



# SPRINGFIELD

## NEBRASKA

---

### CITY COUNCIL AGENDA

Tuesday, May 19, 2026, at 7:00 p.m.  
Springfield City Hall  
170 North 3<sup>rd</sup> Street

#### CALL TO ORDER

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

#### CONSENT AGENDA

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

1. Approve Minutes of the May 5, 2026, Council Meeting
2. Approve Claims
3. Approve Treasurer's Report
4. Consider a request from the Nebraska Community Blood Bank to close Railroad Street from Main Street to Cedar Street to park their blood mobile bus for a blood drive on Friday, June 12, 2026, from 7:45 a.m. to 3:00 p.m.

#### REGULAR AGENDA

1. **Tabled May 5, 2026.** Consider approval of a bid for the construction of pickleball courts at City Park
2. **Tabled May 5, 2026.** Consider approval of a bid for the construction of a roof over an existing material bay at the city's maintenance facility

3. Consider an updated offer from Vertical Bridge to amend the lease agreement for the telecommunications tower located at Buffalo Park
4. Consider a request from Goodwill Industries to place a donation truck in the lower parking lot on the city's vacant lot at 1<sup>st</sup> and Main Streets for resident drop-off following the community-wide garage sale weekend
5. Offer employment to candidate for the part-time library assistant position
6. Offer employment to candidate(s) for the seasonal grounds and maintenance worker position(s)
7. Consider approval of a \$1.00/hour pay increase for Barb Henninger, City Clerk, for obtaining her certificate for the third year of Clerk Institute
8. Discuss Utility Billing Clerk Jody Baughman's annual review and consider a proposed merit increase

#### **DEPARTMENT REPORTS**

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

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

#### **ADJOURNMENT**



# SPRINGFIELD

## NEBRASKA

---

### **CITY COUNCIL AGENDA**

Tuesday, May 5, 2026, at 7:00 p.m.  
Springfield City Hall  
170 North 3<sup>rd</sup> Street

### **CALL TO ORDER**

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

### **CONSENT AGENDA**

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

1. Approve Minutes of the April 21, 2026, Council Meeting
2. Approve Claims and Payroll
3. Waive the Community Building rental fee for the Sarpy County Agricultural Society's board member appreciation dinner on Tuesday, July 28, 2026
4. Waive Springfield Municipal Code §10-701 and approve fireworks stand licenses for:  
Wild Willy's Fireworks, LLC – 750 Park Drive  
Wild Willy's Fireworks, LLC – Railroad Avenue & Main Street  
Kracklin Kirks Fireworks – 1<sup>st</sup> & Main Streets
5. Consider approval of a Special Designated Liquor License to GC Enterprises, LLC d/b/a Mickey's Tavern for the Springfield Days Beer Garden event on June 13, 2026, from 5:00 p.m. to 10:00 p.m. at the Sarpy County Fairgrounds, 100 Main Street, Springfield
6. Consider approval of a Special Designated Liquor License to Blind Pig, LLC for the Springfield Days Cornhole Tournament event on June 13, 2026, from 8:00 a.m. to Midnight at the Sarpy County Fairgrounds 4H Building, 100 Main Street, Springfield

### **REGULAR AGENDA**

1. Sarpy County Sheriff's Monthly Service Report

2. Conduct a **Public Hearing** for a zone change application filed by Scannell Properties LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, requesting a change of zoning classification from AR Agriculture Residential District to BP Business Park District on property legally described as the West One-Half of the Northwest Quarter, excluding right-of-way, of Section 12, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 72.27 acres, more or less, and generally located at the southeast corner of 144<sup>th</sup> Street (Hwy 50) & Capehart Road, Springfield, NE 68059
3. Conduct a **Public Hearing** for a preliminary plat (Lots 1-3 and Outlot A, Springfield Gateway Park) filed by Scannell Properties LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, on property legally described as the West One-Half of the Northwest Quarter, excluding right-of-way, of Section 12, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 72.27 acres, more or less, and generally located at the southeast corner of 144<sup>th</sup> Street (Hwy 50) & Capehart Road, Springfield, NE 68059
4. Consider approval of **ORDINANCE NO. 1220** AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM AR AGRICULTURE RESIDENTIAL DISTRICT TO BP BUSINESS PARK DISTRICT ON PROPERTY LEGALLY DESCRIBED AS THE WEST ONE-HALF OF THE NORTHWEST QUARTER, EXCLUDING RIGHT-OF-WAY, OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 72.27 ACRES, MORE OR LESS, AND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 144<sup>TH</sup> STREET (HWY 50) & CAPEHART ROAD, SPRINGFIELD, NE 68059; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF
5. Consider approval of **Resolution 2026-19** approving the preliminary plat for Lots 1-3 and Outlot A, Springfield Gateway Park
6. Consider approval of **Resolution 2026-20** approving the Sarpy County and Cities Wastewater Agency (SCCWWA) proposed FY2026-2027 budget
7. Consider approval of a bid for epoxy repairs at the water tower
8. Consider approval of a bid for the construction of pickleball courts at City Park
9. Consider approval of a bid for the construction of a roof over an existing material bay at the city's maintenance facility
10. Discuss a request from Vertical Bridge to amend the lease agreement for the telecommunications tower located at the city's water tower site on Platteview Road
11. Consider a request from Brenda Robak, 240 N 1<sup>st</sup> Street #10, to purchase a bench with a plaque to be placed by the butterfly garden along the Springfield/MoPac Trail
12. Discuss water meter replacement procedures

## **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, May 5, 2026, at City Hall. Present were Mayor Bob Roseland; Council Members: Mike Neitzel, Michael Herzog, Kacie Murtha, 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, Craney. Motion carried.

Check #	Account ID	Account Description	Name	Debit Amount
<b>General</b>				
EFTPS	6084-10-10	Aflac-Gen	Aflac	239.14
51006	8010-10-10	Office Supplies-Gen	Amazon Business	46.90
51006	8030-10-10	Supplies-Gen	Amazon Business	10.79
51006	9010-10-10	Office Equipment-Gen	Amazon Business	279.14
51008	6084-10-10	Aflac-Gen	Ameritas Life Insurance Corp.	44.80
EFTPS	6080-10-10	Health Insurance-Gen	Blue Cross Blue Shield of Nebraska	2,920.58
51010	7480-10-10	Janitorial-Gen	BSC Janitorial	360.00

51013	7455-10-10	Internet-Gen	Charter Communications	139.99
51015	9010-10-10	Office Equipment-Gen	Core Technologies, Inc	12,291.67
EFTPS	7045-10-10	Prof Svcs-Tech Support-Gen	First National Bank of Omaha	16.99
EFTPS	7205-10-10	Subscriptions-Gen	First National Bank of Omaha	47.18
EFTPS	7250-10-10	Publication Costs-Gen	First National Bank of Omaha	326.14
EFTPS	7330-10-10	Telephone-Gen	First National Bank of Omaha	263.85
51023	9010-10-10	Office Equipment-Gen	Five Points Bank	88.42
51027	8030-10-10	Supplies-Gen	Home Depot Credit Services	24.98
51028	8160-10-10	R&M Grounds-Gen	Hughes Mulch Products	77.00
51029	7200-10-10	Dues-Gen	International Institute of Municipal Cl	195.00
51030	7180-10-10	Education-Gen	League of Nebraska Municipalities	443.00
EFTPS	6080-10-10	Health Insurance-Gen	Metropolitan Life Insurance Co	156.64
51035	7320-10-10	Natural Gas-General	Metropolitan Utilities District	63.21
51039	7010-10-10	Prof Svcs-Engineer-Gen	Olsson	3,381.54
51041	7310-10-10	Electricity-Gen	OPPD	335.30
51042	7025-10-10	Prof Svcs-CPA-Gen	Ortmeier CPA, PC	25,100.00
EFTPS	6080-10-10	Health Insurance-Gen	PLIC - SBD Grand Island	217.88
51045	7030-10-10	Prof Svcs-Planning-Gen	Ray Planning Solutions, LLC	3,900.00
51046	7046-10-10	Prof Svcs-Bldg Inspector	Sarpy County Building Inspector	680.10
51025	8200-10-10	Miscellaneous-Gen	Sarpy County Economic Development Corp	25.00
51047	7060-10-10	Animal Control-Gen	Sarpy County Fiscal Administrator	423.00
51048	7050-10-10	Law Contract-Gen	Sarpy County Treasurer	10,991.00
51052	7020-10-10	Prof Svcs-Legal-Gen	Seidler & Seidler, P.C.	3,080.40
51054	7030-10-10	Prof Svcs-Planning-Gen	Sightline Planning and Zoning LLC	5,880.00
51058	7441-10-10	Liquor License School Fund-Gen	Springfield Platteview Community School	400.00
51062	7280-10-10	Laundry-Gen	Walkers Uniform Rental	137.04
51043	7340-10-10	Waste Disposal-Gen	Waste Connections of Nebraska, Inc	40.43
			<b>Total</b>	<b>72,627.11</b>
<b>Sales Tax</b>				
51026	9170-15-10	Buffalo Park-Sales Tax	Hauptman Architecture	11,480.00
51026	9172-15-10	Downtown/Urban Park-Sales Tax	Hauptman Architecture	11,480.00
51039	9170-15-10	Buffalo Park-Sales Tax	Olsson	1,225.00
51039	9172-15-10	Downtown/Urban Park-Sales Tax	Olsson	1,225.00
			<b>Total</b>	<b>25,410.00</b>
<b>Library</b>				
EFTPS	6084-20-10	Aflac-Lib	Aflac	110.82
51007	8060-20-10	Books/Videos/Maps-Lib	Amazon Capital Services	1,605.20
51008	6084-20-10	Aflac-Lib	Ameritas Life Insurance Corp.	50.80
EFTPS	6080-20-10	Health Insurance-Lib	Blue Cross Blue Shield of Nebraska	2,235.14
51015	7330-20-10	Telephone-Lib	Core Technologies, Inc	60.00
51017	8060-20-10	Books/Videos/Maps-Lib	Diamond Lake Books	57.85

