



SPRINGFIELD

NEBRASKA

CITY COUNCIL AGENDA

Tuesday, February 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 posted in the entry to the meeting room
- Roll call
- Pledge of Allegiance

CONSENT AGENDA

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

1. Approve Minutes of the January 20, 2026, Council Meeting
2. Approve Claims and Payroll
3. Approve a Special Designated Liquor License to St. Joseph Catholic Church for Lenten Fish Fries on February 27, March 6, March 13 and March 20 at 100 S. 9th Street, Springfield
4. Approve Pay Application No. 2 to ME Collins in the amount of \$107,559.31 for replacement of the water line in the Post Office alley and installation of a new water main at the soccer complex

REGULAR AGENDA

1. Sarpy County Sheriff's Monthly Service Report
2. Conduct a **Public Hearing** to consider the following applications:
 - A. An application for a request for zone change filed by Belcaro Development LLC, subdivider, and Gregory Mahloch, owner, requesting a change of zoning

classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059

- B. An application for a preliminary plat (Lots 1-130 and Outlots A-J, 132 Platteview) filed by Belcaro Development LLC, subdivider, and Gregory Mahloch, owner, on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059
3. Consider approval of **Ordinance No. 1218** approving a change of zoning classification filed by Belcaro Development LLC, subdivider, and Gregory Mahloch, owner, requesting a change of zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059
4. Consider approval of **Resolution 2026-5** approving a preliminary plat (Lots 1-130 and Outlots A-J, 132 Platteview) filed by Belcaro Development LLC, subdivider, and Gregory Mahloch, owner, on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059
5. Consider approval of **Resolution 2026-6** entering into facilities license agreement w/ SYAA for use of soccer complex
6. Direct staff to file a lien against the property at 285 N. 2nd Street, Springfield, NE (Felici) for unpaid nuisance abatement services
7. Proclaim March 2026 as Problem Gambling Awareness Month in the City of Springfield

8. Discuss Sally Seiber’s annual review and consider a proposed merit increase

DEPARTMENT REPORTS

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

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

ADJOURNMENT

MINUTES

A regular meeting of the Mayor and Council of the City of Springfield, Nebraska was held at 7:00 p.m. on Tuesday, February 3, 2026, at City Hall. Present were Mayor Bob Roseland; Council Members: Mike Neitzel, Michael Herzog, Kacie Murtha. Absent: Dan Craney. Notice of this meeting was given in advance by posting in three public places, one of the designated methods of giving notice. Notice of this meeting was given in advance to the Mayor and all Council Members and a copy of their receipt of notice is attached to these Minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public. The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held.

Consent Agenda

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

Check #	Account ID	Account Description	Name	Debit Amount
General				
EFTPS	6080-10-10	Health Insurance-Gen	Metropolitan Life Insurance Co	156.64

