimbursement Request to the Agency Administrator and the Agency Treasurer not more frequently than once per calendar quarter. Each Reimbursement Request shall be submitted in such form as the Agency Administrator reasonably approves, and shall include: (i) an itemized statement and accounting of the Eligible Costs for which reimbursement is sought; (ii) copies of all invoices, contracts, change orders, lien waivers, and records evidencing the incurrence and payment of such costs; (iii) evidence of approval and recording of the applicable final plat and of issuance of the applicable building permit; (iv) a schedule of Connection Fees assessed, collected, and remitted to the Agency within Subbasin SC-7 as of the date of the request; and (v) a certificate of an authorized representative of the Member certifying that the costs are Eligible Costs, are reasonable and accurate, have not been reimbursed from any other source, and were incurred in compliance with this Agreement and all applicable law.

b. **Review**. The Agency Project Engineer and the Agency Treasurer shall review each Reimbursement Request and shall approve, deny, or request additional information with respect thereto within thirty (30) days after receipt of a complete Reimbursement Request. Errors or insufficient documentation may result in payment delays, and the Member is responsible for submitting a complete and accurate Reimbursement Request.

c. **Payment**. Subject to Section 5, Section 7, and the availability of the Designated Excess Amount, the Agency shall pay each approved installment within forty-five (45) days after the Agency Board's approval of the applicable Reimbursement Request through the Agency's regular claims process.

d. **Deadline; Forfeiture**. Each Reimbursement Request must be submitted no later than one hundred eighty (180) days after the date on which the conditions set forth in Section 5 are first satisfied with respect to the Eligible Costs covered by such request, and in all events prior to the expiration or termination of this Agreement. If the Member fails to submit a Reimbursement Request within such period, the Member shall be deemed to have waived and forfeited any right to reimbursement of the Eligible Costs that would have been covered by such request, and the Agency shall have no obligation to pay such Eligible Costs. Any amount so forfeited is no longer payable hereunder, the Agency Obligation shall be deemed satisfied to the extent of such amount, and the Agency Treasurer shall reduce the Agency Obligation recorded in the Excess Account accordingly.

7. **Installment Payment Mechanics; Cap**. The following provisions govern the amount and timing of each installment:

a. **Installment Cap**. Each installment paid by the Agency hereunder shall be in an amount equal to no more than the incremental value of the Connection Fees actually paid, remitted to, and received by the Agency with respect to land and developments within Subbasin SC-7 since the date of the immediately preceding installment (or, in the case of the first installment, since the Effective Date), measured at the time of final plat approval and at the time of issuance of each building permit within Subbasin SC-7. The measurement described in this subsection is an administrative limitation on the timing and amount of each installment only. Each installment is paid solely from the Designated Excess Amount, and no Connection Fee or sewer user rate is shared, reimbursed, credited, retained, assigned, pledged, or otherwise applied to any payment hereunder. All Connection Fees are the property of the Agency upon remittance, and the Member has no interest in, or claim to, any Connection Fee by reason of this Agreement.

b. **Continuing Installments**. Installment payments shall continue, as and when Connection Fees within Subbasin SC-7 are collected and remitted to the Agency and the conditions of Section 5 remain satisfied, until the Contribution Amount has been paid in full or this Agreement expires or terminates in accordance with Section 13, whichever occurs first.

c. **No Interest**. No interest shall accrue or be payable on the Contribution Amount or on any unpaid installment, and no financing or carrying cost of the Member, the Developer, or any sanitary and improvement district shall be payable by the Agency.

8. **Priority; Availability; First-In, First-Out Administration**. The Agency Obligation created by this Agreement shall be recorded by the Agency Treasurer in the Excess Account, in date order, together with the Member, the date of Agency Board approval, the maximum aggregate amount payable, the amounts paid to date, and the remaining amount

payable, and shall remain so recorded until fully satisfied. Agency Obligations are administered on a first-in, first-out basis in the order determined by the date on which the Agency Board approved the applicable contribution agreement, such that any Agency Obligation bearing an earlier such date shall be satisfied in full before any amount is paid hereunder. Before any amount is paid hereunder, the Agency shall first have applied available Excess Cash on Hand to the funding of the Agency's debt service reserve requirements, including the Agency's annual contribution of up to $500,000 to Sarpy County for deposit into the County reserve funds established under the Service Agreements, which use carries first priority among all uses of Excess Cash on Hand. No amount is payable hereunder in any Agency fiscal year unless the Agency Board has designated a Designated Excess Amount for that fiscal year and the Agency Obligation remains recorded in the Excess Account and charged against such Designated Excess Amount. The Agency shall have no obligation to apply Excess Cash on Hand or to satisfy the Agency Obligation in any fiscal year in which sufficient Excess Cash on Hand is not available, or in any fiscal year for which the Agency Board has not designated a Designated Excess Amount, and any such non-application shall not constitute a default hereunder or create any cumulative or carryover obligation of the Agency. If sufficient Excess Cash on Hand is not available in any fiscal year, the Agency Obligation shall retain its position in the first-in, first-out order for subsequent fiscal years. Any portion of the Designated Excess Amount not applied or pledged during the fiscal year for which it was designated shall not carry over to a subsequent fiscal year unless the Agency Board so provides by resolution.

9. **Construction Standards; Procurement; Compliance with Law**. The following provisions govern construction of the Agency Infrastructure:

a. The Member shall seek, and shall direct the Developer and any applicable sanitary and improvement district to seek, the lowest possible cost consistent with sound engineering principles and applicable law in connection with the construction of the Agency Infrastructure.

b. The Member shall ensure, and shall direct the Developer and any applicable sanitary and improvement district through the terms of the subdivision agreement (or similar instrument) for the Development to ensure, that (i) all construction and procurement related to the Agency Infrastructure is subject to public and competitive bidding processes in accordance with all applicable Nebraska public bidding laws, (ii) all bids are subject to review by the Agency, and (iii) any contract is awarded to the lowest responsible bidder, subject to the Agency's prior written approval.

c. All construction, acquisition, and other activities necessary to construct the Agency Infrastructure, including without limitation designs, plans, specifications, scope, and budget, and all change orders, shall be in accordance with, and subject to, the prior written review and approval of the Agency Project Engineer. No cost attributable to an unapproved change order shall constitute an Eligible Cost.

d. The Member shall fully comply with, and shall direct the Developer and any applicable sanitary and improvement district to fully comply with, all applicable

federal, state, and local laws, ordinances, rules, and regulations throughout the design, procurement, and construction of the Agency Infrastructure.

10. **Ownership; Conveyance; Operation and Maintenance**. The following provisions govern ownership, conveyance, operation and maintenance of the Agency Infrastructure:

a. The Member shall own and adequately maintain, and shall cause the Developer and any applicable sanitary and improvement district to own and adequately maintain, each portion of the Agency Infrastructure until the earlier of (i) the Member's annexation of the sanitary and improvement district that advanced the cost of such portion of the Agency Infrastructure, or (ii) payment in full of the Contribution Amount attributable to such portion. Prior to conveyance of a portion of the Agency Infrastructure to, and acceptance of such portion by, the Agency in accordance with this Section 10, and consistent with the GMP Boundary Resolution, the Agency shall have no obligation to construct, operate, repair, replace or maintain the Agency Infrastructure or any other collection, outfall, interceptor or other sewer infrastructure servicing the Development.

b. Any reimbursement payable by the Member to any applicable sanitary and improvement district for amounts advanced by such district for a portion of the Agency Infrastructure shall be made by the Member solely from amounts actually received by the Member from the Agency under this Agreement, and no funds of the Member shall be required to satisfy such reimbursement obligation. If the Member annexes such sanitary and improvement district prior to payment in full of the reimbursement due to such district, the Member shall, upon annexation, succeed to all rights of such district to receive the remaining reimbursement for the amount advanced by such district for the applicable portion of the Agency Infrastructure, and any amount received thereafter from the Agency with respect thereto shall be retained by the Member. Nothing in this subsection creates any obligation of the Agency to the Developer or to any sanitary and improvement district, or entitles the Member to any amount in excess of the Contribution Amount.

c. Upon the earlier of payment in full of the Contribution Amount attributable to a portion of the Agency Infrastructure or the Member's annexation of the sanitary and improvement district that advanced the cost thereof, the Member shall cause full ownership of, and responsibility for operating and maintaining, such portion of the Agency Infrastructure, together with all easements, land rights, warranties, as-built drawings, and operation and maintenance materials relating thereto, to be transferred, conveyed and assigned to the Agency, free and clear of all liens and encumbrances, pursuant to an interlocal agreement among the Agency, the Member and such sanitary and improvement district, or such other agreement or instrument as the Agency may require. Upon such conveyance and acceptance by the Agency, such portion of the Agency Infrastructure shall constitute Unified SSWS infrastructure owned, operated and maintained by the Agency.

d. Prior to any transfer of ownership or of operation and maintenance responsibility under this Section 10, the applicable portion of the Agency Infrastructure

shall be fully inspected by closed-circuit television and, if determined necessary by the Member and the Agency, smoke tested, in each case at the expense of the applicable sanitary and improvement district or, if none, of the Member, and in no event at any cost or expense to the Agency, to confirm that such infrastructure has been properly maintained and that inflow and infiltration is not present in excess of applicable industry standards. If inflow and infiltration exceeding applicable industry standards is detected, the Member shall be responsible, and shall cause the applicable sanitary and improvement district to be responsible, at no cost or expense to the Agency, for completing all necessary repairs to reduce such inflow and infiltration to acceptable levels prior to the transfer of ownership or of operation and maintenance responsibility.

e. Payment of any installment hereunder does not constitute acceptance of the Agency Infrastructure or of any portion thereof, and does not relieve the Member, the Developer, or any applicable sanitary and improvement district of any obligation under this Section 10.

11. **Connection Fees Unaffected; Monitoring**. Nothing in this Agreement reduces, offsets, credits, defers, or otherwise modifies the obligation of the Member or the Developer to assess, charge, collect and remit to the Agency one hundred percent (100%) of all applicable Connection Fees and sewer user rates in accordance with the Agency Rates/Fees Schedule then in effect, the Connection Agreement, and the GMP Boundary Resolution. The Member shall not deduct, withhold, or offset any amount payable hereunder from any Connection Fee or sewer user rate remitted to the Agency. Agency staff and the Agency Project Engineer shall routinely monitor and evaluate future developments and actual flow quantities within the Unified SSWS serving Subbasin SC-7 to ensure that system surcharging and/or limiting capacities do not occur.

12. **Records; Audit; Reporting**. The Member shall maintain accurate books, records, and accounts with respect to the Agency Infrastructure and all Eligible Costs, in accordance with generally accepted accounting principles applicable to Nebraska municipalities, for a period of not less than five (5) years following the final installment paid hereunder. Upon reasonable notice, the Agency and its representatives, including the Agency Treasurer, the Agency Project Engineer, the Agency's municipal advisor, and the Agency's independent auditor, shall have access to and the right to examine at reasonable times any directly pertinent books, papers, and records (in hard copy as well as computer-generated form) of the Member involving transactions related to this Agreement, and the Member shall provide such records within ten (10) business days or such other mutually agreed timeline. Upon the Agency's written request, the Member shall engage an independent auditor to conduct an audit of the Eligible Costs in accordance with generally accepted government auditing standards. The Agency Treasurer shall include the Agency Obligation created hereunder in the schedule of the Excess Account presented to the Agency Board not less than annually, in connection with the annual cashflow update prepared by the Agency's municipal advisor, showing the Agency Obligation in date order, its current position in the first-in, first-out order, and the remaining amount payable hereunder, and the Member shall cooperate with and provide such information as the Agency Treasurer reasonably requests in connection therewith.

13. **Term; Expiration**. This Agreement shall become effective on the Effective Date and shall remain in effect until the earliest to occur of: (a) payment in full of the Contribution

Amount; (b) the ~~second~~fifth (5th) anniversary of the Effective Date, if Commencement of Construction has not occurred on or before such date, or, if Commencement of Construction has occurred on or before such date, the ~~second~~fifth (5th) anniversary of the date of Commencement of Construction, in each case as such date may be extended pursuant to the following sentence; (c) the mutual written agreement of the parties to terminate; or (d) termination by the Agency pursuant to Section 14. The Agency Administrator (or his or her designee) may, in his or her discretion, extend the date described in clause (b) for a period of up to an additional five (5) years, upon a showing, to the reasonable satisfaction of the Agency Administrator (or his or her designee), that the Member has made substantial progress on the construction of the Agency Infrastructure. Upon expiration or termination of this Agreement, the Agency Obligation shall terminate, any unpaid balance shall be released from the Excess Account, and neither party shall have any further obligation hereunder except for obligations that expressly survive, including the records and audit obligations in Section 12 and the indemnity in Section 15.

14. **Default; Remedies**. If the Member fails to perform any covenant or obligation under this Agreement and such failure continues for thirty (30) days after written notice from the Agency (or such longer period as is reasonably necessary to cure, provided the Member commences and diligently pursues cure within such thirty (30) day period), the Agency may, in addition to any other remedy available at law or in equity, suspend or terminate payments hereunder and terminate this Agreement. The Agency's failure to make any payment in any fiscal year for which sufficient Excess Cash on Hand is not available, or for which the Agency Board has not designated a Designated Excess Amount, shall not constitute a default by the Agency. The Member's sole and exclusive remedy for any failure of the Agency to pay an installment hereunder shall be an action to compel the Agency to process a Reimbursement Request that satisfies each condition set forth in Section 5, subject in all events to the availability of the Designated Excess Amount, the first-in, first-out order described in Section 8, and any consent of Sarpy County required under the Service Agreements. Nothing in this Agreement creates any lien on, security interest in, or claim against the Wastewater User Charge Fund or any account therein, and in no event shall the Member be entitled to payment from any fund, account, revenue, or asset of the Agency other than the Designated Excess Amount, to consequential or punitive damages, or to interest.

15. **Indemnification**. To the fullest extent permitted by law, the Member shall defend, indemnify, and hold harmless the Agency and the Agency's board members, officers, employees, agents, consultants, representatives, successors and assigns from and against any and all claims, suits, demands, penalties, court costs, other litigation costs, judgments, actions, losses, damages, and expenses arising out of or relating to (a) the design, procurement, construction, or installation of the Agency Infrastructure, (b) the Member's breach of any covenant or obligation under this Agreement, (c) any mechanic's or materialman's lien asserted against the Agency Infrastructure, or (d) any claim of the Developer or of any sanitary and improvement district for reimbursement of any cost relating to the Agency Infrastructure. Nothing herein constitutes a waiver of any defense, immunity, or limitation of liability available to either party under the Political Subdivisions Tort Claims Act, Neb. Rev. Stat. § 13-901, *et seq.*, or other applicable law.

16. **No Modification of Existing Obligations; Flow of Funds**. The application of Excess Cash on Hand under this Agreement: (a) shall be subject to any consent of Sarpy County

required under the Service Agreements and shall be made only from amounts credited to the Surplus Account that remain available after the designations to the Agency Debt Service Reserve Subaccount within the Surplus Account and within the Designated Excess Amount; (b) shall be subject to, and shall not be in derogation of, the flow of funds, order of priority, rate covenant, and coverage requirements under the Service Agreements and the related loan documents, and no application shall be made if it would cause a deficiency in the Operation and Maintenance Account, the Loan Payment Account or any debt service subaccount therein, or the County Repayment Account, or a violation of any rate covenant or coverage requirement; and (c) shall not amend, modify, or supplement the Service Agreements or any loan document, or reduce, replace, or otherwise modify the SRF County Reserve Fund, the WIFIA County Reserve Fund, or the Minimum Reserve Balance applicable to either, or the obligations of Sarpy County or of the Agency with respect thereto. Nothing in this Agreement impairs, amends, terminates, or otherwise modifies any revenue sharing, pioneering, reimbursement, or cost-recovery obligation of the Agency in effect under any agreement executed by the Agency prior to the adoption of the COH Policy. This Agreement adjusts no growth zone boundary and does not amend, modify or supplement the Master Plan or the phasing of Agency infrastructure identified therein.

17. **Representations and Warranties**. Each party represents and warrants to the other that: (a) it is duly organized and validly existing under the laws of the State of Nebraska and has full power and authority to enter into and perform this Agreement; (b) this Agreement has been duly authorized by all necessary action of its governing body at a public meeting duly held in accordance with applicable law, and has been duly executed and delivered by its authorized representative; (c) this Agreement constitutes a legal, valid and binding obligation of such party, enforceable in accordance with its terms and subject to the limitations expressly set forth herein; and (d) the execution, delivery and performance of this Agreement do not conflict with or constitute a breach of or default under any material agreement or instrument to which such party is a party. The Member further represents and warrants that no cost submitted for reimbursement hereunder has been or will be reimbursed from any other source, including any grant, loan, revenue sharing arrangement, or developer or district contribution.

18. **Interlocal Cooperation Act**. This Agreement is entered into between the parties pursuant to the Act. The parties agree that: (a) this Agreement does not establish any separate legal or administrative entity; (b) the purpose hereof is to provide for a one-time capital contribution from the Agency's Excess Cash on Hand toward the cost of constructing Unified SSWS infrastructure identified in the Master Plan; (c) no separate financing is necessary for the implementation of this Agreement, which is payable solely from the Designated Excess Amount; (d) there will be no need for the parties to jointly acquire, hold, or dispose of any real or personal property pursuant to this Agreement, other than the conveyance of the Agency Infrastructure to the Agency as provided in Section 10; (e) any cooperative effort that is needed will be administered by the respective designees of each party; and (f) termination of this Agreement other than as herein expressly provided for and any modification of the terms hereof shall require the mutual agreement of the parties as evidenced by formal resolution of their respective governing bodies.

19. **Miscellaneous**. The following general provisions apply to this Agreement:

a. **Governing Law; Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska, without regard to its conflict of laws principles. Venue for any action arising hereunder shall lie exclusively in the District Court of Sarpy County, Nebraska.

b. **No Third-Party Beneficiaries**. This Agreement is for the sole benefit of the parties hereto. Neither the Developer, any sanitary and improvement district, any contractor, nor any other person or entity is a third-party beneficiary of this Agreement or has any right to enforce any provision hereof.

c. **Assignment**. The Member may not assign, pledge, encumber, or otherwise transfer this Agreement or any right to payment hereunder, in whole or in part, without the prior written consent of the Agency Board, which may be granted or withheld in its sole discretion. Any purported assignment in violation of this subsection is void.

d. **Amendment**. This Agreement may be amended only by a written instrument executed by both parties, approved by resolution of the Agency Board and by the Member's governing body, and approved as to form by Agency legal counsel.

e. **Severability**. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or otherwise unenforceable, that provision will be severed and the remainder of this Agreement will remain in full force and effect.

f. **Entire Agreement**. This Agreement, together with the exhibits attached hereto, contains the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior negotiations and understandings relating thereto. No representations were made or relied upon by either party other than those that are expressly set forth herein. No agent, employee, or other representative of either party is empowered to alter any of the terms hereof except as provided herein.

g. **Successors**. All covenants, stipulations and agreements in this Agreement shall inure to the benefit of the parties hereto and extend to and bind the legal representatives, successors and permitted assigns of the respective parties hereto.

h. **Counterparts**. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Counterpart copies of this Agreement shall be exchanged between the parties.

i. **Authorization by Public Meeting**. This Agreement is authorized by the vote and approval of the Agency Board and the Member's governing body at public meetings duly held in accordance with applicable law, and by the following execution by their respective authorized representatives.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by the proper officials thereunto duly authorized as of the dates below indicated.

[THE REMAINDER OF THE PAGE IS INTENTIONALLY LEFT BLANK]

Executed by the Sarpy County and Cities Wastewater Agency this _____ day of _____, 2026.

SARPY COUNTY AND CITIES WASTEWATER AGENCY,
a political subdivision of the State of Nebraska

By: _____
Chairperson, Agency Board

ATTEST:

_____
Secretary, Agency Board

ACKNOWLEDGED AND AGREED TO BY the City of Springfield, Nebraska this _____ day of _____, 2026.

ATTEST:

CITY OF SPRINGFIELD, NEBRASKA, a municipal corporation of the State of Nebraska

_____
_____, City Clerk

By_____
_____, Mayor

## EXHIBIT A

### Description of the Development and Subbasin SC-7

1. **The Development**. Lots 1-4 and Outlots A-D, Springfield Industrial, consisting of approximately 78.49 acres located at the southwest corner of 150th Street and Fairview Road within the Member's planning and zoning jurisdiction, described in the Member's boundary adjustment application as Sarpy County Parcel No. 010394117, and being developed by Tribedo LLC. The subject tract is described as the East 1/2 of the Northwest Quarter of Section 27, Township 13, Range 13, Sarpy County, Nebraska. The legal description shall be confirmed against the recorded plat.

2. **Growth Zone Status**. Approximately eleven (11) acres in the northeast portion of the Development were located within the Agency's Phase 1A Service Area and the Urban Development Zone, and the remaining approximately 67.49 acres were located within the Agency's Long Term/Future Service Area and the Urban Reserve Zone, prior to the boundary adjustment approved by the GMP Boundary Resolution, which included the entirety of Subbasin SC-7 within the Urban Development Zone.

3. **Subbasin SC-7**. Springfield Creek Subbasin No. 7, as identified in the Master Plan. Subbasin SC-7 encompasses a service area of approximately 495 gross acres, of which approximately 35 acres are pre-developed within the Springfield Business Park, yielding approximately 460 gross acres of undeveloped area. The balance of Subbasin SC-7 outside the Development encompasses approximately 358 acres.

4. **Entitlements**. The Member's planning commission and governing body approved a preliminary plat for the Development on November 12, 2025 and December 2, 2025, respectively. A final plat application has been submitted for Lot 1. The Member's governing body approved the change of the zoning classification of the Development from Agricultural Residential (AR) to Light Industrial (LI), contingent upon final plat approval.

[Attach: vicinity map; Urban Development Zone versus Urban Reserve Zone map; Master Plan excerpt dated July 23, 2025; and recorded plat and legal description.]

# Sarpy County and Cities Wastewater Agency

**AGENCY STAFF**
**ADMINISTRATOR** Dan Hoins
**PROJECT ENGINEER** Jeff Thompson
**CONSTRUCTION/OPERATION SUPERINTENDENT** Jacob Slobodnik
**AGENCY BOARD SECRETARY** Katie Adams
**AGENCY TREASURER** Mark Soethout

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**AGENCY BOARD MEMBERS**
**COUNTY COMMISSIONER** Don Kelly, Chair
**LA VISTA MAYOR** Douglas Kindig, Vice-Chair
**BELLEVUE MAYOR** Rusty Hike
**PAPILLION MAYOR** David Black
**GRETNA MAYOR** Mike Evans
**SPRINGFIELD MAYOR** Robert Roseland

DATE: September 22, 2026

TO: Dan Hoins, SCCWWA Administrator

From: Jeffrey L. Thompson, P.E., CPESC, CFM, SCCWWA Project Engineer

RE: Rate of Return (ROI) Analysis Subbasin SC-7

## INTRODUCTION/BACKGORUND

In accordance with Section VI of the Formation Interlocal the Agency and its Members, consultants, and other outside individuals and agencies shall plan, develop, and approve a Master Plan for the design of the Unified SSWS which was officially adopted and ratified by the Agency Board on November 20, 2024 by way of Resolution 2024-042. The Master Plan is intended to guide and recommend priorities in relation to the phasing of the Agency's long-term plans for its infrastructure.

On March 25, 2026 the Agency Board approved a proposal with PFM Financial Advisors LLC (PFM) through resolution 2026-008 for financial advice related to revenue sharing with Agency Member, borrowing of the full WIFIA loan and the establishment of a debt service reserve fund. PFM provided their final report dated September 10, 2026. One of the recommended policy's established with the report suggests that the board may direct one-time capital contributions (OTC) from annual Excess Cash on Hand to reimburse Members that may hold a Preliminary Revenue Sharing Agreement(s).

A draft policy outlining the revenue sharing and OTC's has been developed by staff and its consultants which is expected to be considered by the Agency board in the near-term future. Assuming the Agency Board approves the policy as written, excess funds may be obligated and subsequently paid on a first-in/first-out basis determined by the dates of the applicable Contribution Agreements.