EFTPS	7330-20-10	Telephone-Lib	First National Bank of Omaha	102.00
51028	8160-20-10	R&M Grounds-Lib	Hughes Mulch Products	154.00
51021	9062-20-10	Security System-Lib	Iris Group Holdings LLC	103.61
51051	7480-20-10	Janitorial-Lib	Marcie Schmieder	300.00
EFTPS	6080-20-10	Health Insurance-Lib	Metropolitan Life Insurance Co	156.64
51035	7320-20-10	Natural Gas-Lib	Metropolitan Utilities District	77.63
51041	7310-20-10	Electricity-Lib	OPPD	247.51
EFTPS	6080-20-10	Health Insurance-Lib	PLIC - SBD Grand Island	191.30
51052	7020-20-10	Prof Svcs-Legal-Lib	Seidler & Seidler, P.C.	262.50
51053	8130-20-10	R&M Building-Lib	Sherwin Williams Co.	50.45
51055	8060-20-10	Books/Videos/Maps-Lib	Smart Apple Media	65.97
51056	8060-20-10	Books/Videos/Maps-Lib	Southern Living Magazine	22.00
51057	8130-20-10	R&M Building-Lib	Springfield Ace Hardware	55.32
51043	7340-20-10	Waste Disposal-Lib	Waste Connections of Nebraska, Inc	47.03
			<b>Total</b>	<b>5,955.77</b>
<b>Library Restricted</b>				
51005	8060-21-10	Books/Videos/Maps-Lib Rest	Advantage Archives, LLC	1,041.31
51007	8070-21-10	Library Supplies-Lib Rest	Amazon Capital Services	122.55
51007	9010-21-10	Office Equipment Lib Rest	Amazon Capital Services	199.99
51009	8070-21-10	Library Supplies-Lib Rest	Brodart Co.	104.43
51024	8060-21-10	Books/Videos/Maps-Lib Rest	Cengage Learning Inc/Gale	75.00
51012	8060-21-10	Books/Videos/Maps-Lib Rest	Center Point Large Print	97.08
51016	8070-21-10	Library Supplies-Lib Rest	Demco	167.19
51020	9010-21-10	Office Equipment Lib Rest	Eakes Office Solutions	1.00
51032	8060-21-10	Books/Videos/Maps-Lib Rest	MicroMarketing, LLC	24.29
51061	7180-21-10	Education-Lib Rest	Three Rivers Library System	10.00
			<b>Total</b>	<b>1,842.84</b>
<b>Park</b>				
EFTPS	6084-30-10	Aflac-Park	Aflac	39.62
EFTPS	6080-30-10	Health Insurance-Park	Blue Cross Blue Shield of Nebraska	596.04
EFTPS	8120-30-10	Fuel-Park	Casey's Business Mastercard	373.84
51019	7350-30-10	Rental-Park	Eagle Services	543.57
51028	8160-30-10	R&M Grounds-Park	Hughes Mulch Products	253.00
EFTPS	6080-30-10	Health Insurance-Park	Metropolitan Life Insurance Co	29.04
51034	8160-30-10	R&M Grounds-Park	Millard Sprinkler	231.75
51041	7310-30-10	Electricity-Park	OPPD	752.65
EFTPS	6080-30-10	Health Insurance-Park	PLIC - SBD Grand Island	35.84
51057	8130-30-10	R&M Building-Park	Springfield Ace Hardware	59.13
51057	8160-30-10	R&M Grounds-Park	Springfield Ace Hardware	246.88
51059	8140-30-10	R&M Equipment-Park	Tractor Supply Co.	8.48
51043	7340-30-10	Waste Disposal-Park	Waste Connections of Nebraska, Inc	305.54

51063	8100-30-10	Sand & Gravel-Park	Westover Rock & Sand, Inc.	435.48
			<b>Total</b>	<b>3,910.86</b>
<b>Soccer</b>				
EFTPS	6084-35-10	Aflac-Soccer	Aflac	39.62
51041	7310-35-10	Electricity-Soccer	OPPD	118.17
EFTPS	8120-35-10	Fuel-Soccer	Casey's Business Mastercard	327.80
EFTPS	6080-35-10	Health Insurance-Soccer	PLIC - SBD Grand Island	19.02
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
51037	8140-35-10	R&M Equipment-Soccer	Mill Creek Auto Parts	85.67
51059	8140-35-10	R&M Equipment-Soccer	Tractor Supply Co.	8.48
51006	8160-35-10	R&M Grounds-Soccer	Amazon Business	499.98
51034	8160-35-10	R&M Grounds-Soccer	Millard Sprinkler	906.59
51057	8160-35-10	R&M Grounds-Soccer	Springfield Ace Hardware	76.98
51019	7350-35-10	Rental-Soccer	Eagle Services	130.00
51057	9040-35-10	Tools & Misc Equip-Soccer	Springfield Ace Hardware	9.99
51059	9040-35-10	Tools & Misc Equip-Soccer	Tractor Supply Co.	14.99
			<b>Total</b>	<b>2,549.83</b>
<b>Community Building</b>				
51041	7310-40-10	Electricity-Community Bldg	OPPD	122.89
51013	7455-40-10	Internet-Community Bldg	Charter Communications	110.00
51022	7480-40-10	Janitorial-Community Building	Executive Janitorial Corporation	250.00
51062	7280-40-10	Laundry-Community Bldg	Walkers Uniform Rental	169.52
51035	7320-40-10	Natural Gas-Community Bldg	Metropolitan Utilities District	107.52
51040	8130-40-10	R&M Building-Community Bldg	Omaha Door & Window Company	575.00
51006	8030-40-10	Supplies-Community Bldg	Amazon Business	95.15
51043	7340-40-10	Waste Disposal-Community Bldg	Waste Connections of Nebraska, Inc	104.83
			<b>Total</b>	<b>1,534.91</b>
<b>Water</b>				
EFTPS	6084-50-20	Aflac-Water	Aflac	308.87
EFTPS	6080-50-20	Health Insurance-Water	Blue Cross Blue Shield of Nebraska	894.06
EFTPS	8120-50-20	Fuel-Water	Casey's Business Mastercard	195.26
EFTPS	8030-50-20	Supplies-Water	Casey's Business Mastercard	5.99
51014	9202-50-20	Lead Pipe Replacement-Water	Concrete Delivered LLC	1,020.72
EFTPS	7230-50-20	Postage/Shipping-Water	First National Bank of Omaha	124.54
51027	8030-50-20	Supplies-Water	Home Depot Credit Services	31.92
EFTPS	6080-50-20	Health Insurance-Water	Metropolitan Life Insurance Co	43.56
51033	7420-50-20	Testing-Water	Midwest Laboratories	86.11
51036	9042-50-20	Meter Upgrades	Municipal Supply	1,284.00
51036	8160-50-20	R&M Grounds-Water	Municipal Supply	479.81
51038	7420-50-20	Testing-Water	NE Public Health Environmental Lab	432.00

51039	9092-50-20	Water Main Extension-Water	Olsson	12,971.68
51039	9091-50-20	Tower-Water	Olsson	3,455.40
51018	7430-50-20	Digger's Hotline-Water	One Call Concepts, Inc.	56.11
51041	7310-50-20	Electricity-Water	OPPD	1,670.52
EFTPS	6080-50-20	Health Insurance-Water	PLIC - SBD Grand Island	56.11
51050	8200-50-20	Miscellaneous-Water	Sarpy County & Cities Wastewater Agency	20.00
51052	7020-50-20	Prof Svcs- Legal-Water	Seidler & Seidler, P.C.	87.50
51044	7260-50-20	Printing-Water	Storey Kenworthy/Matt Parrott	433.67
			<b>Total</b>	<b>23,657.83</b>
<b>Sewer</b>				
EFTPS	6084-60-30	Aflac-Sewer	Aflac	241.10
EFTPS	6080-60-30	Health Insurance-Sewer	Blue Cross Blue Shield of Nebraska	596.04
EFTPS	8120-60-30	Fuel-Sewer	Casey's Business Mastercard	152.62
EFTPS	6080-60-30	Health Insurance-Sewer	Metropolitan Life Insurance Co	29.04
51037	8150-60-30	R&M Vehicle-Sewer	Mill Creek Auto Parts	49.56
51041	7310-60-30	Electricity-Sewer	OPPD	39.19
EFTPS	6080-60-30	Health Insurance-Sewer	PLIC - SBD Grand Island	38.36
51049	7083-60-30	SCCWWA User Fees-Sewer	Sarpy County & Cities Wastewater Agency	145,778.97
51052	7020-60-30	Prof Svcs-Legal-Sewer	Seidler & Seidler, P.C.	35.00
51044	7260-60-30	Printing-Sewer	Storey Kenworthy/Matt Parrott	433.68
			<b>Total</b>	<b>147,393.56</b>
<b>Street</b>				
EFTPS	6084-70-40	Aflac-Street	Aflac	133.87
EFTPS	6080-70-40	Health Insurance-Street	Blue Cross Blue Shield of Nebraska	1,192.08
51011	9040-70-40	Tools & Misc Equip-Street	Carroll Construction Supply	109.65
EFTPS	8120-70-40	Fuel-Street	Casey's Business Mastercard	502.70
51013	7455-70-40	Internet-Street	Charter Communications	110.00
51014	8090-70-40	Asphalt & Concrete-Street	Concrete Delivered LLC	3,186.06
51031	8030-70-40	Supplies-Street	Logan Contractors Supply	662.06
EFTPS	6080-70-40	Health Insurance-Street	Metropolitan Life Insurance Co	58.08
51035	7320-70-40	Natural Gas-Street	Metropolitan Utilities District	246.16
51037	8150-70-40	R&M Vehicle-Street	Mill Creek Auto Parts	49.55
51037	8130-70-40	R&M Building-Street	Mill Creek Auto Parts	74.94
51037	9040-70-40	Tools & Misc Equip-Street	Mill Creek Auto Parts	41.99
51039	7010-70-40	Prof Svcs-Engineer-Street	Olsson	441.00
51041	7310-70-40	Electricity-Street	OPPD	3,025.03
EFTPS	6080-70-40	Health Insurance-Street	PLIC - SBD Grand Island	70.97
51057	8030-70-40	Supplies-Street	Springfield Ace Hardware	40.15
51057	8160-70-40	R&M Grounds-Street	Springfield Ace Hardware	9.88
51057	8225-70-40	R&M Street Signs&Posts-Street	Springfield Ace Hardware	39.50
51059	8140-70-40	R&M Equipment-Street	Tractor Supply Co.	7.99

51062	7280-70-40	Laundry-Street	Walkers Uniform Rental	29.66
51043	7340-70-40	Waste Disposal-Street	Waste Connections of Nebraska, Inc	159.53
			<b>Total</b>	<b>10,190.85</b>
<b>Community Betterment</b>				
51028	9174-80-70	Keno CB Project	Hughes Mulch Products	242.00
51057	9174-80-70	Keno CB Project	Springfield Ace Hardware	109.99
51060	9174-80-70	Keno CB Project	The Rock Place II, Inc	2,845.80
			<b>Total</b>	<b>3,197.79</b>
			<b>Subtotal</b>	<b>298,271.35</b>
			Payroll	87,675.85
			Voya Retirement	9,580.48
			Medical Reimbursement	1,952.72
			Water Deposit Refunds	300.00
			<b>Grand Total</b>	<b>397,780.40</b>

### **Regular Agenda**

**Agenda Item 1.** Sgt. Kyle Percifield reviewed the Sarpy County Sheriff’s report. Sgt. Percifield reported that the department has implemented a parking citation program to communicate citations in a timelier manner to the city, noting that there were 23 parking citations issued in April. Sgt. Percifield stated that the Tour a Truck event at the library was great. Sgt. Percifield stated that during the upcoming election the department will monitor the 200’ campaign-free zone. He noted that Cpt. Tori Boldt has been working with Sarpy County and the City of Gretna regarding the Buc-ees being built in the I-80 and Platteview Road corridor, specifically dealing with the anticipated traffic. Cpt. Boldt has been in contact with city’s that currently have a Buc-ees to be better prepared. Herzog asked what their biggest concern is with Buc-ees. Sgt. Percifield stated the department is concerned with a high amount of traffic at an intersection that is not designed to handle such a large volume of traffic generated by the business.