EFTPS	6080-10-10	Health Insurance-Gen	Blue Cross Blue Shield of Nebraska	2,920.58
EFTPS	6080-10-10	Health Insurance-Gen	PLIC - SBD Grand Island	217.88
50682	9310-10-10	Nuisance Abatement-Gen	Sarpy County Register of Deeds	10.00
EFTPS	6084-10-10	Aflac-Gen	Aflac	224.78
50685	6084-10-10	Aflac-Gen	Ameritas Life Insurance Corp.	44.80
50690	7455-10-10	Internet-Gen	Charter Communications	139.99
50692	7270-10-10	Insurance-Gen	CNA Surety	350.00
50693	7045-10-10	Prof Svcs-Tech Support-Gen	Core Technologies, Inc	2,062.50
50697	7045-10-10	Prof Svcs-Tech Support-Gen	First National Bank of Omaha	16.99
50697	7205-10-10	Subscriptions-Gen	First National Bank of Omaha	26.09
50697	7250-10-10	Publication Costs-Gen	First National Bank of Omaha	392.69
50697	7330-10-10	Telephone-Gen	First National Bank of Omaha	264.53
50697	8010-10-10	Office Supplies-Gen	First National Bank of Omaha	90.65
50697	8200-10-10	Miscellaneous-Gen	First National Bank of Omaha	58.53
50698	8140-10-10	R&M Equipment-Gen	Five Points Bank	126.29
50698	9010-10-10	Office Equipment-Gen	Five Points Bank	88.42
50703	9040-10-10	Tools & Misc Equip-Gen	Home Depot Credit Services	289.00
50704	8130-10-10	R&M Building-Gen	Langfeldt Overhead Door Inc.	710.00
50708	7320-10-10	Natural Gas-General	Metropolitan Utilities District	168.65
50712	7010-10-10	Prof Svcs-Engineer-Gen	Olsson	1,489.13
50713	7310-10-10	Electricity-Gen	OPPD	282.50
50714	7340-10-10	Waste Disposal-Gen	Waste Connections of Nebraska, Inc	40.43
50716	7046-10-10	Prof Svcs-Building Inspector	Sarpy County Building Inspector	1,415.19
50717	7060-10-10	Animal Control-Gen	Sarpy County Fiscal Administrator	423.00
50718	7050-10-10	Law Contract-Gen	Sarpy County Treasurer	10,991.00
50720	7020-10-10	Prof Svcs-Legal-Gen	Seidler & Seidler, P.C.	2,354.23
50722	8010-10-10	Office Supplies-Gen	Springfield Ace Hardware	20.57
50723	8030-10-10	Supplies-Gen	Tractor Supply Co.	35.48
50726	7280-10-10	Laundry-Gen	Walkers Uniform Rental	145.78
			Total	25,556.32
Library				
EFTPS	6080-20-10	Health Insurance-Lib	Metropolitan Life Insurance Co	98.56
EFTPS	6080-20-10	Health Insurance-Lib	Blue Cross Blue Shield of Nebraska	1,043.06
EFTPS	6080-20-10	Health Insurance-Lib	PLIC - SBD Grand Island	36.86
EFTPS	6084-20-10	Aflac-Lib	Aflac	79.56
50684	8060-20-10	Books/Videos/Maps-Lib	Amazon Capital Services	1,289.22
50685	6084-20-10	Aflac-Lib	Ameritas Life Insurance Corp.	26.40
50690	7455-20-10	Internet-Lib	Charter Communications	29.99
50693	7330-20-10	Telephone-Lib	Core Technologies, Inc	60.00
50696	9062-20-10	Security System-Lib	Iris Group Holdings LLC	95.04
50697	7330-20-10	Telephone-Lib	First National Bank of Omaha	102.00