An additional draft policy designating the portion of Agency unrestricted cash balance as excess cash on hand for fiscal year 26-27 is also expected to accompany the revenue sharing and OTC policy. That policy currently designates the amount of $3.5M as Agency excess cash on hand.

In anticipation of the Agency Boards approval of the draft policy outlined above, the City of Springfield has submitted as part of an Agency GMP Growth Zone Boundary Adjustment dated August 27, 2026 for a development to be known as Lots 1-4 and Outlots A-D Springfield Industrial, a request for a OTC for "future" Agency infrastructure that is to service Subbasin SC-7 as outlined in the current master plan. Thompson, Dreessen and Dorner, the consulting engineers for the development, has provided 30% design plans with an opinion of cost (OPC) for the portion to be Agency Infrastructure of approximately $1.5M including construction and all sanitary and improvement district (SID) soft costs. The date of the OPC is September 25, 2026.

**ANALYSIS**

Based on the originally approved master plan, all subbasin boundaries were established primarily based on the natural topography and drainage patterns from Sarpy County LIDAR data dating back to 2019. Subbasin SC-7 was specifically identified as having a service area of approximately 627 gross acres as result of those efforts (see Exhibit A).

As development has progressed throughout the Phase 1A service area it has become clear that existing development(s) and property line boundaries in conjunction with transportation rights-of-way's and corridors has impacted the actual service basin boundaries. As such, review of SC-7 internally and with the City of Springfield, has resulted in a more practical service area of approximately 495 gross acres of which approximately 35 acres is pre-developed within the Springfield Business Park yielding 460 gross acres of undeveloped area with SC-7 (see Exhibit B).

The preliminary engineering report developed by HDR and revised, November 23, 2020 identifies a developable to gross acres ratio of 65% for commercial/industrial development. The City of Springfield adopted its updated Comprehensive Plan on May 20, 2025 which identifies Business Park and industrial uses throughout SC-7. Applying the report assumptions of 65% that yields approximately 299 acres of developable area within SC-7.

Current Agency connection fee rates for FY 26-27 are $31,484/developable acre so it would be safe to assume at a minimum this service area at full build out would produce approximately $9,413,716. Two (2) key factors that will likely increase that value over time are: (1) increase in connection fee rates, redevelopment of existing development areas and (3) higher development to gross acre ratios.

The preliminary plat provided for review by the City of Springfield for Springfield Industrial SID dated September 25, 2025 showed a four (4) phase development approach yielding a total of approximately 58.5 acres of developable area within the SC-7 Subbasin. Subsequently, the final plat submittal was for Phase 1 which only includes 16.143 acres of developable area. The connection fees associated with the final plat if approved would result in a total of $508,246.21, ½ of which is due at the time of final plat ($254,123.11) and the other ½ due at the time of building permit ($253,123.11).

**RECOMMENDATION**

The Agency and the City of Springfield should enter into a separate written Contribution Agreement approved by the Agency Board and the Springfield City Council. The Contribution Agreement should stipulate, the total eligible amount for OTC is strictly limited to the actual cost of construction of only the Agency Infrastructure as designated by the Agency Project Engineer and mutually agreed to by the City of Springfield, plus no more than ten percent (10%) of said actual construction costs towards soft costs; provided, however, that such soft costs shall specifically exclude any legal fees and any financing fees or interest of any kind.

The OTC should be provided to the City of Springfield in installments equal to no more than the incremental value of the connection fees paid and remitted to the Agency within the SC-7 subbasin at the time of the final plat and building permits. Installments payment should continue until such time as the total eligible OTC amount as agreed to has been fully retired.

An example for illustrative purposes ONLY would be $1,500,000 – OTC less Phase 1, Springfield Industrial final plat installment of $250,000 yields a remaining OTC Agency obligation balance of $1,250,000. Phase 1 Springfield Industrial building permit installment of $250,000 yields a remaining OTC Agency obligation balance of $1,000,000. This continues until the full $1,500,000 obligation balance is $0.

Should the Agency Board not approve the draft policy(s) as written the information and recommendations outline in this document ar no longer advisable.

Respectfully,

Jeffrey L. Thompson, P.E., CPESC, CFM
Agency Project Engineer

# Exhibit A

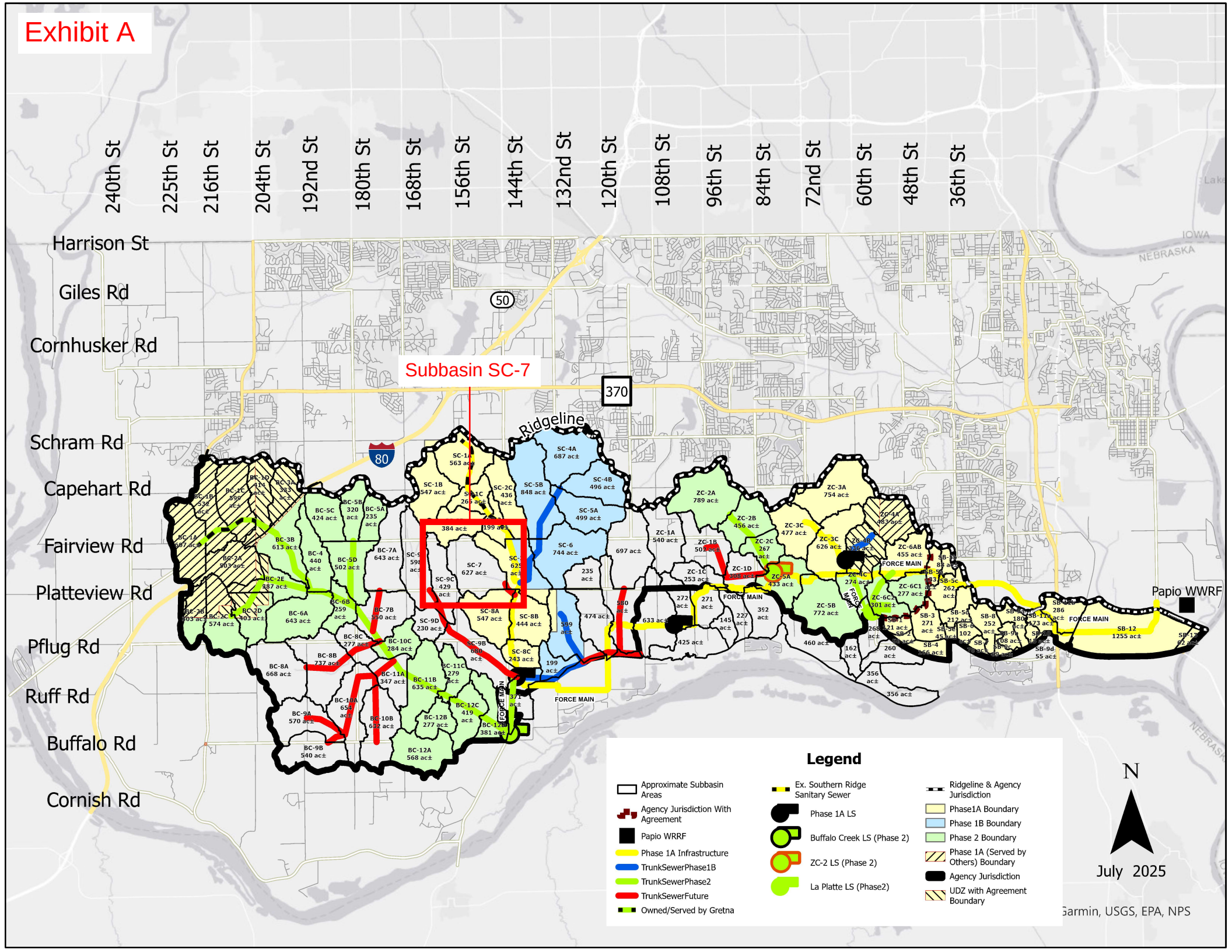

240th St
225th St
216th St
204th St
192nd St
180th St
168th St
156th St
144th St
132nd St
120th St
108th St
96th St
84th St
72nd St
60th St
48th St
36th St
Harrison St
Giles Rd
Cornhusker Rd
Schram Rd
Capehart Rd
Fairview Rd
Platteview Rd
Pflug Rd
Ruff Rd
Buffalo Rd
Cornish Rd
Subbasin SC-7
Ridgeline
50
370
80
FORCE MAIN
Papio WWRF
IOWA
NEBRASKA
Legend
Approximate Subbasin Areas
Agency Jurisdiction With Agreement
Papio WRRF
Phase 1A Infrastructure
TrunkSewerPhase1B
TrunkSewerPhase2
TrunkSewerFuture
Owned/Served by Gretna
Ex. Southern Ridge Sanitary Sewer
Phase 1A LS
Buffalo Creek LS (Phase 2)
ZC-2 LS (Phase 2)
La Platte LS (Phase2)
Ridgeline & Agency Jurisdiction
Phase1A Boundary
Phase 1B Boundary
Phase 2 Boundary
Phase 1A (Served by Others) Boundary
Agency Jurisdiction
UDZ with Agreement Boundary
N
July 2025
Garmin, USGS, EPA, NPS


Exhibit B
Springfield Business Park
BC-7A
643 ac±
SC-1B
547 ac±
SC-1C
265 ac±
SC-2A
199 ac±
SC-2B
384 ac±
SC-2C
436 ac±
SC-5B
848 ac±
SC-5A
SC-6
744 ac±
SC-3
825 ac±
SC-7
497 ac±
SC-9A
598 ac±
SC-9C
429 ac±
SCX-2A
235 ac±
SCX-2B
474 ac±
BC-7B
550 ac±
SC-8A
587 ac±
SC-8B
444 ac±
SCX-1A
SC-9D
230 ac±
SC-9B
680 ac±
BC-10C
284 ac±
BC-11B
635 ac±
SC-8C
Legend
Approximate Subbasin Areas
Papio WRRF
Phase 1A Infrastructure
TrunkSewerPhase2
Ex. Southern Ridge Sanitary Sewer
Phase 1A LS
Buffalo Creek LS (Phase 2)
ZC-2 LS (Phase 2)
La Platte LS (Phase2)
Agency Jurisdiction
Owner Parcels
Trunk Sewer Phase 1B - Refined
Phase 1B LS
Trunk Sewer Future Refined

# Sarpy County and Cities Wastewater Agency

**AGENCY STAFF**
**ADMINISTRATOR** Dan Hoins
**PROJECT ENGINEER** Jeff Thompson
**FINANCE DIRECTOR** Mark Soethout
**SECRETARY** Katie Adams
**CONSTRUCTION/OPS SUPERINTENDENT**
Jacob Slobodnik

8901 S. 154th St
Suite #3
Omaha, NE 68138
402-949-3901
www.sccwwa.org

**AGENCY BOARD MEMBERS**
**COUNTY COMMISSIONER** Don Kelly, Chair
**LA VISTA MAYOR** Douglas Kindig, Vice-Chair
**BELLEVUE MAYOR** Rusty Hike
**PAPILLION MAYOR** David Black
**GRETNA MAYOR** Mike Evans
**SPRINGFIELD MAYOR** Robert Roseland

Dan Hoins
Agency Administrator
Sarpy County and Cities Wastewater Agency
8901 S 154th Street, Suite 3
Papillion, NE 68138

October 13, 2026

**RE:** Rate of Return (ROI) Analysis Subbasin SC-7 **Attachments:** OTC Tech Memo Subbasin SC-7_9-22-26 (002)

Administrator Hoins,

Background and Analysis for this particular matter can be referenced from the attached Engineering Tech Memo.

The Agency's current (unaudited) financial position at the end of the most recent fiscal year (06.30.2026) shows that the Agency has nearly $3.4 million in Excess/ Surplus Cash after accounting for senior obligations, restricted funds. and proposed operational funds. A financial snapshot is shown below.

| | | |
|---|---|---|
| **Cash (06.30.2026)** | **$** | **11,439,047** |
| | | |
| **O & M, Debt Service & Restricted Funds** | | |
| O & M (12 Months Less Depreciation) | $ | (2,445,612) |
| SRF Debt Service Payments | $ | (1,500,000) |
| WIFIA Debt Service Account | $ | (695,895) |
| META Reserve Funds (Restricted) | $ | (100,287) |
| | **$** | **(4,741,794)** |
| | | |
| **Proposed Operational Funds** | | |
| Sarpy County DSRF Schedule | $ | (500,000) |
| Bacon Grant DPE | $ | (500,000) |
| Bacon \| Fischer Grants | $ | (2,000,000) |
| Future Casing - Paving Project | $ | (300,000) |
| | **$** | **(3,300,000)** |
| | | |
| **Cash to Designate as Excess** | **$** | **3,397,253** |

# Sarpy County and Cities Wastewater Agency

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Based on the Tech Memo Analysis, the total Agency infrastructure costs for this project would be approximately $1.5 million. I agree with the Engineer's assessment that the infrastructure cost be limited to the construction costs of the future Agency infrastructure plus an industry standard cost multitier for soft costs, excluding legal fees and financing fees.

The Agency is trending in a positive financial direction and exceeding revenue projections in the short- term. However, the Agency is in the early stages of operations with a current reliance on one time connection fees and PILOT contributions, contrasted with an increasing debt obligation. Macro-economic conditions and geopolitical issues are putting downward pressure on the housing market and construction industry, which can negatively impact the Agency's growth in the near term. $3.4 million is a relatively small amount of Excess funds for the Agency to have considering these financial conditions. I believe the Agency can provide funding for this relatively small amount of infrastructure, but we should mitigate our risk as the development builds out.

My recommendation is for the OTC to be provided in installments to the City of Springfield, in an incremental value of the connection fees paid and remitted to the Agency within the subbasin. Incremental payments will continue as growth/ build out occurs and connection fees are received until the total agreed upon infrastructure costs have been remitted to the City.

The structure of this OTC provides funding for growth, mitigates the risk to the Agency, and limits financial exposure during this critical, early stage of Agency operations.

Sincerely,

Mark Soethout



SCCWWA Finance Director
marks@sccwwa.org
(402) 917-0490

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Regular Agenda Item 9 | Consider approval of Resolution 2026-49 approving the Second Amendment to Subdivision Agreement and Covenants for the Prairie Toehold Subdivision | Kathleen Gottsch<br>City Administrator |

**Synopsis**

The declarant's unilateral authority to change the Covenants for Prairie Toehold expires November 8, 2026, so MDM Mangelsen, LLC is requesting changes prior to that deadline. The city received changes from MDM Mangelsen's attorney on October 26. Changes to the covenants are attached with deletions shown in red and struck through and additions shown in blue and underlined. Any changes to the covenants after November 8 would require a vote of all homeowners in the subdivision.

Bill Seidler, Jr., city attorney, reviewed the request for changes and provided the attached memo. The memo was shared with MDM Mangelsen and its attorney who provided an email response, a copy of which is attached. Seidler notes that issues surrounding the non-existence of streets in this subdivision will have to be dealt with by the city, lot owners, and current developer or it's successor someday in the future; however, it is not an imperative issue for the city at this time. The timing of these changes, however, is imperative to the developer as he must make changes to the covenants and have them recorded by November 8.

Bill notes that the Council can consider consenting to this amendment now, but we should keep in mind that the issues surrounding the streets will not disappear but will rather just need to be dealt with in the future.

**Recommendation**

Council consideration. Staff is okay with approval noting future issues with street concerns.

**Attachments**

Resolution 2026-49
Second Amendment to Subdivision Agreement
Covenants – Redline Revisions
Covenants – Clean Version of New
Seidler Memo
Email from MDM Mangelsen's Attorney

**RESOLUTION**
**2026-49**

**Second Amendment to Subdivision Agreement**
**Lots 1-4 and Lots 6-8, Prairie Toehold and Lot 1, Prairie Toehold Replat 1**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE SECOND AMENDMENT TO SUBDIVISION AGREEMENT FOR LOTS 1-4 AND LOTS 6-8, PRAIRIE TOEHOLD AND LOT 1, PRAIRIE TOEHOLD REPLAT 1.

WHEREAS, MDM Mangelsen, LLC, a Nebraska limited liability company (hereinafter referred to as "Subdivider") has requested an amendment to the original Subdivision Agreement for Lots 1-8, Prairie Toehold, dated October 18, 2016, and approved by Resolution 2016-20, and the First Amendment to Subdivision Agreement for Lots 1-4 and Lots 6-8, Prairie Toehold and Lot 1, Prairie Toehold Replat 1, dated June 30, 2022, and approved by Resolution 2022-22.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the Second Amendment to Subdivision Agreement with MDM Mangelsen, LLC for Lots 1-4 and Lots 6-8, Prairie Toehold and Lot 1, Prairie Toehold Replat 1, a copy of which is attached as Exhibit "A."

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the City Council of the City of Springfield that the Mayor is authorized to enter into said Second Amendment to Subdivision Agreement.

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER 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

**SECOND AMENDMENT TO SUBDIVISION AGREEMENT**

Lots 1-4 and Lots 6-8, Prairie Toehold and Lot 1, Prairie Toehold Replat 1

THIS AGREEMENT, made and entered into this _____ day of _____, 2026, among MDM MANGELSEN, LLC, a Nebraska limited liability company, (hereinafter referred to as "Developer"), and the CITY OF SPRINGFIELD, a Municipal Corporation in the State of Nebraska, (hereinafter referred to as "City"). Collectively, Developer and City are hereinafter sometimes referred to as the "Parties."

WITNESSETH:

WHEREAS, Developer and City entered into that certain Subdivision Agreement dated October 18, 2016, which was recorded in the office of the Register of Deeds of Sarpy County, Nebraska on November 8, 2016, as Instrument No. 2016-28952 (the "Subdivision Agreement"); and

WHEREAS, Developer and City entered into that certain First Amendment to Subdivision Agreement dated June 30, 2022, which was recorded in the office of the Register of Deeds of Sarpy County, Nebraska on July 1, 2022, as Instrument No. 2022-17705 (the "First Amendment to Subdivision Agreement"); and

WHEREAS, the Parties desire to amend the Subdivision Agreement and First Amendment to Subdivision Agreement as provided herein.

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:

1. Exhibit "C" of the Subdivision Agreement is hereby replaced with Exhibit "C-1," is attached to this Agreement as Exhibit "A."

2. Except as otherwise provided herein, all other terms and conditions of the Subdivision Agreement shall be deemed incorporated herein and made a part of this First Amendment, and shall continue in full force and effect.

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

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

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.

_____ (SEAL)

NOTARY PUBLIC

ATTEST:

_____
DATE

MDM MANGELSEN, LLC

_____
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 _____, personally known by me to be the Manager of MDM MANGELSEN, LLC, 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 Developer.

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

_____ (SEAL)
NOTARY PUBLIC

# PRAIRIE TOEHOLD
# SUBSTANTIVE COVENANT CHANGES

Original Declaration recorded November 8, 2016 (Instrument No. 2016-28953), as amended January 30, 2018 (Instrument No. 2018-02238), compared with the proposed Second Amendment marked "final for execution."

Deletions are ~~struck through~~; additions are underlined. Only substantive changes are marked. Punctuation, cross-reference labels and wording cleanup are not marked. Administrative recitals, execution forms and routine amendment boilerplate are omitted. Unchanged covenant text is retained for context. Comparison only.

**1.** The Lots shall be used for residential purposes only; provided, however, that prior to the initial construction of improvements on any Lot, following completion of the principal residence on any Lot, and as otherwise permitted by Paragraph 7 below, the owner of such Lot shall be permitted to plant, grow and harvest trees, corn, beans, or similar agricultural crops on the areas of such Lot which are inside the applicable building set-back requirements established by the local governing jurisdiction, subject to Paragraph 5 below. Livestock farming of any nature for commercial purposes shall not be permitted. Household pets may be kept and maintained on the premises for use, benefit and pleasure of the owner of a Lot and his or her guests provided they are not kept, bred, or maintained for any commercial purpose. The number of horses or ponies or both permitted on each Lot shall not exceed more than two (2). No cattle, swine or goats shall be kept on any of the Lots. Poultry shall be permitted on the Lots provided that the poultry on any such Lot is for the use and benefit of the owners/occupants of such Lot and not for commercial purposes and that no roosters shall be permitted on any Lot.

**2.** Prior to the commencement of construction, erection, placement, remodeling, or alteration of any structure on any Lot, or grading on any Lot, or the removal of any trees located on ~~Lot~~ Lots 5, 7 or 8, the owner of such Lot must first submit construction plans to the Declarant and secure the Declarant's written approval thereof. The decision of the Declarant regarding the building design and placement of the improvements on each Lot shall be in the Declarant's absolute and sole discretion. All plans submitted to the Declarant shall include site plans showing location of residence, other buildings, structures, and improvements. The plans shall include at least the following: exterior elevations, exterior materials, floor plan, landscaping plan, and drainage plan. Any such plans shall also include the plans, specifications and diagram for the septic system and well systems to be installed on such Lot, which plans/specifications shall be provided by a licensed thirty-party. In the event an owner of a Lot contemplates construction of a fence, such plans shall include the type of material to be used and the location thereof. Any plans submitted to the Declarant will not be returned to the owner of the Lot. Within thirty (30) days after receipt of the plans, the Declarant shall either notify the owner of the Lot in writing of its approval of plans or of disapproval with reasons therefor. Submission of incomplete plans shall not be considered a valid submission triggering the deadline stated above and shall not be recognized by the Declarant. Additionally, if any additional information is requested by the Declarant, the approval time may be extended so as to allow for additional information and documentation to be presented to the Declarant. In the event Declarant fails to respond within the aforementioned thirty (30) day period, such non-response shall be deemed denial of the plans as submitted. In addition, Declarant, through its authorized officers, employees, and agents shall have the right to enter upon any Lot at all reasonable times for the purpose of ascertaining whether such Lot or the construction, erection, placement, remodeling, or alteration of any structure thereon is in compliance with the provisions of this Paragraph 2 without Declarant or such officer, employee, or agent being deemed to have committed a trespass or wrongful act solely by reason of such action or actions. In addition, no responsibility, liability or obligation shall be assumed by or imposed upon the Declarant by virtue of the authority granted to the Declarant in this Paragraph 2, or as a result of any act or failure to act by Declarant with respect to any proposed structure.

The approval rights and authority reserved to Declarant under this Paragraph 2, together with the related approval rights reserved to Declarant under Paragraphs 3 and 10, shall continue for so long as this Declaration remains in effect, including any extension thereof, notwithstanding expiration of Declarant's unilateral amendment authority under Paragraph 16 or the conveyance by Declarant of any or all of the Lots. Such

approval rights shall not automatically pass to the Lot owners or any association of Lot owners. Declarant may assign such rights to a successor or assign by a written instrument expressly identifying the rights assigned and the successor or assign, accepted in writing by such successor or assign and recorded in the Office of the Register of Deeds of Sarpy County, Nebraska. Any assignment shall be subject to prior written approval of the City of Springfield to the extent required by Section XIII of the Subdivision Agreement. No assignment of approval rights shall, by itself, transfer or release any obligation under the Subdivision Agreement. A conveyance of a Lot, without such an express assignment, shall not transfer these approval rights. Following such assignment, references to Declarant with respect to the rights assigned shall mean the successor or assign then holding such rights. While this Declaration remains in effect, no amendment, waiver, partial rescission or other modification may eliminate, transfer, limit or impair such approval rights, or this sentence protecting such rights, without the written consent of the holder thereof joined in the recorded instrument. The foregoing shall not prevent termination of the Declaration in its entirety as to all Lots in accordance with Paragraph 16.

**3.** Construction on or improvement to any Lot shall be subject to the following restrictions:

**(a)** No Lot shall be subdivided;

**(b)** All residences shall be constructed with a built-in, attached garage, for a minimum of two automobiles. Chimneys and front elevation of all concrete or cement block foundation, if exposed, must be faced with brick or stone. All residential structures shall have Presidential Composite Shake shingles, Heritage shingles or other high quality material as determined by Declarant.

**(c)** Unless approved in writing by the Declarant, no building shall be created, altered, placed or permitted to remain on any Lot other than one detached, single-family dwelling not to exceed two stories in height, excluding any walk-out basement, having a garage for not less than two standard automobiles, and containing finished living areas, exclusive of porches, breezeways, and garages of at least 1,500 square feet on the ground floor of a one-story house; 2,000 square feet total square footage on the ground floor and second floor of a one and one-half story house; and 2,500 total square feet on the ground floor and second floor of a two-story house. Declarant shall have the right to define the terms one-story, one and one-half story, two-story, and multi-level house. Any house of unusual design not included in the categories herein listed will be considered on an individual basis. Square foot areas are to be computed to the outside surface of enclosed walls.