**Agenda Item 2.** A Public Hearing of the Springfield City Council was opened at 7:05 p.m. to consider a zone change application filed by Scannell Properties LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, requesting a change of zoning classification from AR Agriculture Residential District to BP Business Park District on property legally described as the West One-Half of the Northwest Quarter, excluding right-of-way, of Section 12, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 72.27 acres, more or less, and generally located at the southeast corner of 144<sup>th</sup> Street (Hwy 50) & Capehart Road, Springfield, NE 68059. Doug Kellner, Thompson, Dreessen & Dorner, 10836 Old Mill Road, Omaha (agent/engineer), stated that this is a three (3) lot business park subdivision. Tyler Wysong, Scannell Properties, 1600 Genessee St, Ste 232, Kansas City (subdivider), stated that they are working to understand road infrastructure requirements and they are talking with the neighboring property owners and the city to create a plan that will enhance the entrance to Springfield. This project will be build-to-suit. Scannell will work with the city when a client is secured. Herzog asked what type of client Scannell is looking for. Wysong responded lite manufacturing or distribution, where the office portion would shield the manufacturing and truck traffic from the highway corridor. Murtha inquired about an interlocal agreement with Papillion. Gottsch stated that the city and Scannell will work with the City of Papillion on any necessary road improvements or reimbursements. Murtha thanked Wysong for

listening to what the city wants to see at this corner. Pat Sullivan, Adams & Sullivan PC, LLC, 1413 S Washington St, Papillion, attorney for the property owners, stated that he disagrees with city attorney Bill Seidler Jr.'s opinion on SIDs. Sullivan further stated that there has been 600+ SIDs created in Douglas County and 300+ in Sarpy County. The city is not at risk with an SID, the bond holders are. Sullivan stated he has never seen an industrial park have issues as an SID. Housing SIDs also work very well, further noting that if you don't embrace the SID format that development will move to locations where they are accepted, and the city will lose out. Everything has a risk, but Sullivan feels this is a low risk. Mark Torczon, 10751 S 183<sup>rd</sup> Avenue Circle, Omaha, spoke on behalf of his parents, Gerald and Mary Torczon, and inquired if the road improvements will be completed at one time. Torczon stated that in recent years his parents have done extensive landscaping and planted trees on the west side of the homestead as a buffer. They would like to see the trees left in place. He noted that no one to date has contacted them regarding this project. Gottsch asked for clarification of Torczon's desired road alignment. After all those wishing to speak were offered an opportunity to be heard, the Mayor recommend the hearing be closed. Motion by Murtha, seconded by Herzog, to close the public hearing. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried. Public Hearing closed at 7:29 p.m.

**Agenda Item 3.** A Public Hearing of the Springfield City Council was opened at 7:29 p.m. to consider an application for a preliminary plat (Lots 1-3 and Outlot A, Springfield Gateway Park) filed by Scannell Properties LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, on property legally described as the West One-Half of the Northwest Quarter, excluding right-of-way, of Section 12, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 72.27 acres, more or less, and generally located at the southeast corner of 144<sup>th</sup> Street (Hwy 50) & Capehart Road, Springfield, NE 68059. Gottsch noted that the majority of the discussion under Regular Agenda Item 2 covered this preliminary plat application. 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 Murtha, to close the public hearing. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried. Public Hearing closed at 7:30 p.m.

**Agenda Item 4.** Council Member Murtha introduced **Ordinance No. 1220** entitled:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM AN AGRICULTURE RESIDENTIAL DISTRICT TO BP BUSINESS PARK DISTRICT ON PROPERTY LEGALLY DESCRIBED AS THE WEST ONE-HALF OF THE NORTHWEST QUARTER, EXCLUDING RIGHT-OF-WAY, OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 72.27 ACRES, MORE OR LESS, AND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 144<sup>TH</sup> STREET (HWY 50) & CAPEHART 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 Craney seconded the motion to suspend the rules and upon roll call vote on the motion the following Council Members voted AYE: Neitzel, Herzog, Murtha, Craney. The following voted NAY: None. The following were ABSENT: None. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said ordinance. Said ordinance was then read by title and thereafter Council Member Murtha moved for final passage of the ordinance, which motion was seconded by Council Member Craney. The Mayor then stated the question "Shall Ordinance No. 1220 be passed and adopted?" Upon roll call vote, the following Council Members voted AYE: Neitzel, Murtha, Craney. The following voted

NAY: Herzog. The following were ABSENT: None. 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. 1220**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FROM AR AGRICULTURE RESIDENTIAL DISTRICT TO BP BUSINESS PARK DISTRICT ON PROPERTY LEGALLY DESCRIBED AS THE WEST ONE-HALF OF THE NORTHWEST QUARTER, EXCLUDING RIGHT-OF-WAY, OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 72.27 ACRES, MORE OR LESS, AND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 144<sup>TH</sup> STREET (HWY 50) & CAPEHART 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 Scannell Properties LLC, applicant, and Alvin & Nancy Glesmann Trust, owner, requesting a change of zoning classification from AR Agriculture Residential to BP Business Park on property legally described as the West One-Half of the Northwest Quarter, excluding right-of-way, of Section 12, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 72.27 acres, more or less, and generally located at the southeast corner of 144<sup>th</sup> Street (Hwy 50) & Capehart Road, Springfield, NE 68059.

Section 2. Approval to change the zoning classification from AR Agriculture Residential to BP Business Park on property legally described as the West One-Half of the Northwest Quarter, excluding right-of-way, of Section 12, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. On April 14, 2026, the Springfield Planning Commission conducted a public hearing on the matter of changing the zoning classification from AR Agriculture Residential to BP Business Park and reported to the City Council that it recommended approval of the rezone. On May 5, 2026, the City Council opened a public hearing on said proposed changes and found and determined that the zoning classification from AR Agriculture Residential to BP Business Park was advisable and in compliance with the Springfield Comprehensive Plan. The City Council hereby approved said proposed change in zoning classification from AR Agriculture Residential to BP Business Park on property legally described as the West One-Half of the Northwest Quarter, excluding right-of-way, of Section 12, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, contingent upon the final plat for this property being recorded with the Sarpy County Register of Deeds.

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

PASSED AND APPROVED THIS 5<sup>TH</sup> DAY OF MAY 2026.

Robert Roseland, Mayor  
(SEAL)

Attest: Barbara Henninger, City Clerk

**Agenda Item 5.** Council Member Murtha introduced Resolution 2026-19 and moved its adoption. Council Member Craney seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Murtha, Craney. The following voted NAY: Herzog. Whereupon the Mayor declared said motion carried and said resolution passed and adopted. A true, correct and complete copy of said resolution is as follows.

**RESOLUTION  
2026-19**

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

WHEREAS, Scannell Properties LLC, applicant, and Alvin & Nancy Glesmann Trust, owner, of the above-described property have made application for approval of a preliminary plat for proposed Lots 1-3 and Outlot A, 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 April 14, 2026, regarding the application and has made a recommendation of approval to the City Council of the preliminary plat for Lots 1-3 and Outlot A, Springfield Gateway Park, 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 May 5, 2026, and is agreeable to the approval of the preliminary plat for Lots 1-3 and Outlot A, Springfield Gateway Park, contingent upon (1) final approval of the change of zoning classification from Agriculture Residential to Business Park 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 1-3 and Outlot A, Springfield Gateway Park, contingent upon (1) final approval of the change of zoning classification from Agriculture Residential to Business Park on said property and (2) the final plat being recorded with the Sarpy County Register of Deeds.

PASSED AND APPROVED THIS 5<sup>TH</sup> DAY OF MAY 2026.

City Council Member Murtha moved the adoption of said resolution.

City Council Member Craney seconded the motion.

Record of Vote:

Ayes: Neitzel, Murtha, Craney

Nays: Herzog

Abstain: None

Absent: None

Resolution adopted, signed and billed as adopted.

Approved: Robert Roseland, Mayor

SEAL

Attest: Barbara Henninger, City Clerk

**Agenda Item 6.** Council Member Murtha introduced Resolution 2026-20 and moved its adoption. Council Member Craney seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Herzog, Murtha, Craney. The following voted NAY: None. 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  
2026-20**

**APPROVING THE SARPY COUNTY AND CITIES WASTEWATER AGENCY  
PROPOSED FY2026-2027 BUDGET**

WHEREAS, City of Springfield is a party to an interlocal agreement (as amended, the "Formation Interlocal") entered into pursuant to the Interlocal Cooperation Act, set out at Neb. Rev. Stat. § 13-801 et seq., by and between Sarpy County and the Cities of Papillion, Bellevue, Springfield, La Vista and Gretna (the "Members"), which formed the interlocal agency called the Sarpy County and Cities Wastewater Agency (the "Agency");

WHEREAS, pursuant to Section IX of the Formation Interlocal, the Agency Board is required to approve an itemized annual budget which shall be presented to and subject to approval of the individual governing body of each Member;

WHEREAS, pursuant to Agency Resolution No. 2026-012 the Agency Board approved the proposed FY2026-2027 Budget, a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, the City of Springfield deems it appropriate and advisable to approve the proposed FY2026-2027 Budget which has been approved by the Agency Board and is attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SPRINGFIELD that the proposed FY2026-2027 Budget is hereby approved.

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 5<sup>th</sup> day of May 2026.