50705	8060-20-10	Books/Videos/Maps-Lib	MicroMarketing, LLC	138.68
50706	8060-20-10	Books/Videos/Maps-Lib	MidAmerica Books	252.45
50708	7320-20-10	Natural Gas-Lib	Metropolitan Utilities District	269.45
50713	7310-20-10	Electricity-Lib	OPPD	246.38
50714	7340-20-10	Waste Disposal-Lib	Waste Connections of Nebraska, Inc	47.03
50719	7480-20-10	Janitorial-Lib	Marcie Schmieder	300.00
50721	8060-20-10	Books/Videos/Maps-Lib	Smithsonian	54.99
			Total	4,169.67
Library Restricted				
50689	8060-21-10	Books/Videos/Maps-Lib Rest	Center Point Large Print	121.08
50700	8060-21-10	Books/Videos/Maps-Lib Rest	Cengage Learning Inc/Gale	104.98
			Total	226.06
Park				
EFTPS	6080-30-10	Health Insurance-Park	Metropolitan Life Insurance Co	14.52
EFTPS	6080-30-10	Health Insurance-Park	Blue Cross Blue Shield of Nebraska	596.04
EFTPS	6080-30-10	Health Insurance-Park	PLIC - SBD Grand Island	35.11
50702	7290-30-10	Uniform Allowance-Park	Haney Shoe Store	68.20
50710	8150-30-10	R&M Vehicle-Park	Mill Creek Auto Parts	42.84
50713	7310-30-10	Electricity-Park	OPPD	622.67
50714	7340-30-10	Waste Disposal-Park	Waste Connections of Nebraska, Inc	275.54
50722	8030-30-10	Supplies-Park	Springfield Ace Hardware	2.50
EFTPS	8120-30-10	Fuel-Park	Casey's Business Mastercard	60.84
			Total	1,718.26
Soccer				
EFTPS	6080-35-10	Health Insurance-Soccer	Metropolitan Life Insurance Co	14.52
EFTPS	6080-35-10	Health Insurance-Soccer	Blue Cross Blue Shield of Nebraska	298.02
EFTPS	6080-35-10	Health Insurance-Soccer	PLIC - SBD Grand Island	19.02
50702	7290-35-10	Uniform Allowance-Soccer	Haney Shoe Store	68.19
50713	7310-35-10	Electricity-Soccer	OPPD	37.46
50722	8030-35-10	Supplies-Soccer	Springfield Ace Hardware	2.49
EFTPS	8120-35-10	Fuel-Soccer	Casey's Business Mastercard	58.29
			Total	497.99
Community Building				
50690	7455-40-10	Internet-Community Bldg	Charter Communications	110.00
50699	9400-40-10	Refund-Community Bldg	Fyffe, Ashley	325.00
50703	8030-40-10	Supplies-Community Bldg	Home Depot Credit Services	60.81
50708	7320-40-10	Natural Gas-Community Bldg	Metropolitan Utilities District	469.75
50713	7310-40-10	Electricity-Community Bldg	OPPD	110.01
50714	7340-40-10	Waste Disposal-Community Bldg	Waste Connections of Nebraska, Inc	104.83
50722	8130-40-10	R&M Building-Community Bldg	Springfield Ace Hardware	69.10
50726	7280-40-10	Laundry-Community Bldg	Walkers Uniform Rental	151.12

			Total	1,400.62
Water				
EFTPS	6080-50-20	Health Insurance-Water	Metropolitan Life Insurance Co	43.56
EFTPS	6080-50-20	Health Insurance-Water	Blue Cross Blue Shield of Nebraska	596.04
EFTPS	6080-50-20	Health Insurance-Water	PLIC - SBD Grand Island	7.98
50681	9090-50-20	New Well-Water	M.E. Collins Contracting Co., Inc.	107,559.31
EFTPS	6084-50-20	Aflac-Water	Aflac	210.80
50685	6084-50-20	Aflac-Water	Ameritas Life Insurance Corp.	-4.60
50686	8110-50-20	Chemicals-Water	Aqua-Chem, Inc.	1,044.90
50695	7430-50-20	Digger's Hotline-Water	One Call Concepts, Inc.	26.63
50707	7420-50-20	Testing-Water	Midwest Laboratories	86.11
50709	8140-50-20	R&M Equipment-Water	Municipal Supply	642.00
50711	7420-50-20	Testing-Water	NE Public Health Environmental Lab	34.00
50712	9090-50-20	New Well-Water	Olsson	2,320.82
50712	7010-50-20	Prof Svcs-Engineer-Water	Olsson	798.00
50713	7310-50-20	Electricity-Water	OPPD	1,657.02
50720	7020-50-20	Prof Svcs- Legal-Water	Seidler & Seidler, P.C.	122.50
50722	8140-50-20	R&M Equipment-Water	Springfield Ace Hardware	3.59
EFTPS	8120-50-20	Fuel-Water	Casey's Business Mastercard	181.51
			Total	115,330.17
Sewer				
EFTPS	6080-60-30	Health Insurance-Sewer	Metropolitan Life Insurance Co	29.04
EFTPS	6080-60-30	Health Insurance-Sewer	Blue Cross Blue Shield of Nebraska	298.02
EFTPS	6080-60-30	Health Insurance-Sewer	PLIC - SBD Grand Island	-9.77
EFTPS	6084-60-30	Aflac-Sewer	Aflac	143.03
50685	6084-60-30	Aflac-Sewer	Ameritas Life Insurance Corp.	-4.60
50702	7290-60-30	Uniforms Allowance-Sewer	Haney Shoe Store	136.39
50712	7010-60-30	Prof Svcs-Engineer-Sewer	Olsson	190.31
50713	7310-60-30	Electricity-Sewer	OPPD	38.77
50720	7020-60-30	Prof Svcs-Legal-Sewer	Seidler & Seidler, P.C.	787.50
50725	8160-60-30	R&M Grounds-Sewer	Utilities Service Group	3,746.50
EFTPS	8120-60-30	Fuel-Sewer	Casey's Business Mastercard	97.80
			Total	5,452.99
Street				
EFTPS	6080-70-40	Health Insurance-Street	Metropolitan Life Insurance Co	43.56
EFTPS	6080-70-40	Health Insurance-Street	Blue Cross Blue Shield of Nebraska	1,192.08
EFTPS	6080-70-40	Health Insurance-Street	PLIC - SBD Grand Island	70.26
EFTPS	6084-70-40	Aflac-Street	Aflac	120.29
50683	8140-70-40	R&M Equipment-Street	Power Systems AHS, LLS	913.00
50690	7455-70-40	Internet-Street	Charter Communications	110.00
50691	7450-70-40	Licenses-Street	Bryan Cherry	64.00