**(d)** All power and telephone service wires shall be buried underground.

**(e)** No trailer, mobile home, modular home, garage, tent, barn or outbuilding shall be erected on any tract at any time for use as a residence.

**(f)** All accessory buildings, including detached garages, barns and sheds, must be approved by Declarant pursuant to Paragraph 2 prior to construction. No accessory building shall exceed six thousand (6,000) square feet of gross floor area, measured to the outside face of exterior walls and including all floors, lofts and mezzanines. Sidewall height at the eaves shall not exceed thirteen (13) feet, measured vertically from adjacent finished grade to the intersection of the exterior wall and roof.

**(g)** ~~All fences erected and installed on any Lot that will front on any street or any fence erected and installed from the rear of the residential structure to the front of any Lot, shall be constructed of approved materials and shall be subject to review by Declarant. It is the intention of this regulation to prohibit the use of chain or chain link fence material for fencing that side of any Lot that fronts the street or lies to the side of the residence.~~

All fences shall be subject to Declarant's prior written approval under Paragraph 2, including approval of the materials and location. Black chain-link fencing shall be a permitted fencing material, subject to such approval. Fences shall be permitted only in the side and rear yards of a Lot. For purposes of this Paragraph 3(g) and Paragraph 9, front, side and rear yards shall be determined consistently with the recorded plat, Section IX of the Subdivision Agreement and applicable governmental requirements; each yard fronting a

public road or street or a dedicated access easement shall be treated as a front yard. No fence shall extend forward of the front building line of the principal residence along any such frontage, as shown on the site plan approved by Declarant. If a residence has not yet been constructed, the front building lines shown on the approved site plan shall control. This restriction also applies to fencing within the landscape easement described in Paragraph 3(l). All fences shall comply with applicable governmental requirements and shall not obstruct any drainage way or Roadway.

**(h)** The assembly, disassembly, repair or general service work on any car, truck, equipment or other machinery shall be prohibited except within an enclosed garage or in an area of the Lot wholly screened from view from every adjoining roadway as provided in Paragraph 8.

Ordinary parking on a driveway of operable cars and trucks regularly used for transportation by the owners or occupants of the Lot and their guests shall be permitted, subject to the specific restrictions in Paragraph 9.

~~The outside storage or parking of cars, trucks, equipment or other machinery shall likewise be prohibited for any period longer than thirty (30) days.~~

Except as expressly permitted by Paragraph 9 or Paragraph 14(c), cars, trucks, equipment and other machinery shall not be stored, left standing or otherwise kept outside for more than thirty (30) consecutive days when not regularly used for their ordinary intended purpose. Merely moving or briefly operating an item for the purpose of avoiding this restriction shall not constitute regular use or interrupt such thirty (30) day period. Any vehicle left in view in excess of said thirty (30) day period must be properly registered and operating.

**(i)** All trash and garbage shall be contained and enclosed in metal or plastic containers.

**(j)** No fuel tanks on the outside of any building, structure or improvement shall be exposed to view.

**(k)** Construction of each dwelling or structure must be completed within one (1) year after excavation for footings.

**(l)** Lots 5, 6, 7 and 8 shall install, keep and maintain a fifteen foot (15’) landscape easement along 132nd Street. Required landscaping within the easement area may consist of trees, turf grass, native grass, shrubs or perennials. No buildings or accessory structures shall be permitted to be constructed nor maintained within the landscape easement area. Approved fencing is permitted within the landscape easement. A minimum of one tree, of a minimum two inch caliper, shall be planted for every 40 lineal feet or fraction thereof.

**(m)** All exterior lighting on a Lot shall be downward facing and fully shielded so that no direct light is emitted at or above the horizontal plane. The combined illumination from all exterior lighting on a Lot shall not exceed one-tenth (0.1) foot-candle at any boundary of that Lot, measured after dark with a calibrated light meter in a horizontal plane at ground level or in a vertical plane facing the light source five (5) feet above grade, excluding illumination from other sources. Compliance with this limit shall not permit lighting that creates a nuisance, causes unreasonable glare onto another Lot or any roadway, or unreasonably interferes with the use and enjoyment of another Lot.

**4.** Any and all horses or non-commercial livestock maintained on any Lot shall be kept in accordance with the requirements of applicable zoning regulations and shall be located to the rear of the residence. On any corner Lot, the horses shall be maintained no closer to the street than the residence set-back on the adjoining lot, as established by the local governing jurisdiction. All structures used for the housing or maintenance of horses or non-commercial livestock, and any areas where horses or non-commercial livestock are maintained or kept shall be maintained at all times in a clean, neat orderly manner by the owner of the Lot. All horse fencing must be kept in good workable condition and not allowed to deteriorate or look shabby. Each owner shall take all reasonable and necessary steps to insure adequate rodent control on his, her or its Lot.

**5.** No garden or field crop shall be grown upon that portion of any Lot nearer to the street than provided for minimum building setback lines; and no trees shrubs, hedges or other plants shall be maintained or permitted in such proximity to any Lot as will interfere with the use and maintenance of any street or walk or the unobstructed view at intersections sufficient for the safety of pedestrians and vehicles. Each Lot owner shall take whatever steps are necessary to control noxious weeds on his, her or its Lot.

**6.** Each Lot owner shall comply with all county and state health requirements and permits, and observe all rules and regulations of all lawfully constituted authorities in the use and ownership of his, her or its Lot.

**7.** No weeds or other vegetation will be grown or otherwise permitted to commence or continue, and no dangerous, diseased or otherwise objectionable shrubs or trees or unreasonably long/unkept grass, will be maintained on any Lot so as to constitute an actual or potential public nuisance, create a hazard or undesirable proliferation, or detract from a neat and trim appearance; provided that the planting and maintaining of alfalfa and prairie grass shall be permitted on the Lots No objectionable, unlawful or offensive trade or activity shall be carried on upon any Lot nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood or surrounding Lots.

**8.** No Lot shall be used in whole or in part for the storage of any property or thing that will cause the land to appear in an unclean or untidy condition, or that will be obnoxious to the eye; nor shall any substance or material be kept upon the land that will emit a foul or obnoxious odor, or cause any noise that will or might disturb the peace, quiet, comfort or serenity of the occupants of the surrounding neighborhood or Lots.

Except for the light commercial equipment expressly permitted by Paragraph 9 and the road maintenance equipment and materials expressly permitted by Paragraph 14(c), all outside storage shall be wholly screened by a building, approved opaque fencing or effective landscaping from view at ground level from every public street or road, Roadway or other vehicular access easement adjoining or lying within the Lot, including 132nd Street. This screening standard shall apply wherever Paragraphs 3(h), 8 or 9 require screening from adjoining roadways. Screening shall be maintained so that it remains effective throughout the year and shall be subject to Paragraph 2. Ordinary parking expressly permitted by Paragraph 3(h) shall not constitute storage for purposes of this Paragraph 8. No screening or storage permission shall authorize a nuisance or other condition prohibited by this Declaration.

**9.** No dwelling house constructed in another area and no prefabricated house may be moved onto or permitted to remain on any Lot or portion thereof.

~~All trailers, boats, or other recreational or business vehicles shall be stored in either enclosed structures or to the rear building line of the residence. All semi-trucks shall be enclosed in structures, and semi-trucks shall not be permitted to be parked in driveways or on the streets.~~

All trailers, boats, and other recreational or business vehicles shall be stored either within enclosed structures or behind the rear building line of the principal residence and wholly screened from view from every adjoining roadway as provided in Paragraph 8; provided, however, that ordinary parking of cars and trucks expressly permitted by Paragraph 3(h) shall not be subject to this storage requirement. All semi-trucks, dump trucks, semi-trailers and shipping containers, construction equipment and other heavy machinery, including equipment used in connection with a commercial business, shall be kept within an enclosed structure or in a side or rear yard wholly screened from view from every adjoining roadway as provided in Paragraph 8. Light equipment, such as lawn mowers and snowplow blades, used regularly in the ordinary course of a commercial business of an owner or occupant may be kept outside without screening, provided such equipment is maintained in an orderly condition in a side or rear yard, is not kept forward of the front building line of the principal residence along any front yard, and does not constitute discarded, inoperable or surplus equipment. Seasonal use in the ordinary course of such business shall constitute regular use. For storage on a Lot before construction of a residence, the corresponding building lines on the site plan approved by Declarant, consistent with the recorded plat and the Subdivision Agreement, shall control. The storage expressly permitted by this Paragraph 9 shall not be prohibited solely by the thirty (30) day limit in Paragraph 3(h). These provisions shall not prohibit vehicles

or equipment temporarily present while actually making deliveries or performing lawful construction, repair or maintenance on the Lots or Roadways, provided they are removed promptly when no longer reasonably needed for such work, nor shall they prohibit the road maintenance storage expressly permitted by Paragraph 14(c). The limited permission to keep business vehicles or equipment on a Lot shall not otherwise authorize the conduct of a commercial business on the Lot contrary to Paragraph 1 or applicable law.

No outside radio or TV antennas, or satellite dishes exceeding 18" in diameter, may be erected on any Lot or portion thereof. No signs (except real estate for sale signs), or billboards of any type or nature whatsoever shall be placed or constructed or erected on any Lot.

**10.** Each owner of a Lot that contains an area for drainage ways shall not place or allow to be placed any obstructions such as trees, dams, fences or improvements of any kind in said drainage ways. No existing trees or natural terrain shall be disturbed without the prior written approval of the Declarant.

**11.** If the present or future owners, users or occupants of the Lots shall violate or attempt to violate any covenant contained in this Declaration, it shall be lawful for Declarant or any person or persons owning any other Lot to prosecute proceedings at law or equity against the person violating or attempting to violate such covenant to prevent such violation or to recover damages resulting therefrom. To the extent permitted by applicable Nebraska law, the party successfully enforcing this Declaration shall also be entitled to recover from the violating party the reasonable costs and expenses of enforcement, including reasonable attorneys' fees and court costs. Any recovery of attorneys' fees in a judicial proceeding shall be subject to applicable statutory authority or a recognized uniform course of procedure. Failure by Declarant or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

**12.** Invalidation of any provision of this Declaration by judgment or court order shall in no way affect any of the other provisions. The undersigned reserves the exclusive right to modify, alter or waive any provision contained in this Declaration by means of a recorded written instrument as to any Lot or Lots in cases where the undersigned deems it necessary or advisable because of unusual circumstances or to prevent hardship.

**13.** The Declarant is hereby given the right to enter upon any vacant or unattended Lot for the purpose of improving its general appearance, to mow weeds, etc., should it become necessary without being classified as a trespasser, provided, however that the owner of the Lot shall pay any reasonable expense actually incurred on this account.

**14.** Access Easement.

**(a)** Declarant hereby reserves to itself, its successors and assigns, and to the owners of the other Lots, or any portion thereof, for their benefit and for the benefit of Declarant and the successors-in-interest to each of the Lots, and their respective guests, contractors, and/or invitees, including emergency vehicles, (i) a nonexclusive easement for the purposes of construction, installation, repair, reconstruction, restoration, maintenance, and/or replacement of a roadway within the "Access Easement" area depicted on Exhibit "A" attached hereto and incorporated herein by this reference (the "Easement Area"), and (ii) a nonexclusive, perpetual, easement over, though, and across the Easement Area for the purposes of permitting pedestrian and vehicular traffic (but not parking) between each Lot. Any roadways which are constructed within the Easement Area (collectively, the "Roadways") shall be initially constructed by Declarant utilizing crushed aggregate or asphalt millings, at Declarant's sole cost and expense, pursuant to, and in conformance with, the terms of that certain Subdivision Agreement between Declarant and the City of Springfield, Nebraska dated on or about the date hereof (the "Subdivision Agreement").

**(b)** Each Lot shall have a vehicular driveway connection to the Roadway finished using concrete, rock or gravel, in a location approved in writing by Declarant. Such driveway shall not alter the natural or existing flow and drainage of ground water. The Lots shall access 132nd Street only from the Roadways, and any other direct access from the Lots to 132nd Street is prohibited. Access to Lots 6 and 7 from 132nd Street shall be shared ~~and access to Lot 6 and Lot 7 off~~ by way of the ~~Roadways shall only be permitted within seventy-five feet (75') of the eastern property line of Lot 6 and Lot 7 (the "Shared Access Portion of the~~

~~Roadways").~~ Roadway between those Lots. Access to Lot 5 (now Lot 1, Prairie Toehold Replat 1) from 132nd Street shall be by way of the Roadway adjacent to its southern boundary. ~~Access to Lot 5 off of the Roadway shall only be permitted within seventy-five feet (75') of the eastern property line of Lot 5. Access to Lot 8 off of S. 132nd (from the east) shall be from the Roadway beginning in the cul-de-sac traveling south and turning east onto the Roadway between Lot 6 and Lot 7.~~ The location of each Lot's driveway connection to the Roadways shall be subject to Declarant's approval under Paragraph 2 and all applicable governmental approvals.

**(c)** Declarant shall maintain, repair, operate, replace and otherwise keep the Roadways in good repair, as determined in its reasonable judgment and discretion. In the event Declarant elects not to perform said Roadway maintenance, then the owners or occupants of Lots 1 through 4, inclusive, and ~~Lot~~ Lots 6 through 8, inclusive, Prairie Toehold, a Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska (collectively, the "Obligated Lots"), shall maintain ~~repair, operate, replace and otherwise keep~~ the Roadways. ~~in good repair, as determined in their reasonable judgment and discretion.~~ The maintenance shall include, without limitation, removing ~~ice and~~ snow to the extent reasonably necessary to keep the Roadways in an operable condition. This limitation concerns obligations imposed by this Declaration only and does not release or limit any obligation under the Subdivision Agreement or applicable law, including the requirement that emergency vehicles have access. Reasonable delays in performance of maintenance are allowed where performance is impeded by inclement weather. Prior to January 1st of each year, the owners of the Obligated Lots shall delegate the responsibility set forth in this Paragraph 14(c) to one (1) of the owners of the Obligated Lots that indicates his or her willingness to serve, by majority vote (the "Designated Obligated Owner"). If none of the owners indicates a willingness to serve for a given year, the owners of the Obligated Lots shall select the Designated Obligated Owner by majority vote, and such owner shall not be obligated to serve again until ~~four (4)~~ six (6) years following the end of such yearly term, it being the intent that the owners of the ~~five (5)~~ seven (7) Obligated Lots take turns filling such role. The costs associated with maintenance, repair, replacement and operation of the Roadways shall be apportioned in accordance with Paragraph 14(d).

The owners of Lots 2 and 3 may keep road maintenance equipment and stockpiles of rock or aggregate along the western boundary of their respective Lots solely for maintenance, repair or replacement of the Roadways. Notwithstanding Paragraphs 3(h), 8 and 9, such equipment and materials need not be enclosed or screened and may remain for as long as reasonably needed for that purpose. This permission is limited to equipment and materials reasonably related to such roadway work, does not authorize general commercial storage, and does not create a right to place or store anything on another owner's property or within any easement contrary to its terms. Such storage shall be kept orderly and shall not obstruct travel, drainage, utilities or access to any Lot.

**(d)** The Designated Obligated Owner shall cause the Roadways to be maintained such that the parties hereto shall be able to utilize the Roadways. The Designated Obligated Owner shall periodically submit to the other owners of the Obligated Lots a statement of costs and expenses reasonably incurred for maintenance, repair and/or replacement of the Roadways, together with reasonably supporting documentation. The other owners of the Obligated Lots shall, within thirty (30) days following the receipt of any reasonable written invoice from the Designated Obligated Owner for any such maintenance, repair and/or replacement, reimburse the Designated Obligated Owner based upon its allocated share of the reasonable cost of such maintenance, repair and/or approved replacement.

~~Each owner of an Obligated Lot shall be responsible for one-fifth (1/5th) of the total costs associated with such maintenance, repair and/or replacement; provided, however, that the owners of the Obligated Lots, Lot 6 and Lot 7 shall each be required to contribute 1/7th of the total costs associated with such maintenance, repair and/or replacement of the Shared Access Portion of the Roadways.~~

All reasonable costs of maintenance, repair, replacement and operation of the Roadways incurred on or after the recording of the Second Amendment to this Declaration shall be divided equally among the

Developed Lots that are Obligated Lots when the costs are incurred, with one equal share allocated to each such Lot. A "Developed Lot" means an Obligated Lot on which a principal residence has been completed and a certificate of occupancy or equivalent governmental authorization for residential occupancy has been issued, or, if no such authorization is required, the completed residence has first been lawfully occupied. Once a Lot becomes a Developed Lot, subsequent vacancy shall not excuse payment of its share. Until at least one Obligated Lot becomes a Developed Lot, such costs shall be divided equally among all seven (7) Obligated Lots. Except for that initial allocation, an undeveloped Obligated Lot shall not be assessed a share of these costs until it becomes a Developed Lot. Lot 5 shall not be an Obligated Lot and shall not be assessed under this Paragraph 14(d). No separate allocation shall apply to any portion of the Roadways formerly described as the Shared Access Portion of the Roadways. All previously accrued payment obligations shall remain governed by the Declaration as in effect when such obligations arose.

**(e)** In the event any sum of money payable by one party to the other pursuant to Section 14 of this Declaration is not paid when due, the party seeking payment (the "Requesting Party") shall give the non-paying party (the "Non-Paying Party") written notice of such failure to pay as required herein. In the event the unpaid amount is not paid in full to have Requesting Party within ten (10) days after such notice is given, the Requesting Party shall have the right to record, in the Office of the Register of Deeds for Sarpy County, Nebraska, a notice of lien, which shall set forth the then-delinquent amount owed by the Non-Paying Party (including interest at an annual rate of eighteen percent (18%) per annum (the "Default Rate"), and a legal description of the lot owned by the Non-Paying Party (the "Notice of Lien"). Any Non-Paying Party acknowledges that the its Lot will be subject to a lien claim in favor of the Requesting Party in the event Non-Paying Party fails to pay any sums due under this Easement Agreement. Upon recordation of such Notice of Lien, the then delinquent amount owing by the Non-Paying Party, together with interest thereon at the Default Rate, shall constitute a lien upon the parcel of such Non-Paying Party (the "Lien"), as described in the Notice of Lien. In the event the amount secured by such Lien is not paid in full within ten (10) days after such Notice of Lien has been recorded, the Requesting Party may enforce payment of the amount due, or enforce the Lien against the parcel of the Non-Paying Party, by taking either or both of the following actions, concurrently or separately (and, by exercising either of the remedies set forth below, the Requesting Party shall not prejudice or waive its right to exercise the other remedy or such additional remedies as may be available under applicable law): (i) bringing an action at law against the Non-Paying Party personally obligated to pay the unpaid sum of money; and/or (ii) foreclosing the Lien against the parcel of the Non-Paying Party in accordance with the then prevailing Nebraska law relating to the foreclosure of realty mortgages or deeds of trust (including the right to recover any deficiency).

**(f)** The foreclosure of any mortgage covering all or a portion of a Lot or Lots shall in no way affect or diminish any easements granted herein, for all such easements shall remain in full force and effect for the benefit of the grantees described herein. The easements hereby created are not public easements, but are permanent, private easements for the use and benefit of the owners, future owners, occupants, mortgagees, and their respective permittees, and fire, rescue and other emergency vehicles. The parties hereto expressly disclaim the creation of any rights in or for the benefit of the public generally.

**15.** Each owner of a Lot, its successors and assigns, by the acceptance of a deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, options, liens and charges, and the jurisdiction, rights and powers granted or reserved by this Declaration or to which this Declaration is subject, and all rights, benefits and privileges of every character hereby granted, created, reserved or declared and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land and shall bind any person or entity having at any time any interest of estate in said property, and shall inure to the benefit of such Lot owners on like manner as though the provisions, terms and restrictions of this Declaration were received and stipulated at length in each and every deed of conveyance.

**16.** Except as provided in Paragraph 12 herein, this Declaration, or any provisions hereof, may be terminated, modified or amended with respect to all or any portion of the Lots by the terms of a recorded document executed by Declarant alone for a period of ten (10) years following the recording of the Original Declaration

on November 8, 2016. Neither the First Amendment nor the Second Amendment shall restart or extend that period. Thereafter, subject to the limitations set forth in the Subdivision Agreement and the approval rights protected by Paragraph 2, this Declaration may be amended, modified, rescinded or ~~rescinded~~ terminated, in whole or in part, by a written instrument signed by the then record owners of ~~seventy-five percent (75%)~~ at least five (5) of the eight (8) Lots and recorded in the Office of the Register of Deeds of Sarpy County, Nebraska. Each of the eight (8) original Lots shall be counted once for purposes of this requirement, regardless of the number of its owners or any subsequent subdivision, consolidation or replatting. All record owners of the land comprising an original Lot shall join in an instrument for that Lot to be counted as consenting. An owner of more than one Lot may consent separately for each Lot owned.

This Declaration shall run with and shall inure to the benefit of and be enforceable by Declarant, or the owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, from the date the Original Declaration was recorded through December 31, 2041, after which time this Declaration shall be automatically extended for successive periods of ten (10) years unless an instrument terminating this Declaration, signed by the then record owners of ~~seventy-five (75%)~~ at least five (5) of the eight (8) Lots, has been recorded prior to the commencement of the applicable ten-year period. No amendment or partial rescission under this Paragraph 16 shall eliminate, transfer, limit or impair the approval rights protected by Paragraph 2, or the requirement for the holder's written consent to such action, without such holder joining in the recorded instrument. This consent requirement shall not prevent termination of the Declaration in its entirety as to all Lots in accordance with this Paragraph 16. No action under this Paragraph 16 or Paragraph 12 shall dispense with any consent of the City of Springfield required by the Subdivision Agreement, including the written consent required by Section XIV(C) for amendment of Paragraphs 3(l) and 14(b).

**Lot references in the Second Amendment**

Throughout the Declaration and this Amendment, references to Lot 5 shall mean Lot 1, Prairie Toehold Replat 1, and references to Lot 1 without the designation "Prairie Toehold Replat 1" shall mean original Lot 1, Prairie Toehold. The replatted Lot shall retain the rights, obligations, exemptions and single voting count applicable to original Lot 5, except as expressly amended herein.

**Subdivision Agreement obligations and City rights**
**(Second Amendment Section 14 excerpt)**

The allocation of maintenance responsibility and costs among the Lot owners under Paragraphs 14(c) and 14(d) does not release, assign or limit Declarant's obligations to the City as Subdivider under the Subdivision Agreement, including Section I(A)(2) as amended in 2022 and Section III. This Amendment does not extend any construction deadline or defer any construction trigger, shift to the Lot owners any initial or deferred construction obligation imposed on Declarant by the Subdivision Agreement, or alter the City's rights concerning completion of improvements or special assessments under the Subdivision Agreement Amendment. Lot 5's exclusion from the private cost allocation under Paragraph 14(d) does not exempt it from any assessment lawfully imposed by the City. Any release or modification of those obligations must be separately agreed to in writing by the City and the party obligated thereunder.

**Existing easements and accrued rights**
**(Second Amendment Section 18 excerpt)**

The easements and access rights addressed by Paragraphs 14(a) and 14(f) and Exhibit “A” to the Original Declaration remain subject to any prior lawful modifications or releases and are not relocated, released, regranted or enlarged by this Amendment. No reference to the original easement depiction reinstates any area previously lawfully released or modified. The Replat depicts a thirty-foot (30’) access easement along the southern boundary of former Lot 5 and separately conditions reduction of the existing sixty-foot (60’) utility easement on installation of utilities. This Amendment does not effect a further easement reduction, establish satisfaction of that condition, or determine the effect of the Replat on any separately held private easement right. Nothing herein modifies the Subdivision Agreement, the recorded plat or any governmental requirement, or determines or diminishes any public access or utility right arising under the Subdivision Agreement or the recorded plat. No previously accrued claim or payment obligation is waived or released by this Amendment.

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS**

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS (this "Amendment") is made on the date hereinafter set forth by MDM Mangelsen, LLC, a Nebraska limited liability company ("Declarant").