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

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

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

**Agenda Item 7.** Gottsch reported that Heath Shemek, Water/Sewer Operator, found a small leak while mowing up by the water tower. Motion by Neitzel, seconded by Herzog, to approve the bid from Inland Potable Services, Inc. in the amount of \$3,550.00 for epoxy repairs at the water tower. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

**Agenda Item 8.** Tyler Holdorf, Parks Director, obtained two bids for the construction of pickleball courts at City Park. Gottsch stated that she asked Holdorf to obtain a revised bid from one of the companies, so it matched the same details as the other bid. Gottsch suggested tabling agenda item 8 until the May 16, 2026, Council meeting to give Holdorf additional time to collect the revised bid. Neitzel inquired if the maintenance staff could pour the pads. Gottsch stated that with all of the street repairs planned for the summer and the size of the pads needed, it may be too big of a job for them to add to their schedule. Motion by Murtha, second by Craney, to table agenda item 8, regarding approval of a bid for the construction of pickleball courts at City Park, until the May 19, 2026, Council meeting. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

**Agenda Item 9.** Bryan Cherry, Street Commissioner, has been trying to obtain bids for the construction of a roof over a material bay at the maintenance shop. To date, he has only received one bid. Gottsch suggested tabling agenda item 9 until the May 19, 2026, Council meeting to give Cherry more time to collect the additional bid requests. Motion by Herzog, seconded by Neitzel, to table agenda item 9, regarding approval of a bid for the construction of a roof over an existing material bay at the city's maintenance facility, until he May 19, 2026, Council meeting. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

**Agenda Item 10.** Gottsch reviewed the original lease agreement with Verizon Wireless dated 2014 for Verizon's lease of city property at Buffalo Park for the construction and operation of a telecommunications tower. She reported that two years ago Vertical Bridge acquired the lease from Verizon Wireless. Vertical Bridge is now requesting an amendment to the financial terms of the lease, stating the location is operating at a negative cash flow. Seidler noted that Vertical Bridge could terminate the lease agreement with six months' notice and six months' pay. Gottsch added they would need to remove all equipment and vacate the property upon termination. Murtha asked where the rental fees go. Gottsch stated the general park fund. Motion by Herzog, seconded by Neitzel, to deny the request from Vertical Bridge to amend the financial terms of the Buffalo Park

telecommunications tower lease agreement. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

**Agenda Item 11.** Motion by Murtha, seconded by Herzog, to approve the request from Brenda Robak to purchase a bench and plaque, without a picture, to be placed along the Springfield/MoPac Trail by the butterfly garden in memory of her daughter. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

**Agenda Item 12.** Gottsch reported that the city currently has 92 non-working water meters. Murtha stated that she reached out to Holdorf regarding his reaction to going into homes/businesses to replace water meters as long as there are two employees together on site. Holdorf is fine with the process as long as there is a clear path to the meter. Gottsch stated if it is not a safe environment then we could consider hiring the job done. Herzog would like to have before and after photos at all sites. Murtha further noted that there may be a need to work after normal business hours to accommodate commuting residents. Craney would like staff to install all new construction meters as well as the non-working meters. Motion by Neitzel, seconded by Herzog, to direct maintenance staff to begin installing non-working water meters and new construction meters. AYES: Neitzel, Herzog, Murtha, Craney. NAYS: None. Motion carried.

### **Department Reports**

**Agenda Item 1.** Neitzel reported the maintenance staff has been working on the lead pipe project. Currently, they have two locations torn out with two more to go and then the four of them to pour back. Neitzel stated that he has received several messages regarding feral cats on the south side of town. Neitzel asked for further explanation on how SID bonds work and the how city boundary lines work.

**Agenda Item 2.** Herzog reported that he has received good reviews about the community building. The library's Tour a Truck event was well attended this past weekend. They are in full swing with summer programs.

**Agenda Item 3.** Murtha reported that Holdorf has been helping with the lead pipe project, mowing and assisting at clean up day. Holdorf counted three metal containers and lost count after eight of the other containers that were collected during clean up day. Murtha reported that Andie Ledenbach, Events Coordinator, has been busy with Springfield Days planning, working on the magazine project and lots of other upcoming events.

**Agenda Item 4.** Craney reported that Bryan Cherry, Street Commissioner, has started street repairs for the season. Craney also stated that he feels the pickleball courts should be done professionally, not only would this project take away from the street repairs, but painting the court is not an easy feat.

**Agenda Item 5.** Mayor Roseland reported that when he was at clean up day it was very busy and feels it was a successful event.

**Agenda Item 6.** Gottsch reported that the Nebraska Community Blood Bank is looking to have a blood drive in Springfield on Friday, June 12, 2026, and will be asking permission to block off Railroad Street from Main Street to Cedar Street to park their mobile blood bus. Jody Baughman,

Utility Billing Clerk, has signed up 89 residents to receive their utility billing invoices by email. Gottsch reported that 79 residents have signed up for ACH utility payments, which includes 63 residents previously on “bank pay.” Gottsch noted she received a request from a Papillion soccer coach who is interested in renting the soccer fields for private use. They would be charging their clients for their services. In the past, SYAA has been the only group allowed to use the fields. Gottsch asked if the Council wants to begin renting out the fields to additional groups. Murtha would like to see only the top field used for rentals, leaving the lower fields for the local association to use. Gottsch asked Council to choose a bench color for the Leadership Sarpy Suicide Awareness Bench. Council selected the color “rural green.” Gottsch gave an update to the damaged communications board project, noting that all community service hours, the video education component and communication board presentation are complete. Once we receive the replacement communication board, staff will invoice both families. Gottsch stated that she was interviewed by Mike McKnight with WOWT6 regarding Soaring Wings Winery.

**Adjournment**

Motion by Herzog, seconded by Neitzel, to adjourn. AYES: Neitzel, Herzog, Murtha, Craney. 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 May 5, 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

**City of Springfield**  
**Cash Disbursements Journal**  
**May 19, 2026**

<b>Name</b>	<b>Amount</b>	<b>Account Description</b>	<b>Check</b>
Charter	29.99	Internet-Lib	
Colonial Research	990.16	Supplies-Prk/Scr/Wtr	
Concrete Delivered	2,792.19	Lead Pipe Replacement-Wtr; Asphalt & Concrete-Str	
Confluence	9,902.50	Soccer Field-SlsTx	
CoreTech	1,613.50	Prov Svcs-Tech Support-Gen	
Eakes Office Solutions	126.29	R&M Equipment-Gen	
Gale	26.99	Books-Lib	
Haney Shoe Store	211.99	Uniform Allowance-Prk/Str	
J&M Displays	5,275.00	Community Events-Sls Tx	
Lakeview Books	109.94	Books-Lib	
Nebraska Assigned Risk	Bill Not Received	Insurance-Gen/Lib/Prk/Scr/Wtr/Swr/Str	EFTPS
NT&T	382.39	Telephone-Wtr/Str	
Pace Analytical Services	679.00	Testing-Wtr	
Suburban Newspaper	29.18	Publication Costs-Gen	
Sunbelt Rentals	5,595.77	Lead Pipe Replacement-Wtr; Equipt Rental - Str	
Travelers	30.00	Insurance-Gen/Lib/Prk/Scr/Wtr/Swr/Str	EFTPS
Utilites Service Group	1,787.50	R&M Grounds-Wtr	
Verizon	Bill Not Received	Telephone-Wtr/Swr/Str; GIS-Wtr/Swr/Str	
	<b>29,582.39</b>		