50694	8080-70-40	Promotional Material- Street	Design4 Screenprinting	149.00
50701	8030-70-40	Supplies-Street	Jim Wulf	28.50
50703	8030-70-40	Supplies-Street	Home Depot Credit Services	24.97
50703	8130-70-40	R&M Building-Street	Home Depot Credit Services	245.75
50708	7320-70-40	Natural Gas-Street	Metropolitan Utilities District	1,084.85
50710	8140-70-40	R&M Equipment-Street	Mill Creek Auto Parts	393.09
50710	9040-70-40	Tools & Misc Equip-Street	Mill Creek Auto Parts	15.22
50710	8150-70-40	R&M Vehicle-Street	Mill Creek Auto Parts	112.94
50712	7010-70-40	Prof Svcs-Engineer-Street	Olsson	114.15
50713	7310-70-40	Electricity-Street	OPPD	3,024.23
50714	7340-70-40	Waste Disposal-Street	Waste Connections of Nebraska, Inc	159.53
50715	8140-70-40	R&M Equipment-Street	Powerplan	804.72
50722	8030-70-40	Supplies-Street	Springfield Ace Hardware	27.94
50723	8030-70-40	Supplies-Street	Tractor Supply Co.	44.91
50724	8140-70-40	R&M Equipment-Street	Ty's Outdoor Power & Service	3.50
50726	7290-70-40	Uniform Allowance-Street	Walkers Uniform Rental	29.34
50727	8100-70-40	Sand & Gravel-Street	Westover Rock & Sand, Inc.	7,515.07
EFTPS	8120-70-40	Fuel-Street	Casey's Business Mastercard	563.81
			Total	16,854.71
Keno Community Betterment				
50687	9174-80-70	Keno CB Project	Artistic Sign & Design	30,967.50
50688	9174-80-70	Keno CB Project	Block Electrical	2,140.00
			Total	33,107.50
Total			Subtotal	204,314.29
			Water Deposit Refunds	1,076.38
			Payroll	92,148.41
			Voya Retirement	9,735.04
			Medical Reimbursement	431.87
			Grand Total	307,705.99

Regular Agenda

Agenda Item 1. Sgt. Kyle Percifield reviewed the Sarpy County Sheriff's report. Sgt. Percifield reported that there was a heavy law enforcement presence in town for an isolated incident that resulted in two arrests, but nothing else major to report.