RECITALS

A. On November 8, 2016, a document entitled Declaration of Covenants, Easements and Restrictions, dated as of September 30, 2016, was recorded in the Office of the Register of Deeds of Sarpy County, Nebraska, as Instrument No. 2016-28953 (the "Original Declaration") against the property legally described as Lots 1 through 8, inclusive, Prairie Toehold, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

B. The Original Declaration was amended by that certain Amendment to the Declaration of Covenants, Easements and Restrictions dated January 18, 2018, and recorded January 30, 2018, in said office as Instrument No. 2018-02238 (the "First Amendment"). The Original Declaration, as amended by the First Amendment, is hereinafter referred to as the "Declaration."

C. Paragraph 16 of the Declaration provides that, for a period of ten (10) years following recording of the Original Declaration, Declarant has the exclusive right to amend, modify or terminate all or any portion of the Declaration by recorded instrument. Declarant is exercising such right within said period.

D. The Subdivision Agreement referred to in the Declaration is the agreement between Declarant and the City of Springfield dated October 18, 2016, as amended by the First Amendment to Subdivision Agreement Prairie Toehold dated June 30, 2022, and recorded July 1, 2022, in said office as Instrument No. 2022-17705 (the "Subdivision Agreement Amendment").

E. Original Lot 5, Prairie Toehold, was replatted as Lot 1, Prairie Toehold Replat 1, pursuant to the plat recorded July 1, 2022, in said office as Instrument No. 2022-17695 (the "Replat"). The Replat did not create an additional Lot. The property subject to the Declaration is now legally described as Lots 1 through 4, inclusive, and Lots 6 through 8, inclusive, Prairie Toehold, a

subdivision as surveyed, platted and recorded in Sarpy County, Nebraska; and Lot 1, Prairie Toehold Replat 1, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska (collectively, the "Lots").

NOW, THEREFORE, Declarant hereby declares the Declaration shall be amended as follows:

Capitalized terms not otherwise defined herein shall have the meanings set forth in the Declaration. Throughout the Declaration and this Amendment, references to Lot 5 shall mean Lot 1, Prairie Toehold Replat 1, and references to Lot 1 without the designation "Prairie Toehold Replat 1" shall mean original Lot 1, Prairie Toehold. The replatted Lot shall retain the rights, obligations, exemptions and single voting count applicable to original Lot 5, except as expressly amended herein.

1. Amendment to Paragraph 1. The first sentence of Paragraph 1 of the Declaration, as previously amended by the First Amendment, shall be deleted and replaced with the following:

"The Lots shall be used for residential purposes only; provided, however, that prior to the initial construction of improvements on any Lot, following completion of the principal residence on any Lot, and as otherwise permitted by Paragraph 7 below, the owner of such Lot shall be permitted to plant, grow and harvest trees, corn, beans, or similar agricultural crops on the areas of such Lot which are inside the applicable building set-back requirements established by the local governing jurisdiction, subject to Paragraph 5 below."

2. Amendment to Paragraph 2. In the first sentence of Paragraph 2, the words "the removal of any trees located on Lot 8" shall be deleted and replaced with "the removal of any trees located on Lots 5, 7 or 8." The following shall be added to the end of Paragraph 2:

"The approval rights and authority reserved to Declarant under this Paragraph 2, together with the related approval rights reserved to Declarant under Paragraphs 3 and 10, shall continue for so long as this Declaration remains in effect, including any extension thereof, notwithstanding expiration of Declarant's unilateral amendment authority under Paragraph 16 or the conveyance by Declarant of any or all of the Lots. Such approval rights shall not automatically pass to the Lot owners or any association of Lot owners. Declarant may assign such rights to a successor or assign by a written instrument expressly identifying the rights assigned and the successor or assign, accepted in writing by such successor or assign and recorded in the Office of the Register of Deeds of Sarpy County, Nebraska. Any assignment shall be subject to prior written approval of the City of Springfield to the extent required by Section XIII of the Subdivision Agreement. No assignment of approval rights shall, by itself, transfer or release any obligation under the Subdivision Agreement. A conveyance of a Lot, without such an express assignment, shall not transfer these approval rights. Following such assignment, references to Declarant with respect to the rights assigned shall mean the successor or assign then holding such rights. While this Declaration remains in effect, no amendment, waiver, partial rescission or other modification may eliminate, transfer, limit or impair such approval rights, or this sentence protecting such rights, without the written consent of the holder thereof joined in the recorded instrument. The foregoing shall not prevent termination of the Declaration in its entirety as to all Lots in accordance with Paragraph 16."

3. Amendment to Paragraph 3(f). Paragraph 3(f) of the Declaration shall be deleted in its entirety and replaced with the following:

"(f) All accessory buildings, including detached garages, barns and sheds, must be approved by Declarant pursuant to Paragraph 2 prior to construction. No accessory building shall exceed six thousand (6,000) square feet of gross floor area, measured to the outside face of exterior walls and including all floors, lofts and mezzanines. Sidewall height at the eaves shall not exceed thirteen (13) feet, measured vertically from adjacent finished grade to the intersection of the exterior wall and roof."

4. Amendment to Paragraph 3(g). Paragraph 3(g) of the Declaration shall be deleted in its entirety and replaced with the following:

"(g) All fences shall be subject to Declarant's prior written approval under Paragraph 2, including approval of the materials and location. Black chain-link fencing shall be a permitted fencing material, subject to such approval. Fences shall be permitted only in the side and rear yards of a Lot. For purposes of this Paragraph 3(g) and Paragraph 9, front, side and rear yards shall be determined consistently with the recorded plat, Section IX of the Subdivision Agreement and applicable governmental requirements; each yard fronting a public road or street or a dedicated access easement shall be treated as a front yard. No fence shall extend forward of the front building line of the principal residence along any such frontage, as shown on the site plan approved by Declarant. If a residence has not yet been constructed, the front building lines shown on the approved site plan shall control. This restriction also applies to fencing within the landscape easement described in Paragraph 3(l). All fences shall comply with applicable governmental requirements and shall not obstruct any drainage way or Roadway."

5. Amendment to Paragraph 3(h). Paragraph 3(h) of the Declaration shall be deleted in its entirety and replaced with the following:

"(h) The assembly, disassembly, repair or general service work on any car, truck, equipment or other machinery shall be prohibited except within an enclosed garage or in an area of the Lot wholly screened from view from every adjoining roadway as provided in Paragraph 8. Ordinary parking on a driveway of operable cars and trucks regularly used for transportation by the owners or occupants of the Lot and their guests shall be permitted, subject to the specific restrictions in Paragraph 9. Except as expressly permitted by Paragraph 9 or Paragraph 14(c), cars, trucks, equipment and other machinery shall not be stored, left standing or otherwise kept outside for more than thirty (30) consecutive days when not regularly used for their ordinary intended purpose. Merely moving or briefly operating an item for the purpose of avoiding this restriction shall not constitute regular use or interrupt such thirty (30) day period. Any vehicle left in view in excess of said thirty (30) day period must be properly registered and operating."

6. Exterior Lighting. The following shall be added to the end of Paragraph 3 of the Declaration:

"(m) All exterior lighting on a Lot shall be downward facing and fully shielded so that no direct light is emitted at or above the horizontal plane. The combined illumination from all exterior lighting on a Lot shall not exceed one-tenth (0.1) foot-candle at any boundary of that Lot, measured after dark with a calibrated light meter in a horizontal plane at ground level or in a vertical plane facing the light source five (5) feet above grade, excluding illumination from other sources. Compliance with this limit shall not permit lighting that creates a nuisance, causes unreasonable glare onto another Lot or any roadway, or unreasonably interferes with the use and enjoyment of another Lot."

7. Amendment to Paragraph 8. The following shall be added to the end of Paragraph 8 of the Declaration:

"Except for the light commercial equipment expressly permitted by Paragraph 9 and the road maintenance equipment and materials expressly permitted by Paragraph 14(c), all outside storage shall be wholly screened by a building, approved opaque fencing or effective landscaping from view at ground level from every public street or road, Roadway or other vehicular access easement adjoining or lying within the Lot, including 132nd Street. This screening standard shall apply wherever Paragraphs 3(h), 8 or 9 require screening from adjoining roadways. Screening shall be maintained so that it remains effective throughout the year and shall be subject to Paragraph 2. Ordinary parking expressly permitted by Paragraph 3(h) shall not constitute storage for purposes of this Paragraph 8. No screening or storage permission shall authorize a nuisance or other condition prohibited by this Declaration."

8. Amendment to Paragraph 9. The second and third sentences of Paragraph 9 shall be deleted and replaced with the following:

"All trailers, boats, and other recreational or business vehicles shall be stored either within enclosed structures or behind the rear building line of the principal residence and wholly screened from view from every adjoining roadway as provided in Paragraph 8; provided, however, that ordinary parking of cars and trucks expressly permitted by Paragraph 3(h) shall not be subject to this storage requirement. All semi-trucks, dump trucks, semi-trailers and shipping containers, construction equipment and other heavy machinery, including equipment used in connection with a commercial business, shall be kept within an enclosed structure or in a side or rear yard wholly screened from view from every adjoining roadway as provided in Paragraph 8. Light equipment, such as lawn mowers and snowplow blades, used regularly in the ordinary course of a commercial business of an owner or occupant may be kept outside without screening, provided such equipment is maintained in an orderly condition in a side or rear yard, is not kept forward of the front building line of the principal residence along any front yard, and does not constitute discarded, inoperable or surplus equipment. Seasonal use in the ordinary course of such business shall constitute regular use. For storage on a Lot before construction of a residence, the corresponding building lines on the site plan approved by Declarant, consistent with the recorded plat and the Subdivision Agreement, shall control. The storage expressly permitted by this Paragraph 9 shall not be prohibited solely by the thirty (30) day limit in Paragraph 3(h). These provisions shall not prohibit vehicles or equipment temporarily present while actually making deliveries or performing lawful construction, repair or maintenance on the Lots or Roadways, provided they are removed promptly when no longer reasonably needed for such work, nor shall they prohibit the road maintenance storage expressly permitted by Paragraph 14(c). The limited permission to keep business vehicles or equipment on a Lot shall not otherwise authorize the conduct of a commercial business on the Lot contrary to Paragraph 1 or applicable law."

9. Amendment to Paragraph 11. Paragraph 11 of the Declaration shall be deleted in its entirety and replaced with the following:

"11. If the present or future owners, users or occupants of the Lots shall violate or attempt to violate any covenant contained in this Declaration, it shall be lawful for Declarant or any person or persons owning any other Lot to prosecute proceedings at law or equity against the person violating or attempting to violate such covenant to prevent such violation or to recover damages resulting therefrom. To the extent permitted by applicable Nebraska law, the party successfully enforcing this Declaration shall also be entitled to recover from the violating party the reasonable costs and expenses of enforcement, including reasonable attorneys' fees and court costs. Any recovery of attorneys' fees in a judicial proceeding shall be subject to applicable statutory authority or a recognized uniform course of procedure. Failure by Declarant or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter."

10. Amendment to Paragraph 14(b). Paragraph 14(b) of the Declaration shall be deleted in its entirety and replaced with the following:

"(b) Each Lot shall have a vehicular driveway connection to the Roadway finished using concrete, rock or gravel, in a location approved in writing by Declarant. Such driveway shall not alter the natural or existing flow and drainage of ground water. The Lots shall access 132nd Street only from the Roadways, and any other direct access from the Lots to 132nd Street is prohibited. Access to Lots 6 and 7 from 132nd Street shall be shared by way of the Roadway between those Lots. Access to Lot 5 (now Lot 1, Prairie Toehold Replat 1) from 132nd Street shall be by way of the Roadway adjacent to its southern boundary. The location of each Lot's driveway connection to the Roadways shall be subject to Declarant's approval under Paragraph 2 and all applicable governmental approvals."

11. Amendment to Paragraph 14(c). Paragraph 14(c) of the Declaration shall be deleted in its entirety and replaced with the following:

"(c) Declarant shall maintain, repair, operate, replace and otherwise keep the Roadways in good repair, as determined in its reasonable judgment and discretion. In the event Declarant elects not to perform said Roadway maintenance, then the owners or occupants of Lots 1 through 4, inclusive, and Lots 6 through 8, inclusive, Prairie Toehold, a Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska (collectively, the "Obligated Lots"), shall maintain the Roadways. The maintenance shall include, without limitation, removing snow to the extent reasonably necessary to keep the Roadways in an operable condition. This limitation concerns obligations imposed by this Declaration only and does not release or limit any obligation under the Subdivision Agreement or applicable law, including the requirement that emergency vehicles have access. Reasonable delays in performance of maintenance are allowed where performance is impeded by inclement weather. Prior to January 1st of each year, the owners of the Obligated Lots shall delegate the responsibility set forth in this Paragraph 14(c) to one (1) of the owners of the Obligated Lots that indicates his or her willingness to serve, by majority vote (the "Designated Obligated Owner"). If none of the owners indicates a willingness to serve for a given year, the owners of the Obligated Lots shall select the Designated Obligated Owner by majority vote, and such owner shall not be obligated to serve again until six (6) years following the end of such yearly term, it being the intent that the owners of the seven (7) Obligated Lots take turns filling such role. The costs associated with maintenance, repair, replacement and operation of the Roadways shall be apportioned in accordance with Paragraph 14(d).

The owners of Lots 2 and 3 may keep road maintenance equipment and stockpiles of rock or aggregate along the western boundary of their respective Lots solely for maintenance, repair or replacement of the Roadways. Notwithstanding Paragraphs 3(h), 8 and 9, such equipment and materials need not be enclosed or screened and may remain for as long as reasonably needed for that purpose. This permission is limited to equipment and materials reasonably related to such roadway work, does not authorize general commercial storage, and does not create a right to place or store anything on another owner's property or within any easement contrary to its terms. Such storage shall be kept orderly and shall not obstruct travel, drainage, utilities or access to any Lot."

12. Amendment to Paragraph 14(d). The last sentence of Paragraph 14(d), beginning "Each owner of an Obligated Lot," shall be deleted and replaced with the following:

"All reasonable costs of maintenance, repair, replacement and operation of the Roadways incurred on or after the recording of the Second Amendment to this Declaration shall be divided equally among the Developed Lots that are Obligated Lots when the costs are incurred, with one equal share allocated to each such Lot. A "Developed Lot" means an Obligated Lot on which a principal residence has been completed and a certificate of occupancy or equivalent governmental authorization for residential occupancy has been issued, or, if no such authorization is required, the completed residence has first been lawfully occupied. Once a Lot becomes a Developed Lot, subsequent vacancy shall not excuse payment of its share. Until at least one Obligated Lot becomes a Developed Lot, such costs shall be divided equally among all seven (7) Obligated Lots. Except for that initial allocation, an undeveloped Obligated Lot shall not be assessed a share of these costs until it becomes a Developed Lot. Lot 5 shall not be an Obligated Lot and shall not be assessed under this Paragraph 14(d). No separate allocation shall apply to any portion of the Roadways formerly described as the Shared Access Portion of the Roadways. All previously accrued payment obligations shall remain governed by the Declaration as in effect when such obligations arose."

13. Amendment to Paragraph 16. Paragraph 16 of the Declaration shall be deleted in its entirety and replaced with the following:

"16. Except as provided in Paragraph 12 herein, this Declaration, or any provisions hereof, may be terminated, modified or amended with respect to all or any portion of the Lots by the terms of a recorded document executed by Declarant alone for a period of ten (10) years following the recording of the Original Declaration on November 8, 2016. Neither the First Amendment nor the Second Amendment shall restart

or extend that period. Thereafter, subject to the limitations set forth in the Subdivision Agreement and the approval rights protected by Paragraph 2, this Declaration may be amended, modified, rescinded or terminated, in whole or in part, by a written instrument signed by the then record owners of at least five (5) of the eight (8) Lots and recorded in the Office of the Register of Deeds of Sarpy County, Nebraska. Each of the eight (8) original Lots shall be counted once for purposes of this requirement, regardless of the number of its owners or any subsequent subdivision, consolidation or replatting. All record owners of the land comprising an original Lot shall join in an instrument for that Lot to be counted as consenting. An owner of more than one Lot may consent separately for each Lot owned.

This Declaration shall run with and shall inure to the benefit of and be enforceable by Declarant, or the owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, from the date the Original Declaration was recorded through December 31, 2041, after which time this Declaration shall be automatically extended for successive periods of ten (10) years unless an instrument terminating this Declaration, signed by the then record owners of at least five (5) of the eight (8) Lots, has been recorded prior to the commencement of the applicable ten-year period. No amendment or partial rescission under this Paragraph 16 shall eliminate, transfer, limit or impair the approval rights protected by Paragraph 2, or the requirement for the holder's written consent to such action, without such holder joining in the recorded instrument. This consent requirement shall not prevent termination of the Declaration in its entirety as to all Lots in accordance with this Paragraph 16. No action under this Paragraph 16 or Paragraph 12 shall dispense with any consent of the City of Springfield required by the Subdivision Agreement, including the written consent required by Section XIV(C) for amendment of Paragraphs 3(l) and 14(b)."

14. Subdivision Agreement and City Consent. References in the Declaration and this Amendment to the Subdivision Agreement include the Subdivision Agreement Amendment. The written consent of the City of Springfield required by Section XIV(C) of the Subdivision Agreement shall be obtained before this Amendment is recorded. The City's consent may be evidenced by its execution of the consent attached hereto. The allocation of maintenance responsibility and costs among the Lot owners under Paragraphs 14(c) and 14(d) does not release, assign or limit Declarant's obligations to the City as Subdivider under the Subdivision Agreement, including Section I(A)(2) as amended in 2022 and Section III. This Amendment does not extend any construction deadline or defer any construction trigger, shift to the Lot owners any initial or deferred construction obligation imposed on Declarant by the Subdivision Agreement, or alter the City's rights concerning completion of improvements or special assessments under the Subdivision Agreement Amendment. Lot 5's exclusion from the private cost allocation under Paragraph 14(d) does not exempt it from any assessment lawfully imposed by the City. Any release or modification of those obligations must be separately agreed to in writing by the City and the party obligated thereunder.

15. Effective Date. This Amendment shall become effective upon its recording in the Office of the Register of Deeds of Sarpy County, Nebraska, following receipt of the City consent required above, and shall bind and benefit the Lots and the persons bound or benefited by the Declaration.

16. Governing Law. This Amendment is made under and governed by the laws of the State of Nebraska.

17. Severability. Each provision of this Amendment and the application thereof are hereby declared to be independent of and severable from the remainder of this Amendment. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Amendment.

18. No Other Amendments. Except as set forth herein, the Declaration, including Paragraph 7 as amended by the First Amendment, shall remain in full force and effect. In the event of a conflict with the Declaration, this Amendment shall control. The easements and access rights addressed by Paragraphs 14(a) and 14(f) and Exhibit "A" to the Original Declaration remain subject to any prior lawful modifications or releases and are not relocated, released, regranted or enlarged by this Amendment. No reference to the

original easement depiction reinstates any area previously lawfully released or modified. The Replat depicts a thirty-foot (30') access easement along the southern boundary of former Lot 5 and separately conditions reduction of the existing sixty-foot (60') utility easement on installation of utilities. This Amendment does not effect a further easement reduction, establish satisfaction of that condition, or determine the effect of the Replat on any separately held private easement right. Nothing herein modifies the Subdivision Agreement, the recorded plat or any governmental requirement, or determines or diminishes any public access or utility right arising under the Subdivision Agreement or the recorded plat. No previously accrued claim or payment obligation is waived or released by this Amendment.

IN WITNESS WHEREOF, this Amendment was made this __ day of _____, 2026.

**DECLARANT:**

MDM Mangelsen, LLC,
a Nebraska limited liability company

By: _____
Name: David M. Mangelsen
Its: Manager

STATE OF NEBRASKA )
) ss.
COUNTY OF SARPY )

Before me, a Notary Public qualified for said County and State, personally came David M. Mangelsen, Manager of MDM Mangelsen, LLC, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed on behalf of said limited liability company.

WITNESS my hand and Notary Seal on this ____ day of _____, 2026.

_____
Notary Public

## CONSENT OF THE CITY OF SPRINGFIELD

Pursuant to Section XIV(C) of the October 18, 2016 Subdivision Agreement for Prairie Toehold, Lots 1–8, between MDM Mangelsen, LLC and the City of Springfield, Nebraska, as amended June 30, 2022, by the instrument recorded as Sarpy County Instrument No. 2022-17705, the City hereby consents to the amendment of Paragraph 14(b) of the Declaration effected by the foregoing Second Amendment. The City also consents to the application of Paragraph 3(g) of the Declaration, as amended by the foregoing Second Amendment, to fencing otherwise permitted by Paragraph 3(l) of the Declaration.

This consent is limited to the foregoing covenant changes. It does not approve any particular improvement or driveway location, amend the Subdivision Agreement or the recorded plat, release Subdivider from any obligation thereunder, transfer any maintenance responsibility to the City, or dispense with any otherwise required permit or governmental approval.

**CITY OF SPRINGFIELD, NEBRASKA,**
a Nebraska municipal corporation

By: _____
Name: Robert Roseland
Its: Mayor

ATTEST:

_____
Name: Barb Henninger
Its: City Clerk

STATE OF NEBRASKA )
) ss.
COUNTY OF SARPY )

This instrument was acknowledged before me on _____, 2026, by Robert Roseland, Mayor, and Barb Henninger, City Clerk, of the City of Springfield, Nebraska, a Nebraska municipal corporation, on behalf of said municipal corporation.

_____
Notary Public

# MEMORANDUM

TO: Kathleen Gottsch
CITY OF SPRINGFIELD, NEBRASKA

FROM: William E. Seidler, Jr.
SEIDLER & SEIDLER, P.C.

DATE: October 29, 2026

RE: Request for consent for Second amendment to the declaration of covenants, easements and restrictions-Prairie Toehold-MDM Mangelsen, LLC a Nebraska limited liability company.

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**Facts**

You have submitted to me a request for a Second Amendment to the Declaration of Covenants for Prairie Toehold, a subdivision in Springfield's ETJ, and a request for Consent by the City. You have asked for my comments.

**Documents examined.**

I have reviewed the following documents:

- Subdivision Agreement-Prairie Toehold-City of Springfield, dated October 18, 2016. MDM Mangelsen LLC, Developer
- Declaration of Covenants-Prairie Toehold, September 30, 2016.
- Amendment to Declaration of Covenants-Prairie Toehold January 18, 2018.
- First Amendment to Subdivision Agreement between City of Springfield and MDM Mangelsen, LLC, dated June 30, 2022.
- Proposed Second Amendment to Declaration of Covenants, by MDM Mangelsen, LLC, for Prairie Toehold.
- Proposed Consent by city of Springfield.

The Developer's attorney states that the Developer (MDM Mangelsen, LLC) wants to file the Amendment to the Covenants by November 6, 2026, because that is when its Right of Unilateral Amendment to the Covenants ends.

**Comments**

The Subdivision Agreement, Section XIV-Compliance-(c)-Covenants, provides that subsection 3 (l) and subsection 14(b) of the Declaration of Covenants shall not be amended without written consent of the City, which written consent shall not be unreasonably withheld, conditioned or delayed.

The Subdivision Agreement at Section I- Improvements by Subdivider paragraph 2 and 4 required the Developer to install and maintain the access easements.

The First Amendment to the Subdivision Agreement amended the Subdivision Agreement between the City and the Developer, and created additional obligations on the Developer to design, construct, install, repair, and maintain the access easements.

The Developer's proposed Second Amendment to the Declaration of Covenants amends a system whereby the owners of the lots in Prairie Toehold must pay for and maintain the easements.

The Covenants, as written, are inconsistent with the Subdivision Agreement between the City and the Developer. The proposed Second Amendment continues that inconsistency.

The easements in the Prairie Toehold subdivision are the Developer's solution to lack of publicly dedicated streets. There is no corporate entity with existence tied to the lots in the subdivision

The Developer is a limited liability company. Upon the dissolution of this private limited liability company, there would be no party for the City to enforce its Subdivision Agreement regarding the access easements. Under the terms of the Amendment to the Subdivision Agreement the city would have rights, but it may choose not to exercise those right because the access easement are not dedicated right of way. The owners of the lots would be left to resolve matters of installation and maintenance.

The city and the Developer should resolve the inconsistency before any further action to amend these covenants.