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

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

**2025-2026  
Treasurer's Report**

Bank Statement Figures	September	October	November	December	January	February	March	April
<b>Cash Assets/General Checking</b>								
Beginning Balance	\$8,079,322.02	\$12,903,061.62	\$15,905,345.08	\$15,865,714.60	\$10,552,655.81	\$5,919,270.10	\$5,861,910.40	\$9,135,805.17
Deposits	\$5,613,836.37	\$3,354,805.98	\$5,625,394.12	\$10,018,507.71	\$1,932,176.22	\$2,475,118.42	\$5,881,043.09	\$2,301,813.25
Debits	\$790,096.77	\$352,522.52	\$5,665,024.60	\$15,331,566.50	\$6,565,561.93	\$2,532,478.12	\$2,607,148.32	\$4,561,148.75
Ending Balance	\$12,903,061.62	\$15,905,345.08	\$15,865,714.60	\$10,552,655.81	\$5,919,270.10	\$5,861,910.40	\$9,135,805.17	\$6,876,469.67
<b>Cash Assets/General Checking - Sweep</b>								
Prestige Treasury	\$212,484.43	\$212,484.43	\$213,420.22	\$213,420.22	\$213,820.60	\$213,820.60	\$213,820.60	\$214,460.59
Prestige Bond	\$1,457,065.60	\$1,458,926.82	\$1,370,839.12	\$1,298,246.62	\$1,303,367.55	\$1,320,077.33	\$1,452,620.80	\$1,507,998.98
Keno Community Betterment	\$563,407.93	\$565,945.49	\$527,068.96	\$532,367.80	\$535,001.75	\$507,928.81	\$513,161.12	\$506,166.93
Keno Progressive Jackpot	\$50,000.00	\$50,000.00	\$50,221.90	\$50,221.90	\$50,316.12	\$50,316.12	\$50,316.12	\$50,466.72
Water Deposit Savings	\$4,284.05	\$4,284.05	\$4,293.13	\$4,293.13	\$4,297.01	\$4,297.01	\$4,297.01	\$4,303.36
Refundable Deposits Savings	\$1,250.74	\$1,250.74	\$1,253.39	\$1,253.39	\$1,254.52	\$1,254.52	\$1,254.52	\$1,256.37
Water Tower Savings	\$418,021.30	\$422,156.30	\$427,156.39	\$429,996.39	\$435,183.14	\$438,863.14	\$442,578.14	\$447,689.91
Sewer Restricted	\$417,420.76	\$421,535.76	\$427,484.07	\$430,309.07	\$435,892.17	\$439,547.17	\$443,217.17	\$448,937.56
Water Capital Facilities Fees	\$183,214.05	\$183,214.05	\$184,020.94	\$184,020.94	\$184,366.16	\$184,366.16	\$184,366.16	\$184,917.99
Sewer Capital Facilities Fees	\$1,212,561.55	\$1,212,561.55	\$1,217,901.77	\$1,217,901.77	\$1,220,186.58	\$1,220,186.58	\$1,220,186.58	\$1,223,838.77
City Sales Tax	\$4,711,383.40	\$1,185,846.80	\$1,197,604.01	\$6,628,064.78	\$11,163,724.77	\$11,223,902.76	\$7,664,861.48	\$10,321,883.62
City Sales Tax - Sweep	\$31,028,459.04	\$34,584,093.97	\$34,619,500.13	\$43,963,347.81	\$45,626,841.03	\$47,770,956.81	\$51,380,397.33	\$53,165,096.84
Money Market Library Bricks	\$988.89	\$988.89	\$990.98	\$990.98	\$991.87	\$991.87	\$991.87	\$993.34
Government Securities (Ameritas)	\$125,349.83	\$125,508.87	\$125,644.01	\$125,768.79	\$125,889.49	\$125,998.62	\$126,117.54	\$126,234.67
Library Savings-Snyder Estate Donation	\$1,664.76	\$1,664.76	\$1,668.28	\$1,668.28	\$1,669.79	\$1,669.79	\$1,669.79	\$1,672.26
Pinnacle Bank-ASIP	\$2,756,479.19	\$2,758,159.51	\$2,758,688.47	\$2,759,312.01	\$2,759,312.01	\$2,759,312.01	\$388,360.83	\$388,360.83
<b>Time Certificates as follows:</b>								
Bond (4 CDs)	\$85,495.10	\$85,555.16	\$86,092.51	\$86,333.60	\$86,780.46	\$86,946.37	\$86,946.37	\$87,522.22
Tower	\$64,511.89	\$64,511.89	\$64,946.92	\$64,946.92	\$64,946.92	\$65,570.16	\$65,570.16	\$65,570.16
Water (2 CDs)	\$138,780.43	\$139,131.41	\$139,594.59	\$139,594.59	\$140,102.71	\$140,676.66	\$140,676.66	\$141,178.67
Library Restricted CD 60435	\$34,806.63	\$34,806.63	\$34,806.63	\$35,156.78	\$35,156.78	\$35,156.78	\$35,506.57	\$35,506.57
<b>Total of all Bank Accounts</b>	<b>\$56,047,097.14</b>	<b>\$59,417,972.16</b>	<b>\$64,619,201.32</b>	<b>\$68,719,900.54</b>	<b>\$70,308,371.53</b>	<b>\$72,453,749.67</b>	<b>\$73,552,721.99</b>	<b>\$75,800,526.03</b>
<b>General Sales Tax</b>	<b>\$4,891,078.95</b>	<b>\$3,131,401.68</b>	<b>\$5,316,883.94</b>	<b>\$4,439,455.81</b>	<b>\$1,725,932.22</b>	<b>\$2,180,965.30</b>	<b>\$2,615,235.67</b>	<b>\$1,669,599.76</b>
<b>Motor Vehicle Sales Tax (Street Dept)</b>	<b>\$6,968.59</b>	<b>\$6,825.81</b>	<b>\$5,528.38</b>	<b>\$8,350.89</b>	<b>\$4,488.10</b>	<b>\$1,825.64</b>	<b>\$4,272.77</b>	<b>\$4,410.23</b>
<b>Total Sales Tax</b>	<b>\$4,898,047.54</b>	<b>\$3,138,227.49</b>	<b>\$5,322,412.32</b>	<b>\$4,447,806.70</b>	<b>\$1,730,420.32</b>	<b>\$2,182,790.94</b>	<b>\$2,619,508.44</b>	<b>\$1,674,009.99</b>
<b>Cash Receipts</b>	<b>\$5,611,959.88</b>	<b>\$3,329,672.63</b>	<b>\$5,444,550.80</b>	<b>\$4,670,896.79</b>	<b>\$1,894,832.86</b>	<b>\$2,438,599.89</b>	<b>\$3,647,380.59</b>	<b>\$2,326,448.06</b>
<b>Cash Disbursements</b>	<b>\$702,627.82</b>	<b>\$284,340.73</b>	<b>\$275,731.29</b>	<b>\$356,428.79</b>	<b>\$338,475.32</b>	<b>\$296,884.98</b>	<b>\$2,511,159.79</b>	<b>\$200,420.21</b>
<b>Payroll</b>	<b>\$87,639.25</b>	<b>\$93,003.10</b>	<b>\$83,829.08</b>	<b>\$95,137.12</b>	<b>\$92,148.41</b>	<b>\$73,839.52</b>	<b>\$84,649.85</b>	<b>\$87,675.85</b>
<b>Overtime Hours (doesn't include comp time)</b>								
Heath Shemek	0	2	0	11	0	0	1	8.5
Tyler Holdorf	4	3	1.5	14.5	1	9	1.25	9.5
Bryan Cherry	0	0	0	0	0	0	0	0
Chris Woodman	0	0	0	0	0	0	0	0
Jason Iverson	0	0	0	0	0	0	0	0
Andrea Ledenbach	1	5.25	4	0	0	0	0	0
Barb Henninger	0.5	0	0.5	0	0	1	2.5	0
Ember Davis	0	0	0	0	0	0	0	0
Jody Baughman	0	0	0	0	0	0	0	0
Kellie Banks	0	0	1	0	0	0	2	0
<b>Bond Principal Payments</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$75,000.00</b>	<b>\$35,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Bond Interest Payments</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$19,450.00</b>	<b>\$10,200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Description			VP Bond 2022	Hwy Alloc 2024				
Date Paid			11/14/25	12/1/25				
<b>Bond Principal Payments</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Bond Interest Payments</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,297.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Description				GO Sen Swr 2017				
Date Paid				12/15/25				
<b>Bond Principal Payments</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Bond Interest Payments</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,392.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Description				GO Storm Swr 2021				
Date Paid				12/15/2025				
<b>Bond Principal Payments</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Bond Interest Payments</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,843.97</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Description				Swr Rev 2025				
Date Paid				12/15/2025				



# SPRINGFIELD

## NEBRASKA

---

MAYOR AND CITY COUNCIL REPORT  
MAY 19, 2026, AGENDA

Agenda Item:	Subject:	Submitted By:
Consent Agenda Item 4	Consider a request from the Nebraska Community Blood Bank to close Railroad Street from Main Street to Cedar Street on Friday, June 12, 2026, from 7:45 a.m. to 3:00 p.m.	Barb Henninger City Clerk

### **Synopsis**

InspireHer, a woman’s program with a focus on elevating and supporting the Springfield Community, is asking for your approval to allow the Nebraska Community Blood Bank to park their blood mobile along Railroad Street on Friday, June 12, 2026, from 7:45 a.m. to 3:00 p.m. to hold a blood drive. They would need Railroad Street blocked off from Main Street to Cedar Street for the event so donors can safely enter and exit the blood mobile. They have submitted their required certificate of liability insurance. Additional details are attached.

### **Recommendation**

Council consideration.

### **Attachments**

Future Agenda Item Request Form  
Nebraska Community Blood Bank Flyer



# SPRINGFIELD

## NEBRASKA

**Date:** May 13, 2026

**Name:** Nebraska Community Blood Bank **Address:** 12100 Pacific Street, Omaha, NE 68154

**Phone:** 402-429-0403

**Email:** [rachel.scott@innovativeblood.org](mailto:rachel.scott@innovativeblood.org)

**Requested Topic:** Nebraska Community Blood Bank will conduct a blood drive Friday, June 12, 2026, from 7:45 am to 3:00 pm using the mobile blood bank and parking the mobile unit on Railroad Street. The request is to close Railroad Street from Main to Cedar Streets for the duration of the event. The city will provide cones/barricades for blood bank staff to close off Railroad Street at their convenience and open the street at the event conclusion. Donors will park in the cities parking area east of Railroad Street. Disposal of used items will be contained in a biohazard waste system. It is then taken back to the center and carefully handled and disposed of. There will be nothing left behind. The team adheres to very strict guidelines and operations.

**Details of the topic:** This event is sponsored by InspireHer, a program within the Springfield Community Foundation. It is an all woman's program with a focus on elevating and supporting the Springfield community.

Please submit all supporting documents with this form.

I will be attending the council meeting.  Yes  No

Andie Ledenbach will be attending on behalf of InspireHER and Ms. Scott

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

## Nebraska Community Blood Bank

- Nebraska Community Blood Bank is the sole provider of blood to local hospitals in our area. Our partners include Nebraska Medicine Hospitals, UNMC, Methodist Hospitals, Children's Hospital, Jennie Edmundson, Boys Town, Bryan Health Systems and over 25 hospitals in our region.
- In Omaha alone we need 1000 units of blood per week to meet the demand for our hospitals on average, and right now we see approximately 400 units of blood per week come from our donor centers and our blood drives. We are always educating the community about our mission and looking for more and more partners so that we can reach these metrics. Fortunately, we are part of a larger enterprise, NYBCe – New York Blood Centers that is composed of a network of community blood banks that support one another. It is always our mission to create that strong and stable blood supply here.
- When donors donate with NCBB – they can know that their donation stays right here in our community to help our friends, family and neighbors.
- In the summer of 2025, Omaha Fire Department put NCBB blood on their rescue vehicles for the first time and it has resulted in saving around 22 lives to date in route to a trauma hospital
- Our Nebraska Governor is a donor with NCBB – and we held our first Governors blood drive right outside the steps of the Nebraska State Capital last winter. Another one is scheduled for the fall.
- Every 2 seconds someone in the U.S. needs blood – blood donation is a lifesaving act.



# SPRINGFIELD

## NEBRASKA

---

MAYOR AND CITY COUNCIL REPORT  
MAY 19, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 1	<b>Tabled May 5, 2026.</b> Consider approval of a bid for the construction of pickleball courts at City Park	Kathleen Gottsch City Administrator

### Synopsis

#### New Details:

This item was tabled at the May 5 Council meeting because the two bids did not meet the same specifications. Holdorf contacted Jensen Gardens and requested a revised bid that aligns with the specifications included in the Tennis Courts Unlimited Inc. proposal, specifically the installation of a concrete primer, acrylic resurfacer, Plexipave color coating, and construction of two courts. As of May 15, a revised bid has not been received.

Holdorf also asked Jensen Gardens to provide information on their experience installing pickleball courts. According to Holdorf, Jensen’s representative indicated they have completed a few pickleball projects.

Additionally, Holdorf reached out to other cities and companies, all of which identified Tennis Courts Unlimited as the leading installer in the area.

#### May 5 Staff Report Details:

Tyler Holdorf, Parks Director, obtained two bids for the construction of pickleball courts at City Park.