Agenda Item 2A and 2B. A Public Hearing of the Springfield City Council was opened at 7:04 p.m. to consider (1) an application for a request for zone change filed by Belcaro Development LLC, subdivider, and Gregory Mahloch, owner, requesting a change of zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for

Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059 and (2) an application for a preliminary plat (Lots 1-130 and Outlots A-J, 132 Platteview) filed by Belcaro Development LLC, subdivider, and Gregory Mahloch, owner, on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059. Larry Jobeun, developer's attorney with Fullenkamp, Jobeun, Johnson & Beller, 11440 W. Center Road, Omaha, NE, reviewed all of the requested zone changes stating that the northwest corner of the property will have 10 lots for villas with a R50 zoning district, moving south will be 18 lots for fourplexes with a R30 zoning district, 100 lots for single family dwellings would remain as the R87 zoning district, and 2 commercial lots on the northeast corner with a General Business zoning district. Jobeun noted that the price point for the villas would be \$550,000, the fourplexes between \$325,000 and \$375,000 and the single-family dwellings at \$700,000. This project will also include two detention basins, green space, trail connections, and necessary improvements along 132nd and Platteview Road. Jobeun discussed road access from the development onto 132nd Street and Platteview Road. Brad Huyck, Engineer with Thompson, Dreessen and Dorner, 10836 Old Mill Road, Omaha, NE stated that lot adjustments will be made prior to final plat submittal to meet road access requirements. Murtha stated that she likes the berm and trees along Platteview Road, the green spaces between the houses, and the 20 ft outlots. Tom Wenzl, 475 Hilltop Avenue, Springfield, expressed concern with 8th Street access onto Platteview Road due to it being at the top of the hill and people driving west on Platteview Road above the speed limit. He wondered if that would be a dangerous intersection. Huyck stated that when Platteview Road is widened it will have a dedicated turn lane. After all those wishing to speak were offered an opportunity to be heard, the Mayor recommended the hearing be closed. Motion by Herzog, seconded by Neitzel, to close the public hearing. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: Craney. Motion carried. Public Hearing closed at 7:13 p.m.

Agenda Item 3. Council Member Herzog introduced **Ordinance No. 1218** entitled:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM R87 SINGLE-FAMILY RESIDENTIAL DISTRICT TO BG GENERAL BUSINESS DISTRICT FOR LOTS 1 AND 2; R30 GENERAL FAMILY RESIDENTIAL DISTRICT FOR LOTS 103-120; AND R50 TWO-FAMILY RESIDENTIAL DISTRICT FOR LOTS 121-130; (LOTS 3-102 AND OUTLOTS A-J SHALL REMAIN R87) ON PROPERTY LEGALLY DESCRIBED AS IRREGULAR NORTH ONE-HALF OF THE NORTHEAST QUARTER AND TAX LOT 34A OF SECTION 24, TOWNSHIP 13, RANGE 11 OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 61.43 ACRES, MORE OR LESS, AND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 132ND STREET & PLATTEVIEW ROAD, SPRINGFIELD, NE 68059; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF

and moved that the statutory rule requiring reading on three different days be suspended. Council Member Neitzel seconded the motion to suspend the rules and upon roll call vote on the motion the following Council Members voted AYE: Neitzel, Herzog, Murtha. The following voted NAY: None. The following were ABSENT: Craney. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said ordinance. Said ordinance was then read by title and thereafter Council Member Murtha moved for final passage of the ordinance, which motion was seconded by Council Member Herzog. The Mayor then stated the question “Shall Ordinance No. 1218 be passed and adopted?” Upon roll call vote, the following Council Members voted AYE: Neitzel, Herzog, Murtha. The following voted NAY: None. The following were ABSENT: Craney. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor in the presence of the Council signed and approved the ordinance and the Clerk attested the passage and approval of the same and affixed her signature thereto and ordered the ordinance to be published or posted as required by law and as provided therein. A true, correct and complete copy of said ordinance is as follows:

ORDINANCE NO. 1218

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM R87 SINGLE-FAMILY RESIDENTIAL DISTRICT TO BG GENERAL BUSINESS DISTRICT FOR LOTS 1 AND 2; R30 GENERAL FAMILY RESIDENTIAL DISTRICT FOR LOTS 103-120; AND R50 TWO-FAMILY RESIDENTIAL DISTRICT FOR LOTS 121-130; (LOTS 3-102 AND OUTLOTS A-J SHALL REMAIN R87) ON PROPERTY LEGALLY DESCRIBED AS IRREGULAR NORTH ONE-HALF OF THE NORTHEAST QUARTER AND TAX LOT 34A OF SECTION 24, TOWNSHIP 13, RANGE 11 OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 61.43 ACRES, MORE OR LESS, AND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 132ND STREET & PLATTEVIEW ROAD, SPRINGFIELD, NE 68059; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

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

Section 1. Application. An application was filed by Belcaro Development LLC, applicant, and Gregory Mahloch, owner, requesting a change of zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059.

Section 2. Approval to change the zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska. On January 13, 2026, the Springfield Planning Commission conducted a public hearing on the matter of changing the zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130 and reported to the City Council that it recommended approval of the rezone. On February 3, 2026, the City Council opened a public hearing on said proposed changes and found and determined that the zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130 was advisable and in compliance with the Springfield Comprehensive Plan. The City Council hereby approved said proposed change in zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130, contingent upon the final plat for this property being recorded with the Sarpy County Register of Deeds.

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

PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY 2026.

Robert Roseland, Mayor
(SEAL)

Attest: Barbara Henninger, City Clerk

Agenda Item 4. Council Member Murtha introduced **Resolution 2026-5** and moved its adoption. Council Member Neitzel seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Herzog, Murtha. The following voted NAY: None. The following were ABSENT: Craney. Whereupon the Mayor declared said motion carried and said resolution passed and adopted. A true, correct and complete copy of said resolution is as follows.

RESOLUTION 2026-5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A PRELIMINARY PLAT (LOTS 1-130 AND OUTLOTS A-J, 132 PLATTEVIEW) OF A SUBDIVISION LOCATED ON THE IRREGULAR NORTH ONE-HALF OF THE NORTHEAST QUARTER AND TAX LOT 34A OF SECTION 24, TOWNSHIP 13, RANGE 11 OF THE 6TH P.M.,

SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 61.43 ACRES, MORE OR LESS.

WHEREAS, Belcaro Development LLC, applicant, and Gregory Mahloch, owner, of the above-described property have made application for approval of a preliminary plat for proposed Lots 1-130 and Outlots A-J, 132 Platteview; 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 January 13, 2026, regarding the application and has made a recommendation of approval to the City Council of the preliminary plat for Lots 1-130 and Outlots A-J, 132 Platteview, 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 February 3, 2026, and is agreeable to the approval of the preliminary plat for Lots 1-130 and Outlots A-J, 132 Platteview, contingent upon (1) final approval of the change of zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) on said property and (2) the final plat being recorded with the Sarpy County Register of Deeds.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the preliminary plat of Lots 1-130 and Outlot A-J, 132 Platteview, contingent upon (1) final approval of the change of zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) on said property and (2) the final plat being recorded with the Sarpy County Register of Deeds.

PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY 2025.

City Council Member Murtha moved the adoption of said resolution.

City Council Member Neitzel seconded the motion.

Record of Vote:

Ayes: Neitzel, Herzog, Murtha

Nays: None

Abstain: None
Absent: Craney

Resolution adopted, signed and billed as adopted.