**10/30/26**

**RE: City consent to 2nd Amendment of Covenants for Prairie Toehold - return by November 3rd requested**

**Robert Griffith<rgriffith@fjjblaw.com>**
Kathleen Gottsch
Matt Mangelsen <matt@mangelsens.com>.

Hi Kathleen,

Thanks for speaking with me this morning. Attached is a PDF redline comparing the existing covenants, including the 2018 amendment, against the changes proposed in the Second Amendment. It includes the existing roadway maintenance and enforcement provisions for context and should help clarify the true scope of our request. Unchanged language appears in black, deletions in red strikethrough, and additions in blue underline.

Section 14 of the proposed amendment expressly preserves MDM's obligations to the City under the Subdivision Agreement, as amended in 2022. It states that the allocation of maintenance responsibilities and costs among the owners does not release, assign or limit those obligations. It also preserves MDM's initial and deferred construction obligations and the City's completion and special assessment rights. Any actual transfer or release of MDM's obligations would require a separate written agreement with the City.

The allocation of maintenance responsibilities among individual owners is also not new.

As the comparison shows, Paragraphs 14(c) and 14(d) of the original covenants already required certain owners to maintain the roadways, designate an owner to administer maintenance, and share the costs. Practically, this has always been Matt doing the maintenance – and that is also the intent moving forward, as shown in the proposed amendment. Paragraph 14(e) already provides lien and foreclosure remedies for unpaid amounts. Those covenants were attached to the original Subdivision Agreement. The proposed amendment revises that existing private arrangement while expressly preserving MDM's separate obligations to the City.

We appreciate the concern about what happens if MDM eventually ceases to exist. That concern, however, exists under the current documents and the proposed amendment does not release MDM from its maintenance obligations.

Neither the original Subdivision Agreement nor its 2022 amendment expressly requires formation of an HOA. Could Bill clarify the applicable ordinance or approval condition supporting this requirement, including how it applies to the subdivision's 2016 approval and the 2022 replat? That would help us evaluate why HOA formation and an amendment to the Subdivision Agreement must precede this consent.

At the end of the day, the primary intention of the amendment is focused on cleaning up and clarifying parts of the covenants that deal with matters aside from the access easements – namely, maintaining the attractiveness and enjoyment of the subdivision. Our changes to the roadway provisions are merely intending to clarify and make fairer the original maintenance obligations – not shift responsibility.

If you would please have Bill review these points and the actual changes provided in the redline, we would appreciate his reconsideration.  Please let Bill know I am happy to speak with him directly at his convenience as well. Thank you again very much for your time and willingness to work with us on this.

Please have a wonderful weekend.

Thanks,
Bob

Robert T. Griffith
Attorney at Law
11440 W. Center Road
Omaha, NE 68144
(402) 691-5267
rgriffith@fjjblaw.com

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Regular Agenda Item 10 | Consider approval of Resolution 2026-50 approving the Second Amendment to Subdivision Agreement for the Springview Subdivision | Kathleen Gottsch<br>City Administrator |

**Synopsis**

The attorney and financial advisor for the Springview subdivision have requested that Section XXXII of the Subdivision Agreement be revised to state the following:

> *The District agrees to annually levy a total combined ad valorem property tax of at least 90 cents per $100 taxable valuation until all construction fund debt (in the form of construction fund warrants) is converted to long term bond indebtedness of the District. In no event shall the District's total levy be less than the total City levy. All such long term bond indebtedness shall be fully repaid within twenty (20) years of their issuance, unless refinanced to capture levy/interest savings as advised by the District's municipal financial advisor.*

From multiple SID attorneys, the rationale for being allowed to reduce the minimum levy requirements below 90 cents upon bonding off the construction fund warrants into long-term debt (20-year bonds) is because the 90-cent minimum levy is meant to protect the District's ability to service its construction fund warrants. Warrants are short-term, interest-bearing obligations, and their repayment depends on development continuing and valuation growing. Once those warrants have been retired with long-term general obligation bonds, the District's debt is fixed on a defined 20-year amortization schedule with known annual debt service requirements. At that point, the levy no longer needs a fixed floor. It can be set each year at the amount actually needed to pay principal and interest on the bonds when due, plus the District's operating expenses. Keeping the levy artificially at 90 cents after the debt is fully bonded would tax property owners beyond what the District's needs and build up unnecessary reserves. The District's taxpayers, who have carried the cost of the infrastructure, should share in the success of a sound debt structure through a lower tax rate. The requirement that the District's levy never fall below the city's levy, together with the 20-year repayment requirement, continues to protect the city's interests while allowing that relief.

**Recommendation**

Staff recommends approval.

**Attachments**

Resolution 2026-50
First Amendment to Subdivision Agreement

**RESOLUTION**
**2026-50**

**First Amendment to Subdivision Agreement**
**Lots 1-94 and Outlots A-G, Springview**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE FIRST AMENDMENT TO SUBDIVISION AGREEMENT FOR LOTS 1-94 AND OUTLOTS A-G, SPRINGVIEW.

WHEREAS, MDC PMG LLC, a Nebraska limited liability company (hereinafter referred to as "Subdivider") has requested an amendment to the original Subdivision Agreement for Lots 1-94 and Outlots A-G, Springview, dated August 21, 2026, and approved by Resolution 2026-15.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the First Amendment to Subdivision Agreement with MDC PMG LLC for Lots 1-94 and Outlots A-G, Springview, a copy of which is attached as Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Springfield that the Mayor is authorized to enter into said First Amendment to Subdivision Agreement.

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER 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

**FIRST AMENDMENT TO SUBDIVISION AGREEMENT**

Lots 1-94 and Outlots A-G, Springview

THIS AGREEMENT, made and entered into this _____ day of _____, 2026, among MDC PMG LLC, a Nebraska limited liability company, (hereinafter referred to as "Subdivider"), SANITARY AND IMPROVEMENT DISTRICT NO 387 of SARPY COUNTY, NEBRASKA, (hereinafter referred to as "District"), SPRINGVIEW HOMEOWNERS ASSOCIATION INC., (hereinafter referred to as "Association"), and the CITY OF SPRINGFIELD, a Municipal Corporation in the State of Nebraska, (hereinafter referred to as "City"). Collectively, Subdivider, District, Association, and City are hereinafter sometimes referred to as the "Parties."

WITNESSETH:

WHEREAS, Subdivider, District, Association and City entered into that certain Subdivision Agreement dated August 21, 2026, which was recorded in the office of the Register of Deeds of Sarpy County, Nebraska on September 16, 2026, as Instrument No. 202622264 (the "Subdivision Agreement"); and

WHEREAS, the Parties desire to amend the Subdivision Agreement as provided herein.

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:

1. Section XXXII of the Subdivision Agreement is hereby deleted and the following placed in its stead:

The District agrees to annually levy a total combined ad valorem property tax of at least 90 cents per $100 taxable valuation until all construction fund debt (in the form of construction fund warrants) is converted to long term bond indebtedness of the District. In no event shall the District's total levy be less than the total City levy. All such long term bond indebtedness shall be fully repaid within twenty (20) years of their issuance, unless refinanced to capture levy/interest savings as advised by the District's municipal financial advisor.

2. Except as otherwise provided herein, all other terms and conditions of the Subdivision Agreement shall be deemed incorporated herein and made a part of this First Amendment, and shall continue in full force and effect.

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

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

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.

_____ (SEAL)

NOTARY PUBLIC

ATTEST:

SANITARY AND IMPROVEMENT DISTRICT NO. 387 OF SARPY COUNTY, NEBRASKA

_____ _____

DATE CHAIRMAN 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 _____, personally known by me to be the Chairman of Sanitary and Improvement District No. 387 of Sarpy County, Nebraska, 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 District.

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

_____ (SEAL)

NOTARY PUBLIC

ATTEST: MDC PMG LLC

_____ _____

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 _____, personally known by me to be the Manager of MDC PMG LLC, 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.

_____ (SEAL)

NOTARY PUBLIC

ATTEST:

SPRINGVIEW HOMEOWNERS ASSOCIATION

_____ DATE

_____ PRESIDENT 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 _____, personally known by me to be the President of the Springview Homeowners Association of Sarpy County, Nebraska, 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 District.

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

_____ (SEAL)
NOTARY PUBLIC

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Regular Agenda Item 11 | Consider approval of Resolution 2026-51 approving the Second Amendment to Subdivision Agreement for the Springfield Highlands Subdivision | Kathleen Gottsch<br>City Administrator |

**Synopsis**

The attorney and financial advisor for the Springfield Highlands subdivision have requested that Section XXXII of the Subdivision Agreement be revised to state the following:

> *The District agrees to annually levy a total combined ad valorem property tax of at least 90 cents per $100 taxable valuation until all construction fund debt (in the form of construction fund warrants) is converted to long term bond indebtedness of the District. In no event shall the District's total levy be less than the total City levy. All such long term bond indebtedness shall be fully repaid within twenty (20) years of their issuance, unless refinanced to capture levy/interest savings as advised by the District's municipal financial advisor.*

From multiple SID attorneys, the rationale for being allowed to reduce the minimum levy requirements below 90 cents upon bonding off the construction fund warrants into long-term debt (20-year bonds) is because the 90-cent minimum levy is meant to protect the District's ability to service its construction fund warrants. Warrants are short-term, interest-bearing obligations, and their repayment depends on development continuing and valuation growing. Once those warrants have been retired with long-term general obligation bonds, the District's debt is fixed on a defined 20-year amortization schedule with known annual debt service requirements. At that point, the levy no longer needs a fixed floor. It can be set each year at the amount actually needed to pay principal and interest on the bonds when due, plus the District's operating expenses. Keeping the levy artificially at 90 cents after the debt is fully bonded would tax property owners beyond what the District's needs and build up unnecessary reserves. The District's taxpayers, who have carried the cost of the infrastructure, should share in the success of a sound debt structure through a lower tax rate. The requirement that the District's levy never fall below the city's levy, together with the 20-year repayment requirement, continues to protect the city's interests while allowing that relief.

**Recommendation**

Staff recommends approval.

**Attachments**

Resolution 2026-51
First Amendment to Subdivision Agreement

**RESOLUTION**
**2026-51**

**First Amendment to Subdivision Agreement**
**Lots 1-133 and Outlots A-L, Springfield Highlands**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE FIRST AMENDMENT TO SUBDIVISION AGREEMENT FOR LOTS 1-133 AND OUTLOTS A-L, SPRINGFIELD HIGHLANDS.

WHEREAS, Springfield Highlands, LLC, a Nebraska limited liability company (hereinafter referred to as "Commercial Subdivider"), and HRC Springfield Highlands, LLC, a Nebraska limited liability company (hereinafter referred to as "Residential Subdivider") have requested an amendment to the original Subdivision Agreement for Lots 1-133 and Outlots A-L, Springfield Highlands, approved by Resolution 2026-27.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the First Amendment to Subdivision Agreement with Springfield Highlands, LLC, and HRC Springfield Highlands, LLC for Lots 1-133 and Outlots A-L, Springfield Highlands, a copy of which is attached as Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Springfield that the Mayor is authorized to enter into said First Amendment to Subdivision Agreement.

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER 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

**FIRST AMENDMENT TO SUBDIVISION AGREEMENT**

Lots 1-133 and Outlots A-L, Springfield Highlands

THIS AGREEMENT, made and entered into this _____ day of _____, 2026, among SPRINGFIELD HIGHLANDS, LLC, a Nebraska limited liability company, (hereinafter referred to as "Commercial Subdivider"), HRC SPRINGFIELD HIGHLANDS, LLC, a Nebraska limited liability company, (hereinafter referred to as "Residential Subdivider"), SANITARY AND IMPROVEMENT DISTRICT NO 391 of SARPY COUNTY, NEBRASKA, (hereinafter referred to as "District"), SPRINGFIELD HIGHLANDS HOMEOWNERS ASSOCIATION INC., (hereinafter referred to as "Association"), and the CITY OF SPRINGFIELD, a Municipal Corporation in the State of Nebraska, (hereinafter referred to as "City"). Collectively, Subdivider, District, Association, and City are hereinafter sometimes referred to as the "Parties."

WITNESSETH:

WHEREAS, Subdivider, District, Association and City entered into that certain Subdivision Agreement dated _____, 2026, which was recorded in the office of the Register of Deeds of Sarpy County, Nebraska on _____, 2026, as Instrument No. _____ (the "Subdivision Agreement"); and

WHEREAS, the Parties desire to amend the Subdivision Agreement as provided herein.

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:

1. Section XXXII of the Subdivision Agreement is hereby deleted and the following placed in its stead:

The District agrees to annually levy a total combined ad valorem property tax of at least 90 cents per $100 taxable valuation until all construction fund debt (in the form of construction fund warrants) is converted to long term bond indebtedness of the District. In no event shall the District's total levy be less than the total City levy. All such long term bond indebtedness shall be fully repaid within twenty (20) years of

their issuance, unless refinanced to capture levy/interest savings as advised by the District's municipal financial advisor.

2. Except as otherwise provided herein, all other terms and conditions of the Subdivision Agreement shall be deemed incorporated herein and made a part of this First Amendment, and shall continue in full force and effect.

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

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

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.

_____ (SEAL)

NOTARY PUBLIC

ATTEST:

SANITARY AND IMPROVEMENT DISTRICT NO. 391 OF SARPY COUNTY, NEBRASKA

_____ _____

DATE CHAIRMAN 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 _____, personally known by me to be the Chairman of Sanitary and Improvement District No. 391 of Sarpy County, Nebraska, 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 District.

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

_____ (SEAL)

NOTARY PUBLIC

ATTEST: SPRINGFIELD HIGHLANDS, LLC

_____ _____

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 _____, personally known by me to be the Manager of SPRINGFEILD HIGHLANDS, LLC, 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.

_____ (SEAL)

NOTARY PUBLIC

ATTEST: HRC SPRINGFIELD HIGHLANDS, LLC

_____ _____

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 _____, personally known by me to be the Manager of HRC SPRINGFEILD HIGHLANDS, LLC, 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.

_____ (SEAL)

NOTARY PUBLIC

ATTEST:

SPRINGFIELD HIGHLANDS
HOMEOWNERS ASSOCIATION, INC.

_____ DATE

_____
PRESIDENT 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 _____, personally known by me to be the President of the Springfield Highlands Homeowners Association, Inc. of Sarpy County, Nebraska, 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 District.

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

_____ (SEAL)
NOTARY PUBLIC

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Regular Agenda Item 12 | Consider approval of Ordinance No. 1218 Amending Springfield Municipal Code §5-303 Speed Limits | Kathleen Gottsch<br>City Administrator |

**Synopsis**

Per the Council's request, I have revised Springfield Municipal Code §5-303 Speed Limits to change the speed limit on Main Street from Hwy 50 to 10th Avenue to 25MPH the entire way as opposed to changing throughout town between 25MPH and 20MPH. Most of town was already 25MPH other than those areas specifically listed in the ordinance.

**Recommendation**

Council consideration.

**Attachments**

Ordinance No. 1218

**ORDINANCE NO. 1227**

AN ORDINANCE OF THE CITY OF SPRINGFIELD, NEBRASKA TO AMEND SPRINGFIELD MUNICIPAL CODE CHAPTER 5, ARTICLE 3, SECTION 5-303; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SPRINGFIELD, NEBRASKA:

Section 1. That Chapter 5, Article 3, Section 5-303 of the Springfield Municipal Code is amended to read as follows:

**§5-303 SPEED LIMITS.**

No person shall operate a motor vehicle on any street, alley, or other place at a rate of speed greater than twenty-five (25) m.p.h. within the City, provided that the following speed limits shall apply in the following locations ~~residential district, and twenty (20) m.p.h. within the business district, and twenty (20) m.p.h. in the school district~~ unless a different rate of speed is specifically permitted by ordinance.

| | |
|---|---|
| Park Drive from Hwy 50 to Platteview Road | 20 miles per hour |
| Platteview Road from Hwy 50 to 5th Avenue | 35 miles per hour |
| Capehart Road from west of 150th Street to 156th Street | 45 miles per hour |
| Fairview Road from Hwy 50 to 156th Street | 45 miles per hour |
| Pflug Road from east of Hwy 50 to east of S. 1st Street | 50 miles per hour |

In no instance shall a person drive a vehicle on a highway at a speed greater than is reasonable and prudent under the conditions. Where a different maximum speed is set by ordinance, appropriate signs shall be posted.

Section 2. Any other ordinance or code section passed and approved prior to passage, approval, and publication or posting of this ordinance and in conflict with its provisions is repealed.

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

Passed and approved this 3rd day of November 2026.

_____
Mayor

(SEAL)

Attest:

_____
Clerk

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Regular Agenda Item 13 | **Resolution 2026-52** Year-End Certification of City Street Superintendent Form | Barb Henninger<br>City Clerk |

**Synopsis**

The city is required to complete and submit the attached Year-End Certification of City Street Superintendent Form to NDOT. This form is the basis for determining the city's calendar year 2026 incentive funds. The city is required to submit this form, along with a copy of the meeting minutes showing the appointment of our street superintendent and resolution authorizing the Mayor to sign the form. These documents are due to NDOT by December 31, 2026.

**Recommendation**

Staff recommends approval of Resolution 2026-52.

**Attachments**

Resolution 2026-52
Year-End Certification of City Street Superintendent Form

**RESOLUTION**
**2026-52**

**Signing of the Year-End Certification of City Street Superintendent Form 2026**

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

WHEREAS, State of Nebraska Statutes, sections 39-2302, and 39-2511 through 39-2515 details the requirements that must be met in order for a municipality to qualify for an annual Incentive Payment; and

WHEREAS, the State of Nebraska Department of Transportation (NDOT) requires that each incorporated municipality must annually certify (by December 31st of each year) the appointment(s) of the City Street Superintendent(s) to the NDOT using the Year-End Certification of City Street Superintendent form; and

WHEREAS, the NDOT requires that each certification shall also include a copy of the documentation of the city street superintendent's appointment, i.e., meeting minutes; showing the appointment of the City Street Superintendent by their name as it appears on their License (if applicable), their License Number (if applicable), and Class of License (if applicable), and type of appointment, i.e., employed, contract (consultant, or interlocal agreement with another incorporated municipality and/or county), and the beginning date of the appointment; and

WHEREAS, the NDOT also requires that such Year-End Certification of City Street Superintendent form shall be signed by the Mayor or Village Board Chairperson and shall include a copy a resolution of the governing body authorizing the signing of the Year-End Certification of City Street Superintendent form by the Mayor or Village Board Chairperson.

NOW, THEREFORE, BE IT RESOLVED by that the Mayor of the City of Springfield is hereby authorized to sign the attached Year-End Certification of City Street Superintendent completed form(s).

Adopted this 3rd day of November 2026 at Springfield, Nebraska.

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

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Regular Agenda Item 14 | Consider approval of a bid for a trailer vacuum excavator | Barb Henninger<br>City Clerk |

**Synopsis**

Heath Shemek, Water/Sewer Operator, obtained bids for a Trailer Vacuum Excavator.

Vermeer High Plains

| | | |
|---|---|---|
| Used 2026 VT-CVSGT | | |
| Used 2026 VAC-TRON CVSGT Vac Trailer | | $ 5,000.00 |
| New 2026 VM CV SG Trailer | | |
| New 2026 Vermeer CV G Trailer CV573SGT | | $61,946.00 |
| | **Total** | **$66,946.00** |

**OR**

| | | |
|---|---|---|
| New VAC-TRON CVSGT Vac Trailer | | $ 5,000.00 |
| New VAC-TRON CV573SGT Super Gas | | $65,510.34 |
| | **Total** | **$70,510.34** |

Ditch Witch UnderCon

| | | |
|---|---|---|
| HX30A | | |
| Wired Asset Tracker | | |
| VT12 500 Gal Standard Trailer | | |
| Propector Extension 48”LG W/fitting | **Total** | **$95,270.93** |

**Recommendation**

Staff recommends approval of the used vac trailer from Vermeer.

**Attachments**

Bids from Vermeer High Plains
Bid from Ditch Witch UnderCon

**Vermeer High Plains**
11305 South 152nd Ave • Omaha, NE 68138
402-934-3450 Call or Text
www.vermeerhp.com

**Ship To:** IN STORE PICKUP

| | | |
|---|---|---|
| Branch: 02 - OMAHA, NE | | |
| Date: 10/13/2026 | Time: 6:55:34 (O) | Page: 1 |
| Account No: SPRIN010 | Phone No: | Inv No: 01 Q01799 |
| Ship Via: | Purchase Order: | |
| Tax ID No: | | |
| STEVE BUNDA | | Salesperson: 166 / 166 |

**Invoice To:** CITY OF SPRINGFIELD
WATER & SEWER DEPT
PO BOX 189
SPRINGFIELD NE 68059

Attention: HEATH SMEMEK

## EQUIPMENT QUOTE - NOT AN INVOICE

| Description | ** Q U O T E ** | EXPIRY DATE: 11/11/2026 | Amount |
|---|---|---|---|
| Stock #: 005143 | Serial #: 7NWH16AU3TK050933 | | 5000.00 |
| Used 2026 VT CVSGT | | | |
| Used 2026 VAC-TRON CVSGT VAC TRAILER | | | |
| ****INCLUDING THE FOLLOWING OPTIONS**** | | | |
| VAC TRAILER | | | |
| Stock #: 005140 | Serial #: 305617 | | 61946.00 |
| New 2026 VM CV SG Traile | | | |
| New 2026 VERMEER CV SG Traile CV573SGT, 9,995 GVWR, 2X100 GA | | | |
| ****INCLUDING THE FOLLOWING OPTIONS**** | | | |
| CV573SGT, 9,995 GVWR, 2X100 GAL WTR TANKS | | | |
| MANUAL JACK | | | |
| 3 HOSE AND TOOLING | | | |
| RECIRCULATION KIT | | | |

| | |
|---|---|
| Subtotal: | 66946.00 |
| NE STATE 5.5%: | 3407.03 |
| NE-PAPILLION 2%: | 1238.92 |
| Quote Total: | 71591.95 |

Authorization: _____

**65 HOURS on UNIT**

**Good for thirty (30) days from date of quote.**

***Thank You For Your Business!***

**Vermeer High Plains**
11305 South 152nd Ave • Omaha, NE 68138
402-934-3450 Call or Text
www.vermeerhp.com

**Ship To:** IN STORE PICKUP

| | | |
|---|---|---|
| Branch: 02 - OMAHA, NE | | |
| Date: 10/13/2026 | Time: 6:56:02 (O) | Page: 1 |
| Account No: SPRIN010 | Phone No: | Inv No 03: Q01765 |
| Ship Via: | Purchase Order: | |
| Tax ID No: | | |
| STEVE BUNDA | | Salesperson: 166 / 166 |

**Invoice To:** CITY OF SPRINGFIELD
WATER & SEWER DEPT
PO BOX 189
SPRINGFIELD NE 68059

Attention: HEATH SMEMEK

## EQUIPMENT QUOTE - NOT AN INVOICE

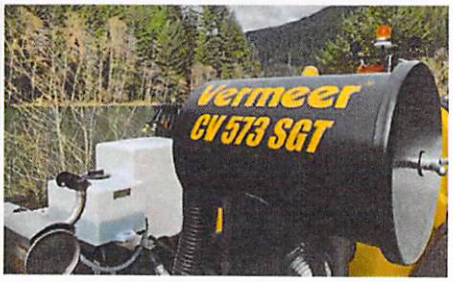
| Description | ** Q U O T E ** | EXPIRY DATE: 10/21/2026 | Amount |
|---|---|---|---|
| New VAC-TRON CVSGT VAC TRAILER | | | 5000.00 |
| New VAC-TRON CV573SGT Super Gas 1000 CFM | | | 65510.34 |
| | | Subtotal: | 70510.34 |
| | | NE STATE 5.5%: | 3603.07 |
| Authorization: _____ | | Quote Total: | 74113.41 |

**Good for thirty (30) days from date of quote.**

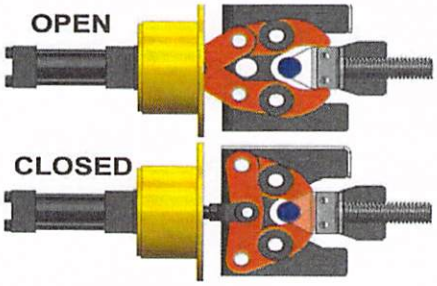
***Thank You For Your Business!***

# CV SGT VACUUM EXCAVATOR

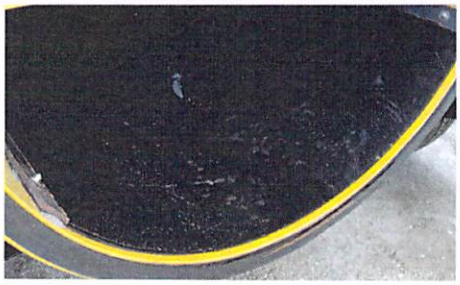





**.5 MICRON FILTRATION.** Cyclonic filtration separator as well as a secondary filter to clean the air down to .5 microns.