#### Tennis Courts Unlimited Inc.

- Construct **two** pickleball courts 60’ x 60’, 5” concrete slab reinforced with rebar
- 6’ Chain link fence around perimeter with one walk gate
- Install two sets of Edwards surface mounted net post with net and center anchor
- Prepare concrete and install one coat of concrete primer and one coat of acrylic resurfacer
- Install two coats of Plexipave color coating
- Paint new white lines for pickleball
- One year warranty on workmanship and material

**Total investment = \$67,785.00**

### **Jensen Gardens**

Construct one pickleball court 32' x 56', 5.5" depth L610 Parks & Rec standard mix design

Install Douglas SQ 36" PB Post Sets – Surface Mount and PN-30 New with center strap

Paint 2" thick white line for pickleball

Construct two 5' x 10' concrete bench pads

Install two 6' park benches

**Total Investment = \$28,136.00**

*Alternate/Subcontract: 6' black chain link fence around perimeter with 5' gate = \$10,164.00*

**Total Investment w/ Fencing = \$38,300.00**

Jensen Gardens' bid included a map of the proposed location for a pickleball court. This location contradicts the city's park master plan which depicts a pavilion in this location. I feel that the pickleball court(s) should be located in the open green space area so as to not interfere with the future pavilion. The pavilion should be centrally located for use by all park visitors.

### **Recommendation**

Staff recommends accepting the bid from Tennis Courts Unlimited Inc. due to the thorough construction details presented in the bid and references.

City staff will install any benches for the pickleball court(s).

\$30,000 in city sales tax was included in the FY2025-2026 budget for outdoor pickleball. We did not have proper bids during budget prep, so we threw a number in at that time based off concrete estimates only. We budgeted \$100,000 in city sales tax for a library master plan / architectural rendering, but we are only spending \$13,500 on that project so we have funds remaining to cover the balance.

### **Attachments**

Bid from Tennis Courts Unlimited Inc.

Bid from Jensen Gardens

Proposed Location Map

City Park Master Plan Map, adopted May 2017

# Tennis Courts UNLIMITED INC



CHAN LAURENT

402-618-2534

Chanlaurent@yahoo.com

4-15-26

Re: Construct two concrete pickleball courts. 60' x 60'

Procedures.

1. Prepare 60' x 60' area for a 5" concrete slab reinforced with rebar on 30" centers.
2. The slab will have control joints every 15' in both directions.
3. Install a 3" crushed rock base with a 6 mil. Vapor barrier.
4. Install 6' chain link fence around perimeter with one walk gate.
5. Install two sets of Edwards surface mounted net post with net and center anchor.
6. Fill all cracks with court patch binder.
7. Acid wash concrete and power wash.
8. Install one coat of concrete primer.
9. Install one coat of acrylic resurfacer .
10. Install two coats of Plexipave color coating.
11. Paint new white lines for pickleball.
12. A one year warranty on workmanship and material.

Total Investment: \$67,785,00

Accepted \_\_\_\_\_ Date \_\_\_\_\_

Payment schedule: 30% down with signed contract with remainder due on completion.

**402-873-6334**

1130 N. 58th Road • Nebraska City, NE 68410



**JENSEN GARDENS**  
INSPIRED LANDSCAPES

Jensen Gardens  
20714 S Hwy 50  
Springfield, NE 68059  
402-253-8880 Tel  
402-253-3904 Fax  
estimating@jensengardens.com

4/13/2026  
Proposal # 33803

City Of Springfield  
Po Box 189  
Springfield, NE 68059

**City Park - Pickleball Court**

**Bench Pad 5' X 10'**

<b>Description</b>	<b>Quantity</b>	<b>Unit</b>
5' X 10' Concrete Bench Pad	2.00	EA
Subtotal Bench Pad 5' X 10'		
		Subtotal \$1,000.00
		Tax \$0.00
		<b>Subtotal With Tax \$1,000.00</b>

**Net/Posts**

<b>Description</b>	<b>Quantity</b>	<b>Unit</b>
Douglas SQ 36" PB Post Set (Surface Mount)	1.00	EA
Douglas PN-30 Net w/ Center Strap	1.00	EA
Subtotal Net/Posts		
		Subtotal \$2,000.00
		Tax \$0.00
		<b>Subtotal With Tax \$2,000.00</b>





**Terms & Conditions**

Exclusions: Turf damage/repairs unless otherwise specified, Irrigation damages/repairs, electric dog fence damages/repairs, concrete/asphalt cracking or tire marks, Fine grading over +/- 0.1ft , Haul in/out of soils unless otherwise specified. Plumbing & electrical is not included in this proposal unless otherwise specified. Not responsible for unsuitable sub-soils

\*Jensen Gardens will notify Diggers Hotline and have all public utilities marked. Jensen Gardens is not liable for unmarked or private utilities including but not limited to Septic, Well, Propane, Electric Dog Fencing, Electrical, Irrigation damages, concrete cracking or tire marks.

All Plants will be watered @ the time of installation

This Proposal may be subject to sales tax and may be withdrawn if not accepted within 30 days, final payment is due upon completion.

\*1 Year Guarantee on all Trees, Shrubs, & Perennials! Warranty is limited to one replacement per plant. Guarantee does not cover Sod, Annuals, Seed, or Plant loss due to inadequate watering (Wildflowers, Grasses & Evergreens don't require as much water as lawn & other plants), animal damage, vandalism, or improper drainage.

Thank you for choosing Jensen Gardens to consult on your landscape project

- Nebraska Certified Nurserymen
- NE Licensed Arborist
- National Concrete & Masonry Association Professional Installer
- International Concrete Paver Institute Professional Installer
- BBB Honor Roll 5 years running A+ Rating

Payment is due within 30 days of invoice date. Finance charges of 1.5% per month will apply to all invoices past 30 days. After 60 days the account is considered delinquent. Customer is liable for all finance charges, collections, and legal fees. Delinquent accounts forfeit all warranties.

By: \_\_\_\_\_  
Jensen Gardens \_\_\_\_\_ Date

Accepted: \_\_\_\_\_  
\_\_\_\_\_ Date

## **DOUGLAS PREMIER® RD-36 QUICKSTART/PICKLEBALL TENNIS POSTS**

SECTION 11 66 00 Athletic Equipment

### **PART 1 - GENERAL**

#### **1.01 WORK INCLUDED**

A. Provide all equipment and materials, and do all work necessary to furnish and install the athletic equipment, as indicated on the drawings and as specified herein. Athletic equipment shall include, but not be limited to:

1. Douglas Premier® RD-36 QuickStart/Pickleball Tennis Posts

#### **1.02 REFERENCES**

A. Comply with applicable requirements of the following standards. Where these standards conflict with other specified requirements, the most restrictive requirements shall govern.

1. American Sports Builders Association (ASBA)
2. United States Tennis Association (USTA)

#### **1.03 SUBMITTALS**

A. Manufacturers Product Data

1. Provide manufacturers product data prior to actual field installation work, for Architects or Owners representatives review.

B. Shop Drawings

1. Provide drawings of the manufacturers recommended installation and foundation requirements prior to actual field installation work, for Architects or Owners representatives review.

#### **1.04 QUALITY ASSURANCE**

A. Manufacturers warranties shall pass to the Owner and certification made that the product materials meet all applicable grade trademarks or conform to industry standards and inspection requirements.

#### **1.05 PRODUCT DELIVERY AND STORAGE**

A. Materials delivered to the site shall be examined for damage or defects in shipping. Any defects shall be noted and reported to the Owners representative. Replacements, if necessary, shall be immediately re-ordered, so as to minimize any conflict with the construction schedule. Sound

materials shall be stored above ground under protective cover or indoors so as to provide proper protection.

## **PART 2 - PRODUCTS**

### **2.01 Douglas Premier® RD-36 QuickStart/Pickleball Tennis Posts**

A. **BASE: Douglas Premier® RD-36 QuickStart/Pickleball Tennis Posts as manufactured by:**

Douglas Industries, Inc.

3441 S. 11th Ave.

Eldridge, IA 52748

Phone: 800-553-8907

Fax: 800-443-8907

[www.douglas-sports.com](http://www.douglas-sports.com)

B. **COMPONENTS:**

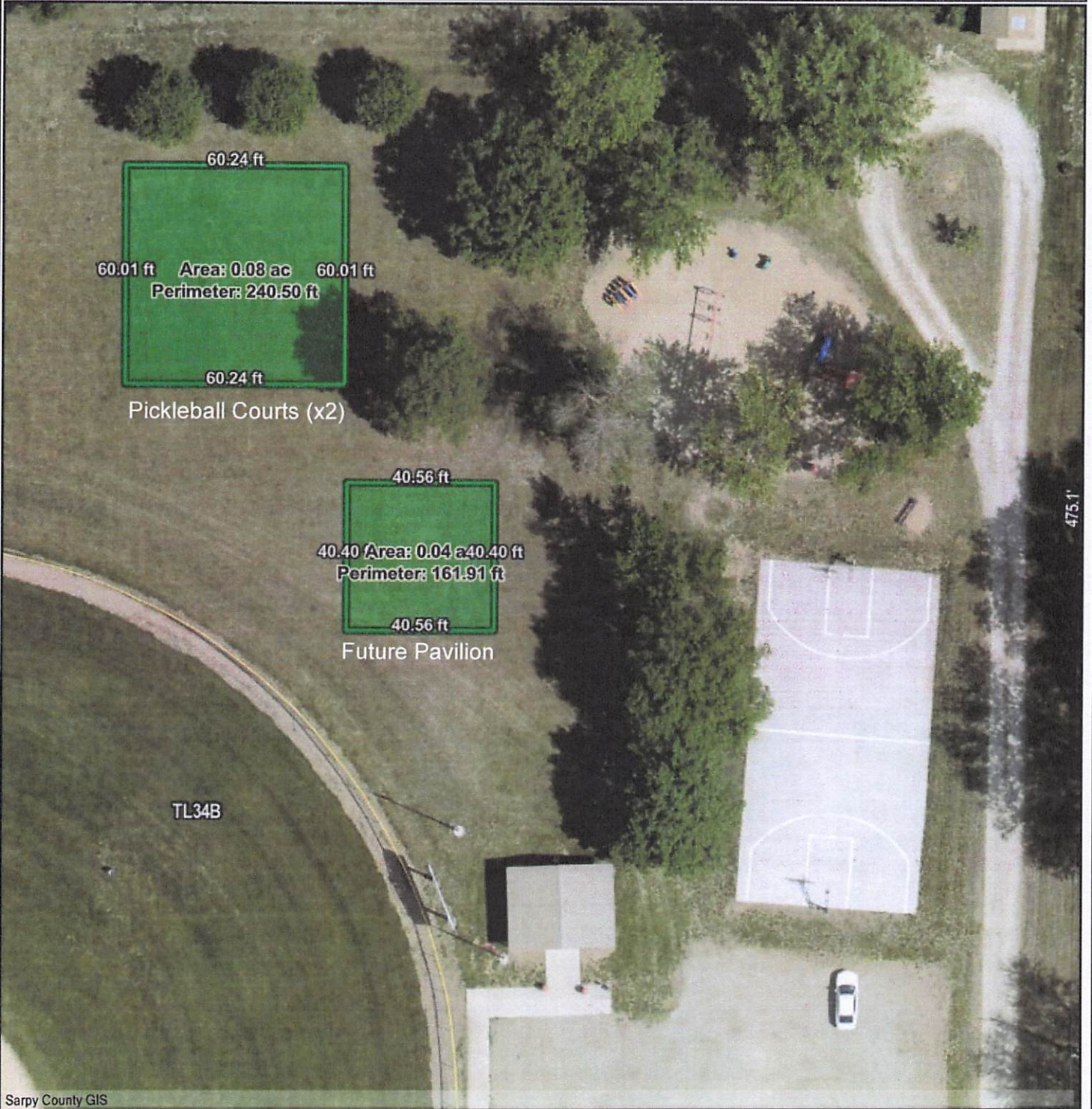
1. 3" OD Round 11 Gauge Steel
2. Internal Wind 30:1 Self Locking Gears
3. Welded Lacing Rods
4. Die-Cast Zinc Caps and Gear Housings
5. Polyester Powder Coat Finish, Available Forest Green #63070, and Black #63071
6. Recommended: Galvanized Steel Ground Sleeves, GS-24RD/ST #63424