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

Agenda Item 5. Kathleen Gottsch, City Administrator, stated that SYAA would like to use the city’s soccer complex for micro soccer (3-5 year olds) practices beginning April 1, 2026, and for flag football practices this fall. Neitzel asked who would be responsible for striping the fields. Gottsch stated that Tyler Holdorf, Parks Director, is obtaining a quote from Mack Bros to do the initial striping and then he will restripe throughout the season.

Council Member Murtha introduced **Resolution 2026-6** and moved its adoption. Council Member Herzog seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Herzog, Murtha. The following voted NAY: None. The following were ABSENT: Craney. Whereupon the Mayor declared said motion carried and said resolution passed and adopted. A true, correct and complete copy of said resolution is as follows.

**RESOLUTION
2026-6**

**Facilities License Agreement with Springfield Youth Athletic Association (SYAA)
for Use of the Springfield Soccer Complex**

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 (hereinafter referred to as “City”), and the Springfield Youth Athletic Association (hereinafter referred to as “SYAA”) wish to enter into a Facilities License Agreement for SYAA’s use of the Springfield Soccer Complex for youth soccer practices and games during the spring and youth flag football practices during the fall; and

WHEREAS, the Agreement shall take effect March 1, 2026, and terminate December 31, 2026; and

WHEREAS, the Agreement outlines both City and SYAA responsibilities for the operation and maintenance of the Soccer Complex.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Springfield, Nebraska that the Mayor is authorized to enter into the Facilities License Agreement with SYAA attached hereto as Exhibit "A."

PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY 2026.

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

Record of Vote:

Ayes: Neitzel, Herzog, Murtha

Nays: None

Abstain: None

Absent: Craney

Approved: Robert Roseland, Mayor

SEAL

Attest: Barbara Henninger, City Clerk

Agenda Item 6. Neitzel asked if we have had any contact with the owners of the property at 285 N 2nd Street, Springfield. Gottsch reported that we have sent certified letters, posted notice directly to the property and have had no response to either. We followed state statute and went above and beyond those requirements to contact the owners of the property. Motion by Herzog, seconded by Neitzel, to direct staff file a lien against the property at 285 N 2nd street, Springfield, NE for unpaid nuisance abatement services. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: Craney. Motion carried.

Agenda Item 7. Proclaimed March 2026 as Problem Gambling Awareness Month in the City of Springfield.

Agenda Item 8. Motion by Herzog, second by Murtha, to move agenda item 8, regarding Sally Seiber's annual review and proposed merit increase, into executive session. AYES: Neitzel, Herzog, Murtha, NAYS: None. ABSENT: Craney. Motion carried.

Department Reports

Agenda Item 1. Neitzel reported that the water/sewer department is hoping to have the new meter reading software installed by the end of March and begin training. Heath Shemek, Water/Sewer Operator, is working on rereads from February.

Agenda Item 2. Herzog reported that the community building is closed for maintenance. The library is moving along with their winter programs. The public open house for the library's master plan went well.

Agenda Item 3. Murtha reported that Holdorf is making a list of needs for the parks and soccer fields and helping with maintenance items at the community building.

Agenda Item 4. No department report from Craney.

Agenda Item 5. Mayor Roseland reported that the Legislature is still going on.

Agenda Item 6. No additional city staff reports.

Executive Session

Motion by Murtha, seconded by Herzog, to enter into executive session at 7:26 p.m. for the purpose of personnel matters. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: Craney. Motion carried.

Motion by Herzog, seconded by Neitzel, to leave executive session at 7:33 p.m. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: Craney. Motion carried.

Motion by Herzog, seconded by Murtha, to approve a \$1.00/hour merit increase to Sally Seiber, Library Assistant. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: Craney. Motion carried.

Adjournment

Motion by Herzog, seconded by Murtha, to adjourn. AYES: Neitzel, Herzog, Murtha. NAYS: None. ABSENT: Craney. Motion carried. Meeting adjourned at 7:34 p.m.

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 February 3, 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