**REAR HYDRAULIC CLAW DOOR.** Rear hydraulic claw door has an over-center locking mechanism for a no-fuss positive lock and unlock.



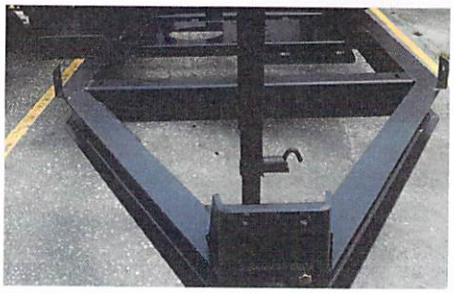
**POLYMER LINER.** The polymer liner inside the debris tank on the bottom half makes for ease of dumping and cleanout.



**STRONG ARM (OPTION).** With 270-degree rotation, the strong arm supports the weight of the vacuum hose, and the roller head makes handling efficient by allowing smooth, fluid movements and adjustments.




**REVERSE PRESSURE.** Reverse pressure to offload liquids and dislodge debris in hose.



**I BEAM TRAILER.** Units are built from start to finish at our factory, including the trailer which consists of a sturdy I beam construction.

VERMEER.COM

Vermeer

EQUIPPED TO DO MORE.

# CV SGT VACUUM EXCAVATOR

| DIMENSIONS - SKID | 573 SGT | 873 SGT | 1273 SGT |
|---|---|---|---|
| Length | N/A | 230 in (584 cm) | N/A |
| Width | N/A | 97 in (246 cm) | N/A |
| Height | N/A | 81 in (206 cm) | N/A |
| Weight | N/A | 4,800 lb (2,177 kg) | N/A |
| **DIMENSIONS - TRAILER** | | | |
| Length | 228 in (579 cm) | 266 in (676 cm) | 256 in (571 cm) |
| Width | 92 in (234 cm) | 92 in (234 cm) | 102 in (259 cm) |
| Height | 89 in (226 cm) | 89 in (226 cm) | 111 in (282 cm) |
| Empty weight | 4,850 lb (2,200 kg) | 5,350 lb (2,427 kg) | 7,350 lb (3,334 kg) |
| GVWR | 9,995 lb (4,534 kg) | 14,000 lb (6,350 kg) | 24,000 lb (10,886 kg) |
| Trailer axles | (2) 7,000 lb (3,175 kg) | (2) 7,000 lb (3,175 kg) | (2) 12,000 lb (5,443 kg) |
| **ENGINE** | | | |
| Make and model | Kohler EFI gas | Kohler EFI gas | Kohler EFI gas |
| Horsepower | 38 hp (28.3 kW) | 38 hp (28.3 kW) | 38 hp (28.3 kW) |
| Fuel tank capacity | 15 gal (56.8 L) | 15 gal (56.8 L) | 15 gal (56.8 L) |
| Enclosure | N/A | N/A | N/A |
| **WATER TANK** | | | |
| Water tank capacity | 200 gal (757 L) | 300 gal (1,136 L) | 400 gal (1,514 L) |
| Number of tanks | 2 | 2 | 2 |
| High pressure pump flow rate | 4 gpm (15.1 L/min) | 4 gpm (15.1 L/min) | 4 gpm (15.1 L/min) |
| High pressure pump | 3,000 psi | 3,000 psi | 3,000 psi |
| High pressure hose length | 50 ft (15.2 m) | 50 ft (15.2 m) | 50 ft (15.2 m) |
| Low water shutoff | Electric | Electric | Electric |
| **SPOIL TANK** | | | |
| Spoil tank capacity | 500 gal (1,892.7 L) | 800 gal (3,028.3 L) | 1,200 gal (4,542.5 L) |
| Door type | Hydraulic | Hydraulic | Hydraulic |
| Tank lift type | Hydraulic | Hydraulic | Hydraulic |
| **VACUUM** | | | |
| Type of filters | .5 micron | .5 micron | .5 micron |
| Hose length | 30 ft (9.1 m) | 30 ft (9.1 m) | 30 ft (9.1 m) |
| Hose width | 4 in (10.2 cm) | 4 in (10.2 cm) | 4 in (10.2 cm) |
| Vacuum | 1,000 cfm (1,699 $m^3$/hr) | 1,000 cfm (1,699 $m^3$/hr) | 1,000 cfm (1,699 $m^3$/hr) |
| Vacuum blower type | PD blower | PD blower | PD blower |
| Vacuum mercury | 14 in hg (.5 bar) | 14 in hg (.5 bar) | 14 in hg (.5 bar) |
| **CONTROL PANEL** | | | |
| Controls | Curbside | Curbside | Curbside |
| Gauges | Analog | Analog | Analog |
| **OPTIONS (FOR ALL)** | | | |

- Strong arm
- Recirculation kit
- In-tank washout system
- Hydraulic jack

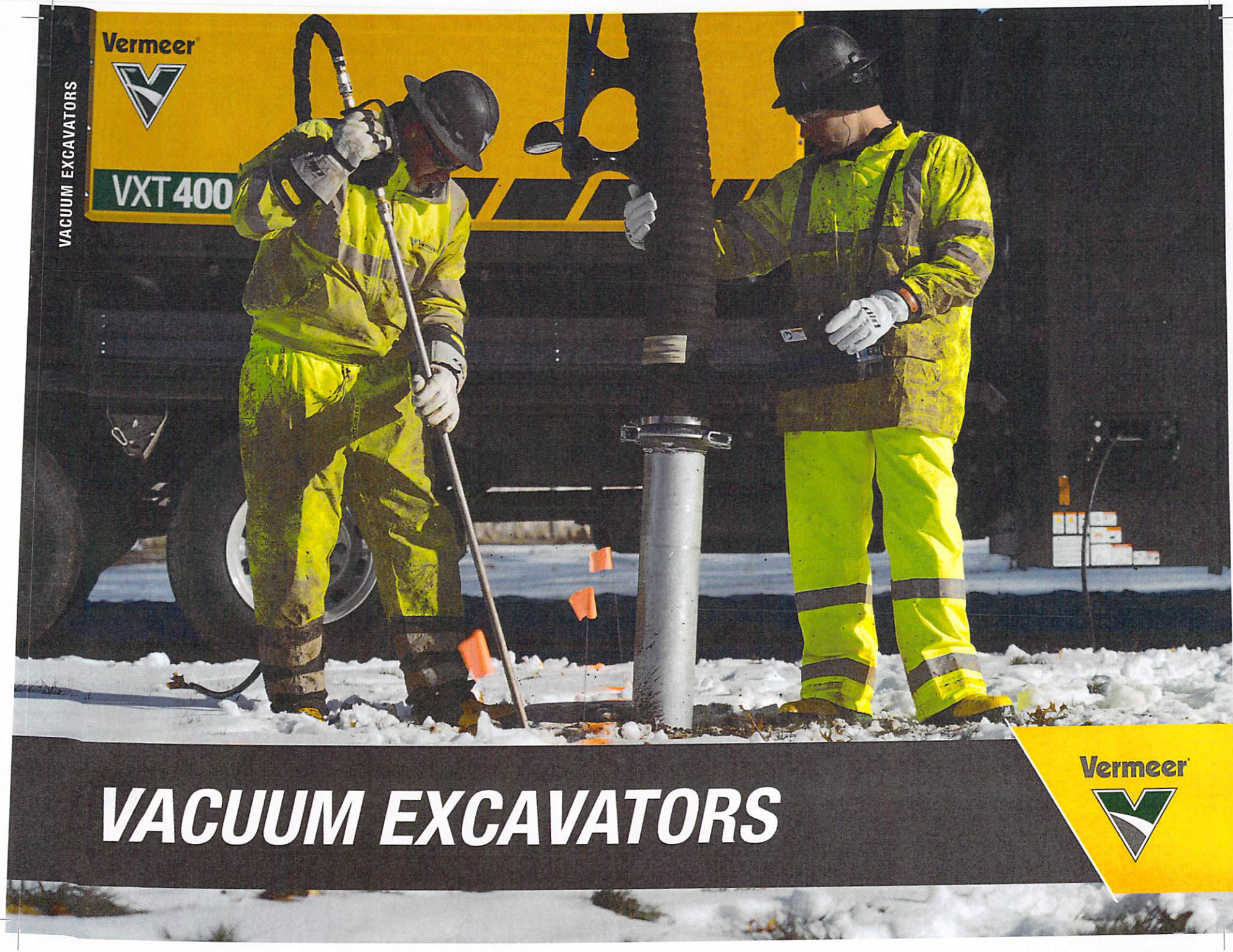
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02/23

PN 296431645




# VACUUM EXCAVATORS

Vermeer

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Trenchless expertise has never been in higher demand, and your ability to make a big impact with a small footprint is critical. And Vermeer has become the new powerhouse in vacuum excavation technology and equipment.

With a single-point, full-line dealership network, we're leveraging nearly 125 years of vacuum excavation innovation, market expertise and production capability. Today, everything we do, everything we make, is designed to help you get the job done right. Fast. Effectively. And efficiently.







## TRAILER VACS















| Model | ECO25G | EV150 | GS GT | CV GT | CV SGT | LP Mini | LP XDT | LP SGT | LP SDT | VX50 | VX75 | VX75 Jetter | VX75 Air |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Debris Body | 100 Gallon | 150 Gallon | 800/1200 Gallon | 500/800/1200 Gallon | 500/800/1200 Gallon | 300 Gallon | 500/800/1200 Gallon | 500/800/1200 Gallon | 500/800/1200 Gallon | 500/800/1200 Gallon | 500/800 Gallon | 500/800 Gallon | 500/800 Gallon |
| Water Tank | 50 Gallon | 40 Gallon | Optional 100 Gallon | 200-400 Gallon | 200-400 Gallon | 100 Gallon | 200-400 Gallon | 200-400 Gallon | 200-400 Gallon | 100-410 Gallon | 250-410 Gallon | 250-410 Gallon | 250-410 Gallon |
| Power | 24 HP Gas | 27 HP Gas | 27 HP Gas | 27 HP Gas | 38 HP Gas | 27 HP Gas or 24 HP Diesel | 24 HP Diesel | 38 HP Gas | 49 HP Diesel | 49 HP Diesel | 74 HP Diesel | 74 HP Diesel | 74 HP Diesel |
| Air Flow | 575 CFM | 580 CFM | 580 CFM | 580 CFM | 1000 CFM | 580 CFM | 580 CFM | 1000 CFM | 1000 CFM | 1025 CFM | 1500 CFM | 1060 CFM | 1060 CFM |
| Vacuum | 10inHg | 13inHg | 14inHg | 14inHg | 14inHg | 14inHg | 14inHg | 14inHg | 15inHg | 15inHg | 15inHg | 15inHg | 15inHg |
| Water Pump Flow | 4 GPM | 4 GPM | Optional 3.5 GPM | 4 GPM | 4 GPM | 4 GPM | 4 GPM | 4 GPM | 4 GPM | 5.6 GPM | 8 GPM | 18 GPM | 8 GPM |
| Boom Hose | NA | NA | NA | NA | NA | NA | NA | NA | Optional 4" | Optional 4" | Optional 5" | 4" | 4" |
| Available in Skid | Yes | Yes | Yes | No | Yes | No | No | No | Yes | Yes | No | No | No |

## TRUCK VACS







| Model | HTV | JTV | VXT400 | VXT500 | VXT600 |
|---|---|---|---|---|---|
| Debris Body | 4 Yd³ | 4 Yd³ | 8/10/12 Yd³ | 10/12 Yd³ | 12 Yd³ |
| Water Tank | 400 Gallon | 400 Gallon | 1000-1200 Gallon | 1000-1200 Gallon | 1200 Gallon |
| Air Flow | 1000 CFM | 1000 CFM | 4131 CFM | 5018 CFM | 6400 CFM |
| Vacuum | 16inHg | 16inHg | 18inHg | 27inHg | 27inHg |
| Water Pump Flow | 4 GPM | 15 GPM | 10 or 19.4 GPM | 19.4 GPM | 19.4 GPM |
| Boom Hose | 4" | 4" | 6" or 8" | 8" | 8" |

## AN INCOMPARABLE DEALER NETWORK.

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- Dedicated dealer inventory
- Dealer rental programs RPO
- Dealer-sponsored customer training
- A second-to-none, dealer-to-factory channel
- Dedicated territory managers with more than 100 years' experience in hydro excavation

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**888-822-8766 • vermeer.com**

7835 Augusta Road
Piedmont, SC 29673

27137 South Hwy 33
Okahumpka, FL 34762




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Vermeer

# VACUUM EXCAVATORS

PN 296431639

DITCH WITCH UNDERCON
14061 S 220TH ST
GRETNA, NE 68028
+1 402-895-2444
https://www.facebook.com/dwundercon
United States

**CITY OF SPRINGFIELD**
170 N. 3RD ST
SPRINGFIELD, NE 68059
United States

| | |
|---|---|
| **Date** | **08/14/2026** |
| Quote | 215999 |
| Valid Until | 09/13/26 |
| Account | 100592360 |

Prepared by:
Clint Allen
callen@dwundercon.com

# EQUIPMENT QUOTE

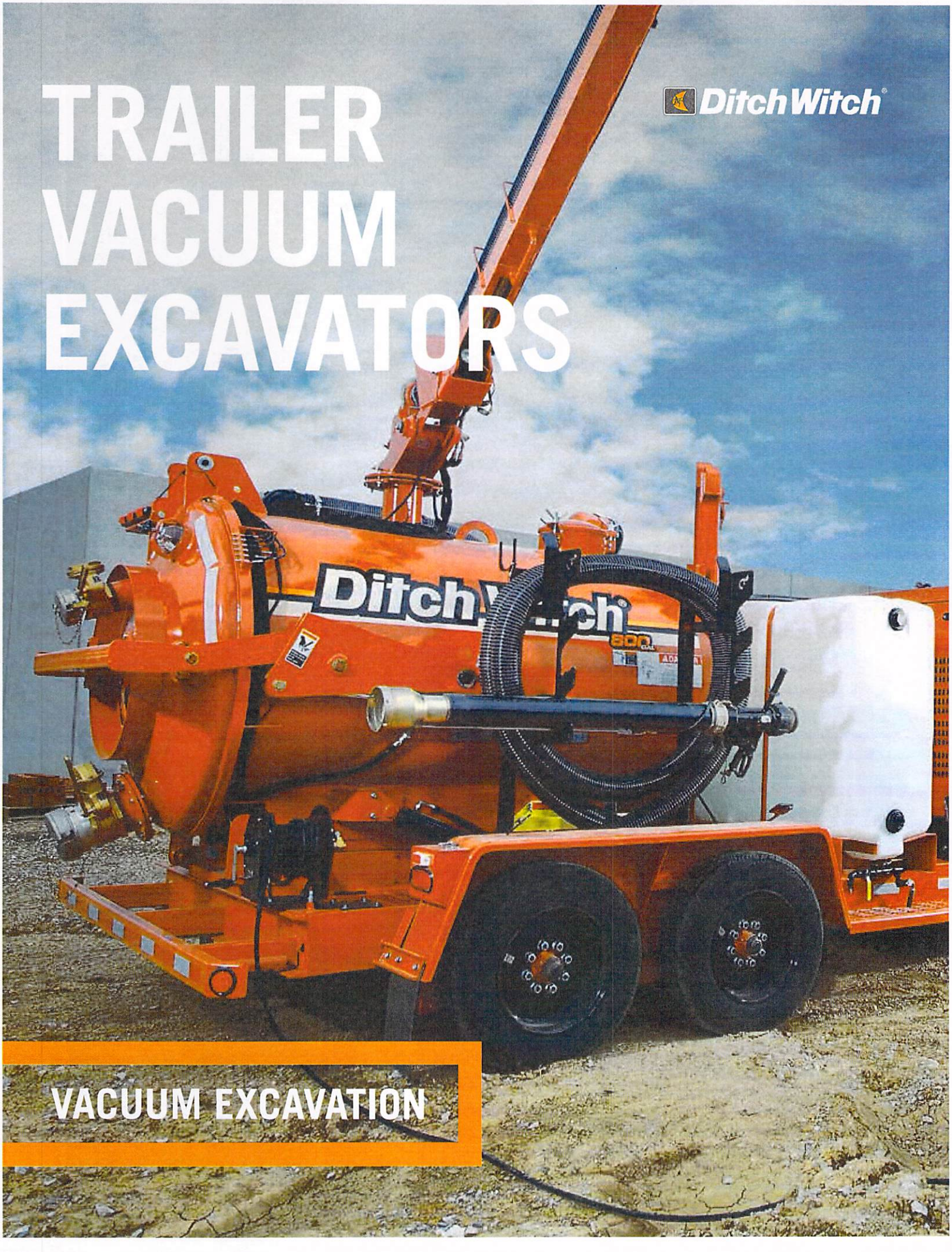
| Product | Description | Qty | Unit Price | Line Total |
|---|---|---|---|---|
| HX30A | HX30A<br>• Decals: English<br>• Filter: Cyclonic Separator<br>• Debris Tank: 500 Gallon<br>• Water Tank: 200 Gallons<br>• Controls: Right Hand Traffic<br>• Reverse Flow: Yes<br>• Hose and Tooling: 3 Inch<br>• HX Boom: Jib<br>• Water Heater: Yes<br>• Prospector Digging Lance: Yes<br>• Trailer Tongue Tool Box: Yes<br>• Hydraulic Oil: Standard<br>• Color: Standard<br>• Trailers: VT12<br>• Trailer Jack: Hydraulic | 1 | $ 95,270.93 | $ 95,270.93 |
| 190-10259 | WIRED ASSET TRACKER | 1 | | |
| INSTALL-CHARGE | Installation Charge | 7 | | |
| 025-1040 | VT12 500 GAL STANDARD TRAILER | 1 | | |
| 259-1012 | PROSPECTOR EXTENSION, 48"LG W/ FITTING | 1 | | |

Taxes are an estimate at time of quotation. Actual tax will be calculated at time of invoicing. If this is a tax exempt transaction, please provide tax exempt certificate or leasing details.

| | |
|---|---|
| Equipment Subtotal | $95,270.93 |
| **Quote Net Total** | $95,270.93 |
| Sales Tax | $6,668.97 |
| **Quote Total** | **$101,939.90** |

Taxes are an estimate at time of quotation. Actual tax will be calculated at time of invoicing. If this is a tax exempt transaction, please provide tax exempt certificate or leasing details.

# TRAILER VACUUM EXCAVATORS




## VACUUM EXCAVATION

# THE MOST PRODUCTIVE VACUUM EXCAVATOR LINE IN THE INDUSTRY.

Versatile and powerful Ditch Witch® trailer-mounted vacuum excavators are designed for an extensive range of cleanup and soft excavation tasks. They are engineered from the ground up as a trailer vac system, ensuring superior functionality. And because operator safety and efficiency are the main priorities when building our vacs, they are designed with all controls, accessible from a curbside operator's station.

All Ditch Witch vacuum excavators are construction-grade, built with heavy-duty components that can withstand the demands of many types of jobsites and applications. And they can be customized with your choice of tank sizes and numerous other options such as reverse flow, water heaters, and wireless hydraulic booms.

Our trailer-mounted vacuum excavator family includes a specialty machine, the MV800, which is designed specifically for handling mud from horizontal directional drill applications.

# COMMON APPLICATIONS

## CLEANUP OF NON-HAZARDOUS, NON-FLAMMABLE FLUIDS AND SPILLS IN AND AROUND:

- Jobsites
- Manholes
- Catch basins
- Meter boxes
- Storm drains
- Cellars
- Conduit and pipe
- Vehicle wash pits
- Gutters
- Directional drills
- Trenches
- Utility/water/sewage lines
- Utility boxes/vaults
- Refinery tank and storage facilities
- Culverts

## SOFT EXCAVATION CAPABILITIES

- Digging postholes
- Potholing
- Slot trenching
- Setting utility boxes and valves
- Street repair
- Keyholing

## OTHER USES

- Non-hazardous wastewater cleanup
- Salt and sand removal
- Industrial machine cleaning
- Post-emergency restoration
- Mulch and gravel removal
- Tree stump shaving removal






# OPTIONAL FEATURES

OPTIONAL FEATURES

## CYCLONIC FILTER



- Industry-leading triple filtration system
- Prevents dry materials from flowing downstream into mesh filter
- Increases system productivity and minimizes frequency of cleaning filter



## REVERSE FLOW

- Simplifies the removal of spoils
- Offloads spoils to a remote location
- Improves overall productivity



## WATER HEATER

- Keeps water system from freezing in inclement weather
- Increases wintertime productivity
- Increases production in tight soils
- 340,000 BTU



## TANK CAPACITIES

**FX20**

- 150-gal (568-L) spoils tank
- 80-gal (303-L) freshwater tank

**FX25**

- 500-gal (1893-L) spoils tank
- 80- or 200-gal (303- or 757-L) freshwater tank

**FX30**

- 500- or 800-gallon (1893- or 3028-L) spoils tank
- 80-, 200- or 300-gallon (303-, 757- or 1136-L) freshwater tank

**FX50/FX65**

- 500-, 800- or 1,200-gallon (1893-, 3028 or 4542-L) spoils tank
- 200-, 300- or 500-gallon (757-, 113 or 1893-L) freshwater tank

**MV800**

- 800-gal (3028-L) spoils tank
- 100-gal (378-L) freshwater tank



## WIRELESS HYDRAULIC BOOM

- Saves labor, time and reduces operator fatigue
- Rotates 270 degrees and extends to 14 ft (4.3 m)
- Wireless remote operation
  - Controls tank functions; open/closes door, raises/lowers tank





# FX20 VACUUM EXCAVATOR

The 25-hp (20.1-kW) Ditch Witch® FX20 Vacuum Excavator is perfect for a wide range of projects and multiple short runs per day: municipal projects such as valve box cleanout, commercial and residential debris cleanup and landscaping, exposing utility lines, posthole digging, and many other tasks. We made the FX20 small so you can transport it in the back of your truck, but it still has big-time suction power.