## **PART 3 - EXECUTION**

### **3.01 INSTALLATION OF EQUIPMENT**

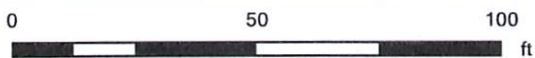
A. All athletic equipment shall be installed as recommended with manufacturer's written directions, and as indicated on the drawings.

**END OF SECTION**



Sarpy County GIS

Notes



Map Scale 1: 600

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





### Legend

- |  |   |   |
|--|---|---|
| (A) lights                                       | (M) existing structures                           | (Y) resurfaced playground               |
| (B) reduced to 25ft apron width                  | (N) improved landscape screen                     | (Z) picnic tables                       |
| (C) grass apron & re-grading to improve drainage | (O) remove existing tennis court                  | (1) U10 soccer field                    |
| (D) expanded dugouts                             | (P) paved parking (49 spaces + 4 handicap spaces) | (2) U6/U8 soccer field                  |
| (E) bullpens                                     | (Q) park entrance sign                            | (3) remove existing fence               |
| (F) batting cage                                 | (R) drop-off area / bus parking                   | (4) gate                                |
| (G) extend infield for U13 baseball              | (S) restrooms                                     | (5) replace Ash trees if succumb to EAB |
| (H) additional bleachers                         | (T) flag poles                                    | (6) swale to reroute stormwater run-off |
| (I) shade structures                             | (U) scoreboard                                    |   |
| (J) remove existing restrooms & scoreboard       | (V) full-size basketball court                    |   |
| (K) improved turn-around                         | (W) pathway                                       |   |
| (L) "no outlet" sign at Cedar St & 4th St        | (X) park shelter                                  |   |

## City Park Master Plan Springfield, Nebraska

The map was prepared using information from record drawings supplied by J&D and/or applicable city, county, federal, or public or private entities. J&D does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plan.



0 50 100 200 Feet





# SPRINGFIELD

## NEBRASKA

---

MAYOR AND CITY COUNCIL REPORT  
MAY 19, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 2	<b>Tabled May 5, 2026.</b> Consider approval of a bid for the construction of a roof over an existing material bay at the city's maintenance facility	Kathleen Gottsch City Administrator

### **Synopsis**

Bryan Cherry, Street Commissioner, has been working to obtain bids for the construction of a roof over two material bays at the maintenance facility. As of May 15, one bid has been received from Kraus Construction. Following the May 5 Council meeting, Bryan contacted Kildow Construction, Kulm Construction, and Michael Bos. Each contractor met with Bryan on-site and took measurements. Additional bids are expected to be submitted prior to the May 19 Council meeting.

The bid submitted by Kraus Construction totals \$23,813.00 and includes labor and materials for two bays: the bay immediately south of the existing covered structure (14' wide by 24' deep) and a larger bay located north of the existing structure (30' wide by 24' deep). The southern bay is proposed to match the design of the existing adjacent structure. The northern bay will include a single front opening; however, the bid does not include installation of an overhead door or walk-in doors.

The city budgeted \$45,000 for material bay improvements.

### **Recommendation**

Council consideration.

### **Attachments**

Bid from Kraus Construction

**Kraus Construction, Inc**

305 Arbor Dr  
Louisville, NE 68037-6081 USA  
krausmd@yahoo.com

**Estimate**

ADDRESS  
Bryan Cherry  
City of Springfield

ESTIMATE 1047  
DATE 03/11/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Framing Labor and Material	Labor and material for south unit. Attach framing and cover first bay south of existing covered structure. Framing/Siding/Roofing materials and design to match the current structure. 14' wide by 24' deep Materials--\$6013 Labor--\$4000	1	10,013.00	10,013.00
Framing Labor and Material	Labor and Materials for North unit. Attach framing and cover larger bay north of existing structure. Framing/Siding/Roofing materials and design to match the current structure. 30' wide by 24' deep Single opening across the front. Does not include overhead door or walk in doors. Materials--\$8800 Labor--\$5000	1	13,800.00	13,800.00

Thank you for your business! Checks can be mailed to 305 Arbor Dr, Louisville, NE 68037.

TOTAL

**\$23,813.00**

Accepted By

Accepted Date



# SPRINGFIELD

## NEBRASKA

MAYOR AND CITY COUNCIL REPORT  
MAY 19, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 3	Consider an updated offer from Vertical Bridge to amend the lease agreement for the telecommunications tower located at Buffalo Park	Barb Henninger, City Clerk

### Synopsis

**UPDATE:** After the May 5, 2026, council meeting I reached out to Sabrina Gonzalez with Tower Alliance-Vertical Bridge to inform her of the council's decision to deny the reduction in lease payments. Sabrina asked if council was aware that the location was running at a negative revenue. I told her you were informed. I also informed her that the current rent figure per year was understated on the proposal.

She referenced item #6 on the contract:

***Additional Extensions.*** *If at the end of the fourth (4th) five (5) year extension term this Agreement has not been terminated by either Party by giving to the other written notice of the intention to terminate it a least three (3) months prior to the end of such term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five (5) years and for five (5) year terms thereafter until terminated by either Party by giving to the other written notice of its intention to so terminate at least three (3) month prior to the end of such term. Annual rental for each such additional five (5) year term shall be equal to the annual rental payable with respect to the immediately preceding five (5) year term. The initial term and all extensions shall be collectively referred to herein as the "Term"*

And Item #12 on the contract:

***Annual Termination.*** *Notwithstanding anything to the contrary contained herein, provided LESSEE is not in default hereunder beyond applicable notice and cure periods, LESSEE shall have the right to terminate this Agreement upon the annual anniversary of Commencement Date provided that six (6) month prior notice is given to LESSOR.*

Yesterday I received an updated proposal for council consideration. I have highlighted in red what the update are from the previous proposal.

### Option 1

Reduce rent from \$29,840.99 per year to \$23,400.00 per year

Keep the escalator from 2% annually

Add three (3) additional five (5) year terms, through June 30, 2054

One-time payment of \$4,500.00 after execution of Amendment

*\*Currently we receive \$2,486.77 a month this would reduce the monthly payment to \$1,950.00*

### Option 2

\$208,000.00 lump sum payment in lieu of monthly rent

*\*This is just shy of 7 years at the current annual rental rate.*

---

### Below is the original staff report from the May 5, 2026, council meeting

We received a letter from Vertical Bridge requesting a reduction in the lease payment they pay to the city to have their telecommunications tower located at Buffalo Park.

The original land lease agreement for this tower was entered into back in 2014 with Verizon. The initial rental term was for five years. The agreement is allowed to automatically extend for four (4) additional five (5) year terms unless the telecom company terminates the agreement at the end of the then current term by giving the city notice of its intent to terminate at least six (6) months prior to the end of the then current term.

Verizon originally paid the city a one-time fee in the amount of \$20,000.00 for the lease in addition to annual rent of \$24,000.00 paid in equal monthly installments. Per the agreement, rent increases annually in the amount of 2%.

In 2025, Vertical Bridge acquired this lease from Verizon. The city is currently receiving \$2,486.75 per month for rent.

The city recently received correspondence from Vertical Bridge requesting to amend the financial terms of the lease stating that this location is operating at a negative cash flow, and is not positioned for long-term sustainability.

Vertical Bridge is proposing two options for your consideration.

### Option 1

Reduce rent from \$29,255.87 per year to \$20,400.00 per year

Reduce the escalator from 2% annually to 1.5% annually

Add three (3) additional five (5) year terms, through June 30, 2054

Note: The annual figure quoted in their option is a different amount than what Verizon is currently paying the city. The current annual amount is \$29,841.00.

### Option 2

\$175,500.00 lump sum payment in lieu of monthly rent  
*\*This is just shy of 6 years at the current annual rental rate.*

**Comments from Bill Seidler, Jr., City Attorney:**

- The financial risk of not agreeing to the rent reduction is the possibility of the City losing the rent income stream if the tenant terminates.
- The tenant has offered to extend the lease term at a reduced rate and an extended term.
- The tenant has offered an alternative lump-sum cash buyout. The tenant does not state if the cash payment is tied to the current lease term or some other extended lease term.
- There is the question about whether the tenant has other options to locate a new tower in the area around Springfield.
- As there is additional real estate development in the area the tenant may find greater traffic on its tower.

**Recommendation**

Council consideration.

**Attachments**

Email and Letter from Vertical Bridge

---

RE: Vertical Bridge Tower Contract: US-NE-5306

---

From Sabrina Gonzalez <sgonzalez@toweralliancellc.com>

Date Tue 5/12/2026 9:51 AM

To Barb Henninger <barb@springfieldne.org>

 1 attachment (260 KB)

US-NE-5306 Offer Letter Revised.pdf;

---

**External Sender - From:** (Sabrina Gonzalez  
<sgonzalez@toweralliancellc.com>)

[Learn More](#)

This message came from outside your organization.