**BIG PRODUCTIVITY IN SMALL SPACES.**

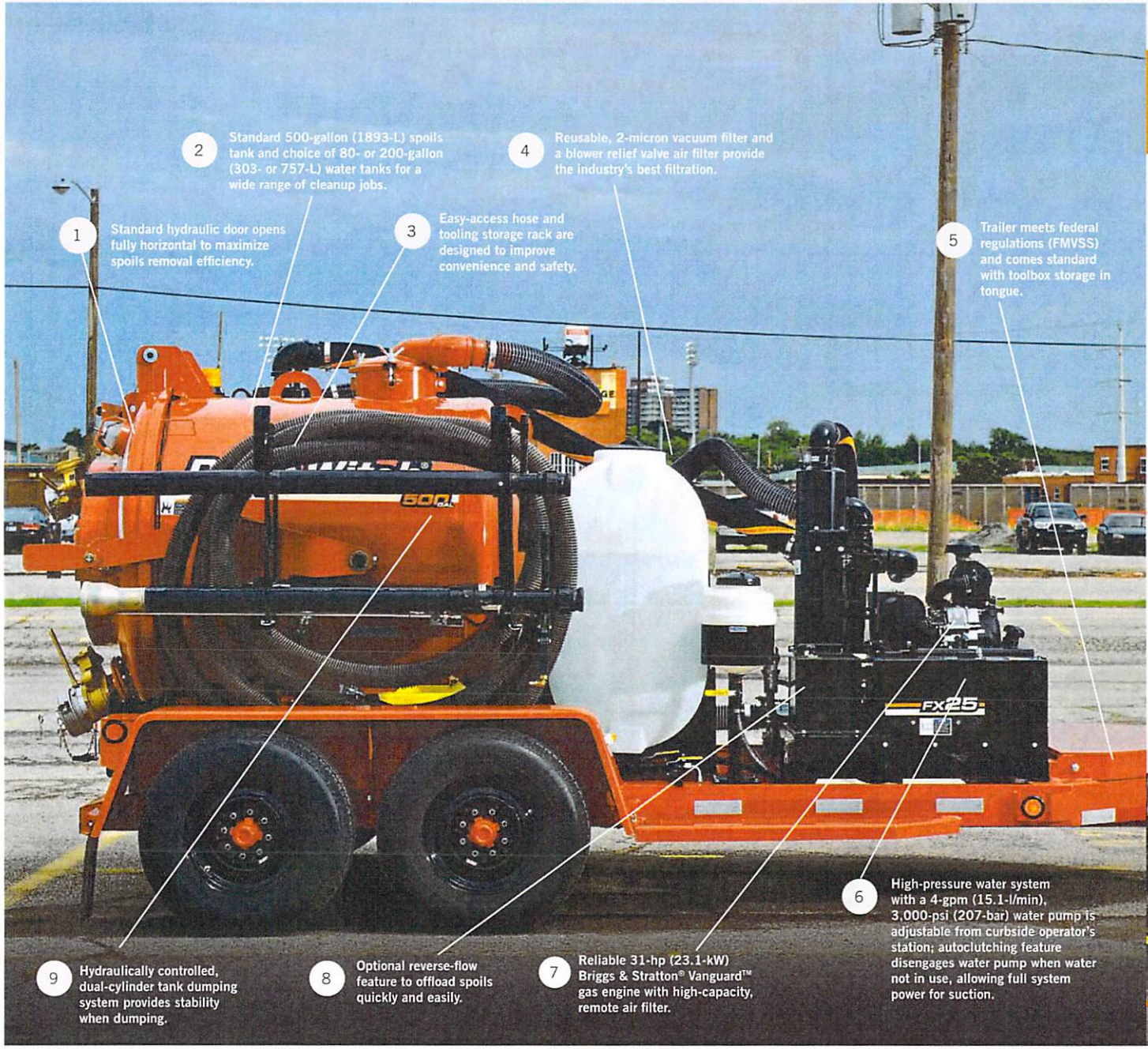
1. 150-gallon (568-L) vac tank is mounted permanently at a 45-degree angle, making the dumping cycle quick and easy.
2. Curbside operator's console is designed to make controls easily accessible; console can be positioned on either side of the unit.
3. 25-hp (20.1-kW) Kohler gas engine is renowned for its reliability and ease of maintenance.
4. Skid-mounted FX20 can fit in the back of a pickup truck, on a flatbed trailer or a specially designed Ditch Witch trailer.
5. Outstanding suction power of 543 cfm (15.3 m³/min) in a compact, extremely durable package; belt-driven blower is reliable and easy to maintain.
6. Cyclone separator cleans the air before it ever reaches the filter, minimizing maintenance.



# FX25
# VACUUM EXCAVATOR

For all kinds of cleanup jobs, the Ditch Witch® FX25 is the economical solution you've been looking for. This low-maintenance, low-profile unit can operate in tight jobsites, taking care of spills and unwanted fluids with exceptional suction power. It also takes care of essential soft excavation tasks—like potholing—with a high-pressure water system. Whatever the job demands, the FX25 demands only one person to do it all.

**YOUR ALL-PURPOSE WORKHORSE.**






# FX30 VACUUM EXCAVATOR

The industry-leading Ditch Witch® FX30 Vacuum Excavator has the rugged build and customer-driven design you need for optimal productivity on the toughest jobsites. The low-maintenance FX30 is heavier and stouter than competitors' units to withstand the most demanding conditions while tackling an extensive range of soft excavation and cleanup tasks.

**THE POWER TO DO IT ALL.**





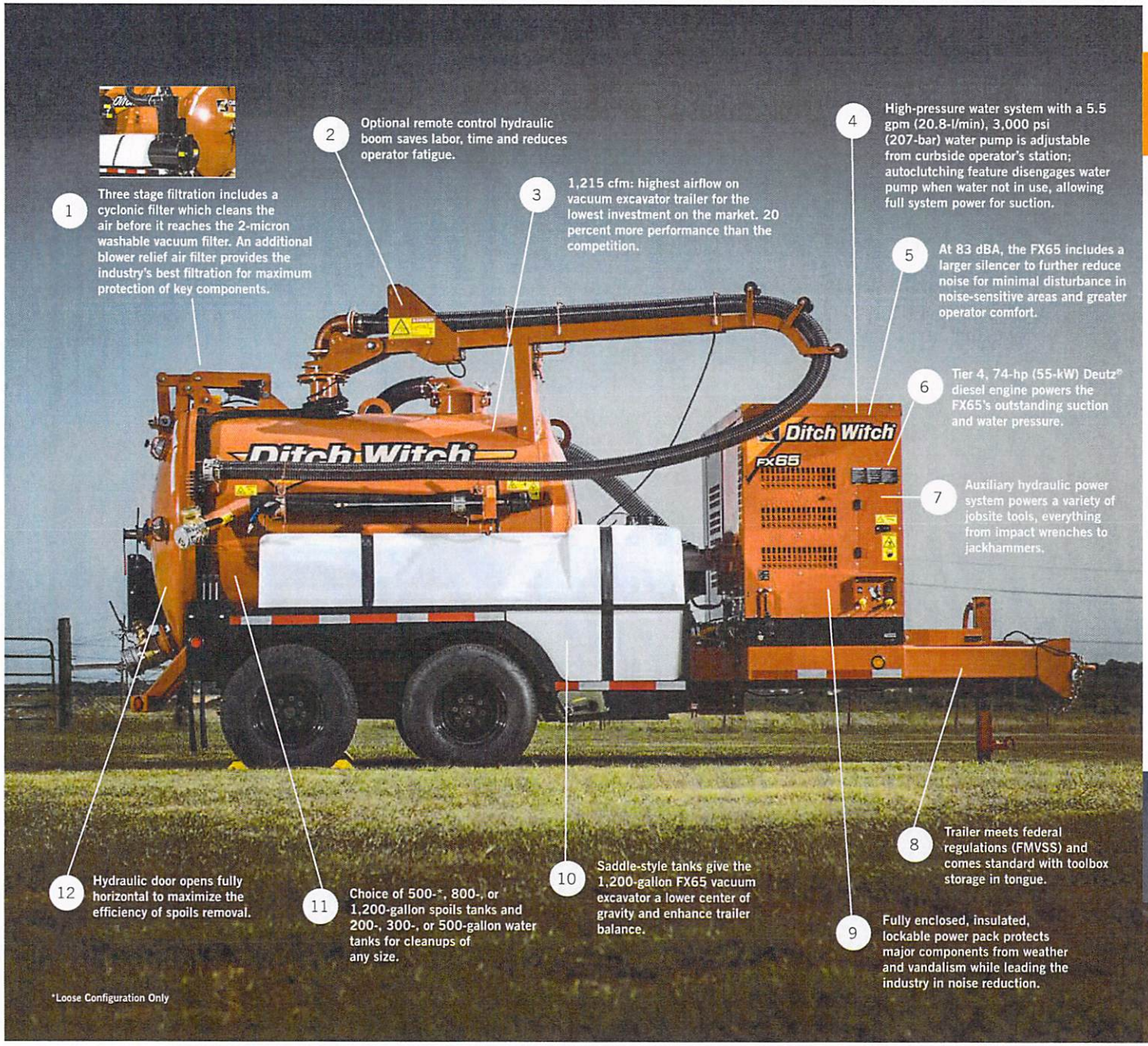

# FX50 VACUUM EXCAVATOR

With its outstanding suction and water pressure, the Ditch Witch® FX50 is made for every phase of your installation project. From potholing to cleanup of all types of non-hazardous spills, HDD fluids, and jobsite debris, the FX50 does it all. Plus, numerous options allow you to customize your FX50 for virtually any cleanup or soft excavation task. Every jobsite begins and ends with the FX50.

**EVERY JOBSITE BEGINS AND ENDS WITH THE FX50.**

1. Hydraulic tank door opens fully to maximize efficiency of spoils removal.
2. Reusable, 2-micron vacuum filter and a blower relief valve air filter provide the industry's best filtration.
3. Optional hydraulic boom rotates 270 degrees; saves labor, time and reduces operator fatigue.
4. High-pressure water system with 5.1-gpm (19-1/min), 3,500-psi (241-bar) water pump is adjustable from curbside operator's station; autoclutching feature disengages water pump when water not in use, allowing full system power for suction.
5. All operator controls, including water pressure, accessible from curbside operator's station.
6. 49-hp (36-kW) Deutz® diesel engine provides ample power for all machine functions.
7. Trailer meets federal regulations (FMVSS) and comes standard with toolbox storage in tongue.
8. Fully enclosed, insulated and lockable power pack leads the industry in noise reduction.
9. Optional reverse-flow feature for quick and easy offloading of spoils.
10. Choice of spoils tanks (up to 1,200 gallons/4542 L) and water tanks (up to 500 gallons/1893 L) for any size soft excavation or cleanup job.






1 Three stage filtration includes a cyclonic filter which cleans the air before it reaches the 2-micron washable vacuum filter. An additional blower relief air filter provides the industry's best filtration for maximum protection of key components.

2 Optional remote control hydraulic boom saves labor, time and reduces operator fatigue.

3 1,215 cfm: highest airflow on vacuum excavator trailer for the lowest investment on the market. 20 percent more performance than the competition.

4 High-pressure water system with a 5.5 gpm (20.8-l/min), 3,000 psi (207-bar) water pump is adjustable from curbside operator's station; autoclutching feature disengages water pump when water not in use, allowing full system power for suction.

5 At 83 dBA, the FX65 includes a larger silencer to further reduce noise for minimal disturbance in noise-sensitive areas and greater operator comfort.

6 Tier 4, 74-hp (55-kW) Deutz® diesel engine powers the FX65's outstanding suction and water pressure.

7 Auxiliary hydraulic power system powers a variety of jobsite tools, everything from impact wrenches to jackhammers.

8 Trailer meets federal regulations (FMVSS) and comes standard with toolbox storage in tongue.

9 Fully enclosed, insulated, lockable power pack protects major components from weather and vandalism while leading the industry in noise reduction.

10 Saddle-style tanks give the 1,200-gallon FX65 vacuum excavator a lower center of gravity and enhance trailer balance.

11 Choice of 500-*, 800-, or 1,200-gallon spoils tanks and 200-, 300-, or 500-gallon water tanks for cleanups of any size.

12 Hydraulic door opens fully horizontal to maximize the efficiency of spoils removal.

*Loose Configuration Only

# FX65 VACUUM EXCAVATOR

Designed for maximum payload capacity, the FX65 is a proven workhorse that beats the competition, hands down. It features a 74-hp turbocharged Deutz® diesel engine, the best horsepower in its class. The FX65 also has the highest airflow of any trailer vacuum excavator at 1,215 cfm, 20 percent more than the next machine on the market. As with all Ditch Witch machines, it's engineered with productivity and profit in mind.

**BRING ON THE TOUGH JOBS.**



# MV800 MUD VACUUM EXCAVATOR

The punishing conditions of HDD jobsites demand a mud vac you can count on job after job—a perfect description for the ruggedly built Ditch Witch® MV800. Featuring the heavy-duty, field-proven components that keep all Ditch Witch vacs performing strong year after year, the competitively priced and easy-to-operate MV800 offers a dependable Briggs & Stratton® engine, reusable filter and many other cost-efficient, customer-requested features that together translate into the benefit you need most: greater uptime.

**MADE FOR THE HDD PRO— AND THE LONG HAUL.**

1. Standard safety features include strobe light, belt guards and mechanical locks on all lift cylinders.
2. 800-gallon (3028-L) spoils tank designed for HDD drilling fluid cleanup jobs.
3. Filtration system includes an integrated carryover chamber that eliminates contaminants before they reach the blower, increasing uptime.
4. Optional reverse flow simplifies spoils removal and improves productivity.
5. Commercial-grade, 31-hp (23.1-kW) Briggs & Stratton® Vanguard™ gas engine features an electric start and high-capacity remote air intake filter.
6. Standard curbside controls promote jobsite safety and allow one-person control of all unit functions.
7. Optional 100-gallon (379-L) water tank with 3,000-psi (207-bar) pressure for a variety of tasks.
8. DC power pack powers all hydraulic functions; thermal switch provides protection in overload conditions.
9. 14,000-lb (6350-kg) GVWR trailer meets federal regulations and federal impact-guard requirements.
10. Optional hydraulic opening door is designed for easy spoils removal.



# SPECIFICATIONS

| DIMENSIONS | FX20<br>150 GAL SPOILS/80 GAL WATER/T4S | FX25<br>500 GAL SPOILS/80 GAL WATER/T9S | FX30<br>500 GAL SPOILS/80 GAL WATER/T9S | FX50<br>800 GAL SPOILS/200 GAL WATER/T18S | FX65<br>1,200 GAL SPOILS/500 GAL WATER/T26 | MV800<br>800 GAL SPOILS/100 GAL WATER/T14 |
|---|---|---|---|---|---|---|
| Length | 174 in (4420 mm) | 200 in (5080 mm) | 200 in (5.1 m) | 263 in (6.7 m) | 249 in (6.3 m) | 208 in (5283 mm) |
| Width | 86 in (2184 mm) | 96 in (2184 mm) | 96 in (2.3 m) | 102 in (2.6 m) | 101 in (2.6 m) | 96.5 in (2479 mm) |
| Height, w/out boom | 93 in (2362 mm) | 86 in (2337mm) | 86 in (2.2 m) | 92 in (2.3 m) | 99 in (2.5 m) | 91.5 in (2324 mm) |
| Weight, empty | 2,576 lb (1168 kg) | 5,600 lb (2540 kg) | 5,465 lb (2479 kg) | 9,045 lb (4103 kg) | 12,245 lb (5554 kg) | 4,995 lb (2265 kg) |
| GVWR | 4,500 lb (2041 kg) | 10,000 lb (4536 kg) | 10,000 lb (4536 kg) | 18,000 lb (8172 kg) | 26,000 lb (11793 kg) | 14,000 lb (6350 kg) |
| **POWER** | | | | | | |
| Engine | Kohler® CH740S | Briggs & Stratton® Vanguard™ | Kubota® D1105-E3B | Deutz® D2.9 L4 | Deutz TD2.9L4 | Briggs & Stratton® Vanguard™ |
| Fuel | Gasoline | Gasoline | Diesel | Diesel | Diesel | Gasoline |
| Cooling medium | Air | Air | Water | Oil | Water | Air |
| Aspiration | Natural | Natural | Natural | Natural | Turbocharged | Natural |
| Number of cylinders | 2 | 2 | 3 | 4 | 4 | 2 |
| Manufacturer's gross power rating | 25 hp (20.1 kW) | 31 hp (23.1 kW) | 24.8 hp (18.5 kW) (SAE J1995) | 49 hp (36 kW) | 74 hp (55 kW) | 31 hp (23.1 kW) |
| Emissions compliance | | EPA LSI/EU Stage II | EPA Tier 4/EU Stage IIIA | EPA Tier 4/EU Stage IIIA | EPA Tier 4/EU Stage IIIB | |
| Rated speed | 3,600 rpm | 3,600 rpm | 3,000 rpm | 2,600 rpm | 2,600 rpm | 3,600 rpm |
| Fuel tank capacity | 10 gal (38 L) | 6.9 gal (26.1 L) | 15 gal (57 L) | 25 gal (94 L) | 25 gal (94 L) | 6.9 gal (26.1 L) |
| **VACUUM SYSTEM** | | | | | | |
| Air flow | 543 cfm (15.3 m³/min) | 543 cfm (15.3 m³/min) | 500 cfm (14.2 m³/min) | 1,027 cfm (29.1 m³/min) | 1,215 cfm (34.4 m³/min) | 543 cfm (15.3 m³/min) |
| Vacuum, max | 15 in Hg (381 mm Hg) | 15 in Hg (381 mm Hg) | 15 in Hg (381 mm Hg) | 16 in Hg (406 mm Hg) | 16 in Hg (405 mm Hg) | 15 in Hg (381 mm Hg) |
| Vacuum tank capacity | 150 gal (568 L) | 500 gal (1893 L) | 500/800 gal (1893/3032 L) | 500*/800/1,200 gal (1893/3028/4542 L) | 500*/800/1,200 gal (1893/3028/4542 L) | 800 gal (3028 L) |
| Tank outlet valve size | 4 in (102 mm) | 6 in (152 mm) | 6 in (152 mm) | 6 in (152 mm) | 6 in (152 mm) | 6 in (152 mm) |
| Filter type | Washable polyester | Washable polyester | Washable polyester | Washable polyester | Washable polyester | Washable polyester |
| Filter area | 74 ft² (6.9 m²) | 100 ft² (9.3 m²) | 100 ft² (9.3 m²) | 100 ft² (9.3 m²) | 130 ft² (12 m²) | 100 ft² (9.3 m²) |
| Suction hose | 3 in (76 mm) | 3 in (76 mm) | 3 in or 4 in (76 mm or 102 mm) | 4 in (102 mm) | 4 in (102 mm) | 3 in (76 mm) |
| **WATER SYSTEM** | | | | | | |
| Water tank capacity | 80 gal (303 L) | 80/200 gal (303/757 L) | 80/200/300 gal (303/757/1136 L) | 200/300/500 gal (757/1136/1893 L) | 200/300/500 gal (757/1136/1893 L) | 100 gal (379 L) |
| Water pump flow | 2.6 gpm (9.8 l/min) | 4 gpm (15.1 l/min) | 4.2 gpm (16 l/min) | 5.1 gpm (19 l/min) | 5.5 gpm (20.8 l/min) | 4 gpm (15.1 l/min) |
| Water pump pressure, max | 3,000 psi (207 bar) | 3,000 psi (207 bar) | 3,000 psi (207 bar) | 3,500 psi (241 bar) | 3,000 psi (207 bar) | 3,000 psi (207 bar) |
| Antifreeze system | 50/50 water/antifreeze mix | 50/50 water/antifreeze mix | 50/50 water/antifreeze mix | 50/50 water/antifreeze mix | 50/50 water/antifreeze mix | 50/50 water/antifreeze mix |
| Pressure hose length (locking reel) | 50 ft (15.3 m) | 50 ft (15.3 m) | 50 ft (15.3 m) | 50 ft (15.3 m) | 50 ft (15.3 m) | 50 ft (15.3 m) |
| Hydraulic system | | Gear pump | 12V DC power unit | Gear pump | Gear pump | 12V DC power unit |
| **BATTERY** | | | | | | |
| SAE reserve capacity rating | 41 min | 110 min | 110 min | 195 min | 195 min | 120 min |
| SAE cold crank rating @ 0°F (-18°C) | 340 amps | 800 amps | 800 amps | 950 amps | 950 amps | 750 amps |
| Electrical system | 12V | 12V | 12V | 12V | 12V | 12V |
| **NOISE LEVEL** | | | | | | |
| Sound power | 110 dBA | 110 dBA | 105 dBA | 110 dBA | 112 dBA | 109 dBA |
| Sound pressure | 84 dBA | 87 dBA | 73 dBA | 82 dBA | 83 dBA | 79 dBA |

* Only available in a loose configuration.

Specifications are general and subject to change without notice. If exact measurements are required, equipment should be weighed and measured. Due to selected options, delivered equipment may not necessarily match that shown.


FX20 Vacuum Excavator


FX25 Vacuum Excavator


FX30 Vacuum Excavator


FX50 Vacuum Excavator


FX65 Vacuum Excavator



MV800 Mud Vacuum Excavator



## FIND THE SUPPORT YOU NEED AT YOUR LOCAL DITCH WITCH® DEALER:



### DIRECTIONAL DRILLS

Ditch Witch vacuum excavators provide support for our industry-leading horizontal directional drills. From the compact JT5 to the heavy-duty JT100 Mach 1, there's an unbeatably efficient Ditch Witch directional drill for every type of jobsite and installation size.



### PARTS AND SERVICE

Your Ditch Witch dealer is your source for factory-trained service and the genuine Ditch Witch parts you need for your vacuum excavation system, including suction tools, extensions, filters, spray nozzles, and other accessories that enable you to complete a wide variety of tasks.

Ditch Witch®
ditchwitch.com

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SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Regular Agenda Item 15 | Consider approval of a bid for the purchase of a truck for the street department | Barb Henninger<br>City Clerk |

**Synopsis**

Chris Woodman, Maintenance Manager, obtained bids to purchase a new Truck for the Streets Department, and to add bed and light options to the truck.

**Baxter Ford of Omaha**

| | | |
|---|---|---|
| 2027 F250 4x4 Styleside Pickup | **Total** | **$48,851.12** |

**H & H Chevrolet**

| | | |
|---|---|---|
| 2026 Chevrolet Silverado 2500HG 4x4 | **Total** | **$64,520.00** |

**Gary Gross Truck and Accessories**

Bed and Light quote include:

| | | |
|---|---|---|
| CM ALRD (aluminum flatbed) | | $4,800.00 |
| Backup camera relocation kit | | $ 250.00 |
| Directional lights | | $ 600.00 |
| Strobe lights | | $1,400.00 |
| | **Total** | **$7,900.00** |

**Recommendation**

Staff recommends approval of the bids from Baxter Ford and Gary Gross Truck and Accessories.

**Attachments**

Bid from Baxter Ford of Omaha
Bid from H & H Chevrolet
Bid from Gary Gross Truck and Accessories

**Preview Order C01S - F2B 4x4 Reg Cab SRW :** Order Summary Time of Preview: 10/19/2026 13:11:42 Receipt: NA

**Dealership Name :** Baxter Ford of Omaha **Sales Code :** F53020

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Dealer Rep.** | Marc Houser | **Type** | Fleet | **Vehicle Line** | Superduty | **Order Code** | C01S |
| **Customer Name** | SPRINGFIELD | **Priority Code** | M2 | **Model Year** | 2027 | **Price Level** | 720 |

| DESCRIPTION | MSRP | INVOICE | DESCRIPTION | MSRP | INVOICE |
|---|---|---|---|---|---|
| F250 4X4 STYLESIDE PICKUP/142 | $48925 | $46479 | SPARE TIRE AND WHEEL | $295 | $269 |
| TOTAL BASE VEHICLE | $48925 | $44075 | TRAILER BRAKE CONTROLLER | $300 | $273 |
| OXFORD WHITE | $0 | $0 | JACK | $0 | $0 |
| CLOTH 40/MINI-CONSOLE/40 SEAT | $515 | $468 | WHEEL WELL LINERS - FRONT | $180 | $164 |
| MEDIUM DARK SLATE | $0 | $0 | HEAVY SERVICE PACKAGE | $125 | $114 |
| PREFERRED EQUIPMENT PKG.600A | $0 | $0 | UPFITTER SWITCHES | $250 | $228 |
| .XL TRIM | $0 | $0 | 190AMP(GAS)/250AMP(6.7L) ALTR | $0 | $0 |
| .AIR CONDITIONING – CFC FREE | $0 | $0 | HEAVY SERVICE FRONT SUSPENSION | $125 | $114 |
| .AM/FM STEREO MP3/CLK | $0 | $0 | EXTERIOR BACKUP ALARM | $280 | $255 |
| .7.3L DEVCT NA PFI V8 ENGINE | $0 | $0 | REMARKS TRAILER | $0 | $0 |
| .10-SPEED AUTO TORQSHIFT-G | $0 | $0 | CONN PKG:1 YR INCL W/FORD APP | $0 | $0 |
| .LT245/75R17E BSW ALL-SEASON | $0 | $0 | SECURITY PACKAGE: 1 YR INCL | $0 | $0 |
| 3.73 RATIO NON LTD SLIP AXLE | $0 | $0 | XL DRIVER ASSIST PACKAGE | $730 | $665 |
| PICKUP BOX DELETE | $-625 | $-569 | XL CHROME PACKAGE | $425 | $387 |
| .REAR VIEW CAMERA & PREP KIT | $0 | $0 | .FOG LAMPS | $0 | $0 |
| .POWER TAILGATE LOCK - DELETE | $0 | $0 | SPECIAL DEALER ACCOUNT ADJUSTM | $0 | $-1039 |
| .PU BOX TIE DOWN HOOKS-DELETE | $0 | $0 | SPECIAL FLEET ACCOUNT CREDIT | $0 | $-1425 |
| JOB #1 ORDER | $0 | $0 | FUEL CHARGE | $0 | $15.12 |
| FORD FLEET SPECIAL ADJUSTMENT | $0 | $-640 | NET INVOICE FLEET OPTION (B4A) | $0 | $7 |
| PLATFORM RUNNING BOARDS | $320 | $291 | PRICED DORA | $0 | $0 |
| 9900# GVWR PACKAGE | $0 | $0 | ADVERTISING ASSESSMENT | $0 | $0 |
| 50 STATE EMISSIONS | $0 | $0 | DESTINATION & DELIVERY | $2795 | $2795 |

| | MSRP | INVOICE |
|---|---|---|
| TOTAL BASE AND OPTIONS | $54640 | $48851.12 |
| DISCOUNTS | NA | NA |
| TOTAL | $54640 | $48851.12 |

ORDERING FIN: KD651 END USER FIN: KD651

**INCENTIVES:**

Acc. Code ID: 10 Contract/Ref #: 15-990V Concession Amount: $-5300.00

H&H Chevrolet
10801 S 150th Street
Papillion
NE, 68138
hhchevy.com
(402) 339 - 2222
sales@hhchevy.com

Robert Quick
Sales: (402) 339 - 2222
Direct: (000) 000 - 0000
rquick@hh.group

Deal#: 73854

## 2026 Chevrolet Silverado 2500HD

null | Work Truck
VIN: 1GB0KLE73TF357017 |
Work Truck | Four Wheel Drive | Naturally Aspirated | 6.6L | 8 | GAS | Regular Cab Pickup - Long Bed | Truck/Van | 5

**City Of Springfield City Of Springfield**
+1-(402) 639 - 8022 | +1-(402) 210 - 7393 |
cwoodman@springfieldne.org
170 N 3rd St, Springfield, NE 68059

**Cash**

| | |
|---|---|
| Tot. Cash | $64,520.00 |
| | $500.00 Rebates |

| Payment Details | Cash |
|---|---|
| MSRP | $52,918.00 |
| Dealer Discount | $2,500.00 |
| Selling Price | $50,418.00 |
| Rebates | $500.00 |
| Accessories | $13,853.00 |
| ADMIN FEE | $749.00 |
| Total Taxes | $0.00 |
| Amount Financed | $64,520.00 |

X

Customer Signature & Date

X

Ross Schroder | Manager Signature & Date

Payments offered here are all subject to final credit approval from the lending institution. Vehicle Price does not include accessories and is before Taxes and/or applicable fees. Leases in some cases require additional cash for Security Deposit, and at Lease's End, Lessee is responsible for $0.25 per Mile over 10000 Miles per year. Wear and tear guidelines apply. All prices, specifications, and availability subject to change without notice.