Good Morning Barb,

Hope all is well. Following a final meeting regarding your site with Vertical Bridge, they have updated their offer. Please see the attached for your review. At this stage, Vertical Bridge considers this its best and final offer regarding the proposed amendment terms for the site.

My intent in reaching out has simply been to ensure that the City of Springfield has all relevant information available as it evaluates the long-term viability of the site. As previously discussed, the site is currently operating at a negative cash flow, with no revenue being generated, and as a result, it has been flagged for ongoing internal review. In my role as liaison, I have been working to preserve the partnership and support the site's inclusion within Vertical Bridge's long-term portfolio.

As previously outlined, the site currently exceeds Vertical Bridge's internal financial threshold by almost \$5,000 annually. To potentially retain the site and maintain the relationship, Vertical Bridge approved a modest reduction, along with a one-time payment of \$4,500.00 as part of this final offer.

While no immediate action is being taken under the current lease, I do want to be transparent that the existing rent structure is not guaranteed indefinitely. Pursuant to Section 12 of the Lease Agreement, once this matter moves beyond my review, Vertical Bridge retains the right to reevaluate the site on an annual basis.

**12. ANNUAL TERMINATION.** Notwithstanding anything to the contrary contained herein, provided LESSEE is not in default hereunder beyond applicable notice and cure periods, LESSEE shall have the right to terminate this Agreement upon the annual anniversary of the Commencement Date provided that six (6) months prior notice is given to LESSOR.

Our objective throughout this process has been to explore a path forward that would allow both the City of Springfield and Vertical Bridge to continue their longstanding relationship in a mutually beneficial manner.

Please review the final offer and let me know if you have any questions or would like to discuss further.

All the best,

**Sabrina Gonzalez**

Lease Consultant

Tower Alliance LLC

1700 South Dixie Highway, Suite 402

Boca Raton, FL 33432

(754) 354-0019 – Office

(866) 236-1216 – Fax



The contents of this email communication (including attachments) are confidential and proprietary, may be privileged and should be read or retained only by the intended recipient. If you have received this email in error, you may not review, disclose, copy or use its contents or attachments and are requested to notify us of your receipt immediately by return email and to delete this entire message from your system. This e-mail, along with any attachment, is not an offer, reservation, or option, but is rather for discussion purposes only. These terms are subject to additional review and approval by authorized representatives of Landlord and Tenant or Purchaser and Seller. Until written instruments documenting a final agreement are completed and signed, no party shall be bound and all parties are free to change or withdraw any of the terms described in this e-mail or attachments, in their sole discretion

---

**From:** Sabrina Gonzalez

**Sent:** Tuesday, April 21, 2026 1:56 PM

**To:** Barb Henninger <barb@springfieldne.org>

**Subject:** RE: Vertical Bridge Tower Contract: US-NE-5306

**Importance:** High

Good Afternoon Barb,

Thank you for reaching out. This matter has been escalated to my desk for further discussion. As you may be aware, Vertical Bridge acquired the rights to manage over 6,000 Verizon sites at the end of 2024, including yours. This portfolio included a range of site conditions, some operating efficiently and others requiring additional attention. At this time, your site falls into the latter category.

Currently, the site is operating at a negative cash flow. This means that Vertical Bridge is paying more in rent and operating expenses than we are receiving from Verizon. As structured today, the site is not positioned for long-term sustainability.

To address this, I have attached the offer letter with two options intended to improve the financial performance of the tower. These options are designed to strengthen the partnership between your organization and Vertical Bridge while supporting long-term revenue stability for all parties.

We kindly ask that you review the attached offer letter so we may continue the discussion and determine a mutually beneficial path forward.

Thank you for your time and consideration.



May 12<sup>th</sup>, 2026

City of Springfield  
305 S 6th St.  
Springfield, NE 68059

**Subject: Vertical Bridge Site #: US-NE-5306**

Dear Barb,

Vertical Bridge, the owner or manager of the cell tower on your property ("Tower"), is working with Tower Alliance to discuss the need to modify the current Tower lease. Our goal is to arrive at a mutually agreeable alternative to the current lease arrangement that will provide the necessary improvement to the economics of the Tower Site, help sustain its longevity and enhance its value to our customer's networks. Please know that Vertical Bridge very much appreciates the relationship we currently have with you and that we want to remain your tenant for as long as possible.

**Recent Industry Developments:** Currently, while many consumers are enjoying greater service and better coverage, increased operating costs have come under greater scrutiny. As the carriers streamline operations and look for ways to optimize individual tower sites, it is changing how infrastructure is owned, managed, and leased.

As a result of these developments, there is a need to adjust the financial terms of the Lease. Below are two options that can help assure the longevity and improve the marketability of the Tower:

**Option 1:**

- Reduce rent from \$29,840.99 per year to \$23,400.00 per year
- Keep the escalator at 2%/annual
- Add three (3) additional five (5) year terms, through June 30, 2054
- One-time payment of \$4,500.00 after execution of Amendment

**OR**

**Option 2:**

- \$208,000.00 lump sum payment in lieu of monthly rent

I look forward to talking with you in the coming days, after you've had an opportunity to review this important letter and consider the two options available. Once you have completed your review, please reach out to me at my contact information listed below so that we can review any questions or concerns you may have. I look forward to speaking with you. In the event I don't hear from you within 10 days of the date of this letter, I'll reach out to you to schedule a call.

Sincerely,

Sabrina Gonzalez  
Tower Alliance LLC  
*An authorized vendor of Vertical Bridge and its subsidiaries and affiliates*  
Ph# (754) 354-0019

The contents of this communication are confidential and proprietary, may be privileged and should be read or retained only by the intended recipient. If you have received this communication in error, you may not review, disclose, copy or use its contents and are requested to notify us of your receipt immediately by return communication and to delete/destroy this entire message from your records. This communication is not an offer, reservation, or option, but is rather for discussion purposes only. These terms are subject to additional review and approval by authorized representatives of Landlord and Tenant or Purchaser and Seller. Until written instruments documenting a final agreement are completed, signed and delivered, no party shall be bound and all parties are free to change or withdraw any of the terms described in this communication in their sole discretion.



# SPRINGFIELD

## NEBRASKA

---

MAYOR AND CITY COUNCIL REPORT  
MAY 19, 2026, AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 4	Consider a request from Goodwill Industries to place a donation truck in the lower parking lot on the city's vacant lot at 1 <sup>st</sup> and Main Streets for resident drop-off following the community-wide garage sale weekend	Kathleen Gottsch City Administrator

### **Synopsis**

Goodwill Industries contacted City Hall to express interest in providing a donation truck to collect unwanted items following the community-wide garage sales scheduled for June 4–6. Their initial proposal was to place a truck at a single location for public drop-off over the three-day period.

To avoid leaving a truck unattended for an extended time, staff inquired whether Goodwill could instead bring a staffed truck to the community during the afternoon of the final day of the sale. This would allow residents to drop off items at that time. A potential location for this activity is the lower parking area of the city's vacant lot at 1st and Main Streets.

Staff is seeking Council direction on whether to proceed with this proposed arrangement.

### **Recommendation**

Council consideration.

### **Attachments**

None



# SPRINGFIELD

## NEBRASKA

---

MAYOR AND CITY COUNCIL REPORT  
MAY 19, 2026, AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 5	Offer employment to candidate for the part-time library assistant position	Kathleen Gottsch City Administrator

### **Synopsis**

Per our discussion at the April 7, 2026, Council meeting, the library would like to hire an additional part-time employee to address staffing needs resulting from Jean Latham's retirement, anticipated future time off for current library staff, and the need for additional support during the summer reading program.

The library received 19 applications for this position. Kellie Banks, Library Director, and I reviewed the applications together and selected candidates for interviews. Kellie conducted interviews and will present her recommendations to the Springfield Memorial Library Board at their May 18 meeting at which time they will make a hiring recommendation. The recommendation will be presented to the Council at the May 19 meeting for final approval.

### **Recommendation**

Staff recommends Council offer employment to the candidate selected by the Library Board.

### **Attachments**

None



# SPRINGFIELD

## NEBRASKA

---

MAYOR AND CITY COUNCIL REPORT  
MAY 19, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 6	Offer employment to candidate(s) for the seasonal grounds and maintenance worker position(s)	Kathleen Gottsch City Administrator

### **Synopsis**

At the April 21, 2026, Council meeting, the Council authorized the hiring of up to two seasonal maintenance workers for the 2026 season. Funding was included in the budget for two positions at \$16.00 per hour for 13 weeks at 40 hours per week.

The city received three applications for the seasonal grounds and maintenance worker positions. Chris Woodman, Maintenance Manager, and I reviewed the applications. Two candidates were interviewed; one applicant did not respond to the interview request.

### **Recommendation**

Staff will provide a recommendation at the meeting.

### **Attachments**

None



# SPRINGFIELD

## NEBRASKA

---

MAYOR AND CITY COUNCIL REPORT  
MAY 19, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 7	Consider approval of a \$1.00/hour pay increase for Barb Henninger, City Clerk, for completing year three of the Nebraska Municipal Clerk Institute	Kathleen Gottsch City Administrator

### **Synopsis**

Per the city's pay scale, Barb Henninger is eligible to receive a \$1.00/hour pay increase for obtaining her certificate for completing year three of the Nebraska Municipal Clerk Institute. Barb currently makes \$38.86/hour.

### **Recommendation**

Staff recommends approval.

### **Attachments**

Nebraska Municipal Clerk Institute Certificate



---

**Nebraska Clerk Institute and Academy**

Hereby certifies that

**Barb Henninger**

Has completed to satisfaction  
31.5 hours Professional Development  
Granted: May 11, 2026

*Ellen Freeman Wakefield*

Ellen Freeman Wakefield, MPA  
Director



**CERTIFICATE OF ATTENDANCE**

**Barb Henninger**

Attended the Nebraska Municipal Clerks Institute  
March 16 – 20, 2026

*Ellen Freeman Wakefield*

Ellen Freeman Wakefield, MPA  
Institute and Academy Director



# SPRINGFIELD

## NEBRASKA

---

MAYOR AND CITY COUNCIL REPORT  
MAY 19, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 8	Discuss Utility Billing Clerk Jody Baughman's annual review and consider a proposed merit increase	Kathleen Gottsch City Administrator

### **Synopsis**

Jody has worked for the city for one year, serving as the Utility Billing Clerk. She currently makes \$30.62/hour.

The proposed wage scale for this position is \$28.00-\$40.00 per hour. A copy of the proposed wage scale is attached for your reference.

### **Recommendation**

Council consideration.

### **Attachments**

Wage Scale and Performance Review will be provided at the meeting.