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◀ PULL THIS STRIP TO EXPOSE ADHESIVE

CHEVROLET

# 2026 SILVERADO 2500 REG CAB WT 4WD

**EXTERIOR: SUMMIT WHITE**
**INTERIOR: JET BLACK**

**ENGINE: 6.6L V8 GASOLINE**
**TRANS: ALLISON 10-SPEED AUTO**

*Visit us at www.chevy.com*

## STANDARD EQUIPMENT

ITEMS FEATURED BELOW ARE INCLUDED AT NO EXTRA CHARGE IN THE STANDARD VEHICLE PRICE SHOWN

**OWNER BENEFITS**
- 3 YEAR / 36,000 MILE* BUMPER-TO-BUMPER LIMITED WARRANTY
- 5 YEAR / 60,000 MILE* POWERTRAIN LIMITED WARRANTY, ROADSIDE ASSISTANCE & COURTESY TRANSPORTATION
- FIRST MAINTENANCE VISIT

*WHICHEVER COMES FIRST SEE CHEVROLET.COM OR DEALER FOR TERMS, DETAILS & LIMITS

**SAFETY & SECURITY**
- AUTOMATIC EMERGENCY BRAKING
- FORWARD COLLISION ALERT
- FRONT PEDESTRIAN BRAKING
- LANE DEPARTURE WARNING
- FOLLOWING DISTANCE INDICATOR
- INTELLIBEAM
- BUCKLE TO DRIVE
- TEEN DRIVER MODE

**PERFORMANCE & MECHANICAL**
- AUTO-LOCKING REAR DIFF
- ELECTRONIC TRANSFER CASE
- INDEPENDENT FRONT SUSPENSION
- MULTI-LEAF REAR SPRING SUSP
- TRAILER BRAKE CONTROLLER

**CONNECTIVITY & TECHNOLOGY**
- CHEVROLET INFOTAINMENT 3 7" DIAG COLOR TOUCHSCREEN ADDITIONAL FEATURES FOR COMPATIBLE PHONES INCLUDE: BLUETOOTH AUDIO STREAMING VOICE COMMAND PASSTHROUGH TO PHONE, WIRELESS APPLE CAR-
- 8 YEARS ONSTAR BASICS SEE ONSTAR.COM FOR TERMS
- DRIVER INFORMATION CENTER
- REMOTE KEYLESS ENTRY
- PUSH BUTTON START

**INTERIOR**
- AIR CONDITIONING
- FRONT 40/20/40 BENCH SEATS W/ UNDER SEAT STORAGE
- POWER DOOR LOCKS
- POWER WINDOWS

**EXTERIOR**
- FRONT RECOVERY HOOKS

MANUFACTURER'S SUGGESTED RETAIL PRICE

| | |
|---|---|
| **STANDARD VEHICLE PRICE** | **$48,700.00** |

## OPTIONS & PRICING

OPTIONS INSTALLED BY THE MANUFACTURER (MAY REPLACE STANDARD EQUIPMENT SHOWN)

| | |
|---|---|
| TRAILERING MIRRORS - HEATED, POWER-ADJUSTABLE, AUTO-DIMMING W/ TURN INDICATORS | 450.00 |
| POWER FOLDING/MANUAL EXTENDING WT CONVENIENCE PACKAGE:<br>• DEEP-TINTED GLASS<br>• REAR-WINDOW DEFOGGER | 425.00 |
| ALL TERRAIN TIRE, SPARE | 380.00 |
| 17" MACHINED ALUM WHEELS | 350.00 |
| SNOW PLOW PREP/CAMPER PACKAGE:<br>• 220 AMP ALTERNATOR<br>• INCREASED FRONT GAWR<br>• SKID PLATES<br>• ROOF EMERGENCY LIGHT PROVISIONS W/ PASS THROUGH | 300.00 |
| ALL-TERRAIN TIRES | 200.00 |
| 120V INTERIOR POWER OUTLET | 150.00 |
| UPFITTER SWITCH KIT (5) (CUSTOMER RESPONSIBLE FOR INSTALLATION) | 150.00 |
| CHROME BUMPERS | 100.00 |
| REAR CAMERA KIT | 73.00 |
| ***INCOMPLETE VEHICLE*** LABEL FOR GM CONTENT ONLY-SEE DEALER ABOUT NON GM CONTENT | .00 |
| PICKUP BOX DELETE: DELETES PICKUP BOX, REAR VISION CAMERA AND OTHER STANDARD EQUIPMENT | -1,155.00 |
| LOWERED GVWR:10,000LBS(4536 KG) | INC. |
| REAR AXLE: 3.73 RATIO | INC. |
| TOTAL OPTIONS | $1,423.00 |
| TOTAL VEHICLE & OPTIONS | $50,123.00 |
| DESTINATION CHARGE | 2,795.00 |
| **TOTAL VEHICLE PRICE*** | **$52,918.00** |

## EPA DOT Fuel Economy and Environment

NOT APPLICABLE TO THIS VEHICLE

**fueleconomy.gov**
Calculate personalized estimates and compare vehicles

Better drives start with OnStar®
Activate today

**⚠ WARNING**
Cancer and Reproductive Harm
www.P65Warnings.ca.gov/passenger-vehicle
SEE OWNER'S MANUAL

This label has been applied pursuant to Federal law – Do not remove prior to delivery to the ultimate purchaser. "Includes Manufacturer's Recommended Pre-Delivery Service. Does not include dealer installed options and accessories not listed above, local taxes or license fees.

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GMLBL_PROD_0044 – 11/01/2025

ORDER NO FPPM2: SALES CODE C
SALES MODEL CODE CK20903
DEALER NO 59123
FINAL ASSEMBLY:
FLINT, MI U.S.A.

**VIN 1GB0KLE73TF357017** **REISSUE**

DEALER TO WHOM DELIVERED
**KNAPHEIDE MANUFACTURING – CA**
3550 BOZZANO ROAD
STOCKTON, CA 95215

Outlook

## Bed and Light quote

**From** gregor hillmann <ghillmann00@yahoo.com>
**Date** Tue 10/13/2026 9:54 AM
**To** Chris Woodman <cwoodman@springfieldne.org>

**External Sender** - From: (gregor hillmann <ghillmann00@yahoo.com>)
Learn More
This message came from outside your organization.

.

CM ALRD (aluminum flatbed) $4800

Install $850

Backup camera relocation kit $250

Directional lights $600 installed (buyers) pn#8894047

Strobe light $1400 installed (buyers) pn#88930605

total $7900

thanks

Greg Hillmann
Gary Gross Truck and Acc.

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SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 3, 2026 AGENDA

| Agenda Item: | Subject: | Submitted By: |
|---|---|---|
| Regular Agenda Items 16 &17 | Olsson Engineering Agreements – Resolution 2026-53 General Engineering Consulting Services and Resolution 2026-54 Street Superintendent Services | Kathleen Gottsch<br>City Administrator |

**Synopsis**

Our current contracts with Olsson for general engineering consulting services and City Street Superintendent services expire December 31, 2026.

The general engineering agreement is outlined under Resolution 2026-53 and is set up on a time and expenses basis not to exceed $5,000. This contract covers items that are smaller in nature or are not project specific.

The Street Superintendent agreement is outlined under Resolution 2026-54 and is set up on a time and expense basis not to exceed $3,000 (same amount as last year). Jeff Palik with Olsson serves as our licensed Street Superintendent. The city receives $3,000 per year from NDOT for appointing a Class A licensed superintendent.

**Recommendation**

Staff recommends approval of both agreements.

**Attachments**

Resolution 2026-53
General Engineer Consulting Services Agreement
Resolution 2026-54
Street Superintendent Services Agreement

**RESOLUTION**
**2026-53**

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

WHEREAS, the City of Springfield, Nebraska, a Municipal Corporation, and Olsson, Inc. wish to enter into Master Agreement Work Order No. 15 through which Olsson shall provide general engineering consulting services; and

WHEREAS, services under this agreement shall be on a time and expense basis not to exceed $5,000; and

WHEREAS, services under this Agreement shall be performed from January 1, 2027, through December 31, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Springfield, Nebraska that the Mayor is authorized to enter into the Master Agreement Work Order No. 15 for general engineering consulting services attached hereto as Exhibit "A".

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER 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

olsson

October 19, 2026

Mayor and City Council
City of Springfield
170 North 3rd Street
PO Box 189
Springfield, NE 68059

Re: Renewal of Agreement
for Street Superintendent and Engineering Services

Dear Mayor and City Council:

Thank you for allowing Olsson to be your Street Superintendent and Engineer-on-Call for your community. We have enjoyed working with you and would like to continue providing our experience and expertise to you.

The signed work orders in-place expire on December 31, 2026; therefore, we have enclosed the new work orders which will extend our services to your community through December 31, 2027. You can choose to discontinue our services anytime during the course of the original Master Service Agreement (MSA).

We are requesting you have the attached work orders reviewed for approval at your next board meeting. The work orders authorize Olsson to continue providing general engineering and street superintendent services. If questions or concerns arise from that meeting, please let us know and we can attend your next meeting. If approved, please sign both Work Orders and email a signed electronic copy to Rachel Adams, Geographic Administrative Senior Coordinator at radams@olsson.com and keep a copy for your records.

Olsson takes great pride in our superior reputation for client service and quality work, and we offer the most comprehensive list of professional engineering, testing, and survey services in the state.

Sincerely,

Jeff R. Palik, PE
Olsson

Attachments

1707 Dakota Avenue / South Sioux City, NE 68776
O 402.494.3059 / olsson.com

# MASTER AGREEMENT WORK ORDER NO. 15

This exhibit dated January 1, 2027, is hereby attached to and made a part of the Master Agreement for Professional Services dated September 8, 2020, between City of Springfield ("Client") and Olsson, Inc. ("Olsson") providing for professional services. Olsson's Scope of Services for the Agreement is as indicated below.

## GENERAL

Olsson has acquainted itself with the information provided by Client relative to the project and based upon such information offers to provide the services described below for the project. Client warrants that it is either the legal owner of the property to be improved by this Project or that Client is acting as the duly authorized agent of the legal owner of such property.

## PROJECT DESCRIPTION AND LOCATION

Project will be located at: Springfield, Nebraska

Project Description: General Engineering Consulting Services

## SCOPE OF SERVICES

Olsson shall provide the following services (Scope of Services) to Client for the Project:

### General Engineering Consulting Services

Olsson will provide engineering consulting services as requested by the City Council Board or its authorized representatives. These general consulting services include the following:

- City Council/Planning Commission meeting attendance
- Site visits to collect data for miscellaneous engineering issues
- Professional opinions and recommendations for miscellaneous engineering issues
- Agency correspondence on behalf of the Client

### Exclusions

- Surveying – legal, topographic and construction staking
- Geotechnical
- Environmental Reviews and Permitting
- Modeling Services
- Project Design beyond miscellaneous engineering issues
- Bidding Services
- Construction Administration and Observation
- Materials Testing
- Street Superintendent Services

All the exclusions listed can be completed upon request and would be defined in a separate work order.

Should Client request work in addition to the Scope of Services, Olsson shall invoice Client for such additional services (Optional Additional Services) at the standard hourly billing labor rate charged for those employees actually performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

Olsson agrees to provide all of its services in a timely, competent and professional manner, in accordance with applicable standards of care, for projects of similar geographic location, quality and scope.

## SCHEDULE FOR OLSSON'S SERVICES

Unless otherwise agreed, Olsson expects to perform its services under the Agreement as follows:

Anticipated Start Date: January 1, 2027
Anticipated Completion Date: December 31, 2027

Olsson will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Olsson reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties.

## COMPENSATION

Client shall pay to Olsson for the performance of the Scope of Services, the actual hourly labor rates of personnel performing such services on the Project times a factor of 3.085 and all actual reimbursable expenses in accordance with Reimbursable Expense Schedule attached to this Agreement. Olsson shall submit invoices on a monthly basis and payment is due within 30 calendar days of invoice date.

Olsson's Scope of Services will be provided on a time and expense basis not to exceed $5,000.

## TERMS AND CONDITIONS OF SERVICE

We have discussed with you the risks, rewards and benefits of the Project, the Scope of Services, and our fees for such services and the Agreement represents the entire understanding between Client and Olsson with respect to the Project. The Agreement may only be modified in writing signed by both parties.

Client's designated Project Representative shall be the City Clerk.

If this Work Order satisfactorily sets forth your understanding of our agreement, please sign in the space provided below. Retain a copy for your files and email an executed electronic copy to Rachel Adams, Geographic Administrative Senior Coordinator at radams@olsson.com . This proposal will be open for acceptance for a period of 30 days from the date set forth above, unless changed by us in writing.

**OLSSON, INC.**

By _____
Jesse D. Hurlbert, PE

By _____
Jeff R. Palik, PE

By signing below, you acknowledge that you have full authority to bind Client to the terms of the Agreement. If you accept this Work Order, please sign:

**CITY OF SPRINGFIELD**

By _____
Signature

Print Name _____

Title _____ Dated: _____

Attachments
Billing Rate Schedule
Reimbursable Expense Schedule

**RESOLUTION**
**2026-54**

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

WHEREAS, the City of Springfield, Nebraska, a Municipal Corporation, and Olsson, Inc. wish to enter into Master Agreement Work Order No. 16 through which Olsson shall provide City Street Superintendent services following the guidance and requirements of the Nebraska Board of Public Roads Classifications and Standards (NBCS); and

WHEREAS, services under this agreement shall be on a time and expense basis not to exceed $3,000; and

WHEREAS, services under this Agreement shall be performed from January 1, 2027, through December 31, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Springfield, Nebraska that the Mayor is authorized to enter into Master Agreement Work Order No. 16 attached hereto as Exhibit "A".

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER 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

April 16, 2026

Mayor and City Council
City of Springfield
P.O. Box 189
Springfield, NE 68059

Dear Mayor and City Council:

As Michelle Pietzyk discussed with Barb Henninger, Brian Friedrichsen has resigned from Olsson to pursue a different job opportunity. I will be taking over as the City's street superintendent. Attached is my resume for the council to review. Please officially appoint me as your street superintendent at your next council meeting for the time period starting the date of the meeting through December 31, 2026. Here is the information you will need to include in the appointment:

Jeff Palik - Class A license
Street Superintendent License S-1269
Engineering License is E-10492

Brian Schuele, out of our Lincoln office, will continue as your daily contact to help with your community needs and engineering work. Michelle Pietzyk will continue to be your contact for all things street superintendent related. Michelle will work with the city at the end of the year on how to fill out the End of Year Street Superintendent Certification form showing myself and Brian.

If you have any questions, please contact me at 308.398.2958 or jpalik@olsson.com or Michelle Pietzyk at 402.480.1347 or mpietzyk@olsson.com.

Sincerely,

Jeff R Palik

**Jeff Palik, PE**
*Sector Leader, Greater Nebraska*

601 P Street / Suite 200 / Lincoln, NE 68508
O 402.474.6311 / olsson.com

# JEFF PALIK, P.E.

## Street Superintendent

### EXPERIENCE SUMMARY

As sector leader of the Greater Nebraska region, Jeff oversees the Grand Island, Holdredge, Kearney, Norfolk, and South Sioux City offices. Jeff is also responsible for the Lincoln/Sarpy construction materials testing team, as well as the Drilling and Geotechnical teams for Olsson. Jeff has been with Olsson for more than 20 years. He has a diverse background in design, construction, and management for projects ranging from sanitary sewers and lift stations to commercial land development. Early in his career, Jeff took an interest in construction services, seizing opportunities to assist with field work and inspections. His reputation as a fair, responsive leader at construction sites grew quickly. Jeff's knowledge of infrastructure design coupled with his vast construction expertise led him to his previous role of Construction Services team leader. As a result, Jeff understands how to manage the complete lifecycle of a project from concept to closeout. He is versed in water main, sanitary sewer, roadway construction, and mass grading projects.

### PROJECT EXPERIENCE

- City of Holdrege, Construction Engineering for 11th Ave. from Morton St. to Logan St.; Holdrege, NE
- City of Lexington, Construction Engineering for 13th St. from Hampton St. to Airport Rd.; Lexington, NE
- City of Lexington, Design and Construction Engineering for 6th and Jackson St.; Lexington, NE
- City of Lexington, East Viaduct Replacement Construction Engineering and Inspection; Lexington, NE
- City of Minden, Municipal Water System Improvements; Minden, NE
- City of Minden, New Concrete Pavement for Sections of Campbell St., Holland St., and Eighth St.; Minden, NE
- City of Ogallala, Paving Improvements for Second Street, B Street, and South A Street; Ogallala, NE
- City of St. Paul, Design of Water Main and Sanitary Sewer Extension for Jerabek Subdivision; St. Paul, NE
- Village of Elba, Paving and Drainage Improvements for 13th St. from New St. to Alda St.; Elba, NE
- Village of Kenesaw, Design and Construction of New Water Meters; Kenesaw, NE
- Village of Kenesaw, Paving Improvements and Overlay for Various Streets; Kenesaw, NE



### EDUCATION

- B.S., Civil Engineering, University of Nebraska-Lincoln

### PROFESSIONAL REGISTRATIONS

- Professional Engineer: NE, E-10492

### CERTIFICATIONS/TRAINING

- Street Superintendent License: NE, Class A #S-1269

### OLSSON EXPERIENCE

- 1998 to 2003
- 2005 to Present

### OVERALL EXPERIENCE

- 1997 to Present

### PROFESSIONAL REFERENCES

- Matt Helzer
  City of St. Paul
  308.754.4483
  mhelzer@cityofstpaulne.org
- Michael Krings
  City of Minden
  308.832.1820
  mkrings@mindennebraska.org
- Jeff Edmondson
  Village of Kenesaw
  402.752.3222
  jedmondson@kenesaw.org

# MASTER AGREEMENT WORK ORDER NO. 16

This exhibit dated January 1, 2027, is hereby attached to and made a part of the Master Agreement for Professional Services dated September 8, 2020, between City of Springfield ("Client") and Olsson, Inc. ("Olsson") providing for professional services. Olsson's Scope of Services for the Agreement is as indicated below.

## GENERAL

Olsson has acquainted itself with the information provided by Client relative to the project and based upon such information offers to provide the services described below for the project. Client warrants that it is either the legal owner of the property to be improved by this Project or that Client is acting as the duly authorized agent of the legal owner of such property.

## PROJECT DESCRIPTION AND LOCATION

Project will be located at: Springfield, Nebraska

Project Description: Street Superintendent Services

## SCOPE OF SERVICES

Olsson shall provide the following services (Scope of Services) to Client for the Project:

### Street Superintendent Services

Olsson will provide Street Superintendent services following the guidance and requirements of the Nebraska Board of Public Roads Classifications and Standards (NBCS). Street Superintendent services include the following:

- Guidance and consultation for development and updates to the one and six-year street plans
- Review and updates to the street lane mile report
- Guidance and consultation for completion of the street system revenue, expenditure and budget report
- Attendance at one public hearing related to the one and six-year street plan

### Exclusions

- Surveying – legal, topographic and construction staking
- Geotechnical
- Environmental Reviews and Permitting
- Project Design
- Bidding Services
- Construction Administration and Observation
- Materials Testing

All the exclusions listed can be completed upon request and would be defined in a separate work order.

# 2026 Olsson Billing Rate Schedule

| Description | Range | | |
|---|---|---|---|
| Principal | $156.00 | - | $486.00 |
| Project Manager | $136.00 | - | $294.00 |
| Project Professional | $101.00 | - | $258.00 |
| Assistant Professional | $76.00 | - | $187.00 |
| Designer | $109.00 | - | $238.00 |
| CAD Operator | $66.00 | - | $232.00 |
| Survey | $61.00 | - | $230.00 * |
| Construction Services | $56.00 | - | $305.00 * |
| Administrative/Clerical | $51.00 | - | $266.00 |

**Note:**

1. Special Services not included in above categories will be provided on a Special Labor Rate Schedule
2. Rates subject to change based upon updates to Billing Rates for upcoming year.

# REIMBURSABLE EXPENSE SCHEDULE

The expenses incurred by Olsson or Olsson's independent professional associates or consultants directly or indirectly in connection with the Project shall be included in periodic billing as follows:

| Classification | Cost |
|---|---|
| Automobiles (Personal Vehicle) | $0.725/mile* |
| Suburban's and Pick-Ups | $0.75/mile* |
| Automobiles (Olsson Vehicle) | $95.00/day |
| Automobile (Olsson EV) | $85.00/day |
| Other Travel or Lodging Cost | Actual Cost** |
| Meals | Actual Cost** |
| Printing and Duplication including Mylars and Linens | |
| In-House | Actual Cost |
| Outside | Actual Cost+10% |
| Postage & Shipping Charges for Project Related Materials including Express Mail and Special Delivery | Actual Cost |
| Film and Photo Developing | Actual Cost+10% |
| Telephone and Fax Transmissions | Actual Cost+10% |
| Miscellaneous Materials & Supplies Applicable to this Project | Actual Cost+10% |
| Copies of Deeds, Easements or other Project Related Documents | Actual Cost+10% |
| Fees for Applications or Permits | Actual Cost+10% |
| Sub-Consultants | Actual Cost+10% |
| Taxes Levied on Services and Reimbursable Expenses | Actual Cost |

*Rates consistent with the IRS Mileage Rate Reimbursement Guidelines (Subject to Change).
**Rates consistent with the U.S. General Services Administration (GSA) Per Diem for Reimbursable Lodging, Meals and Incidental Costs (Subject to Change).