SPRINGFIELD
NEBRASKA

CITY COUNCIL AGENDA
Tuesday, November 17, 2026, at 7:00 p.m.
Springfield City Hall
170 North 3rd Street

CALL TO ORDER

- Public announcement that a copy of the Nebraska Open Meetings Law is available on the table at the entrance to the meeting room
- Roll call
- Pledge of Allegiance

CONSENT AGENDA

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

1. Approve Minutes of the November 3, 2026, Council Meeting
2. Approve Claims
3. Approve Treasurer's Report
4. Consider approval of **Resolution 2026-56** entering into an Agreement with the Nebraska Humane Society and the Cities of Bellevue, Gretna, La Vista, Papillion, and Ralston for animal control services
5. Consider a request from Springfield/Westmont Girl Scout Troop #48152 to waive the community building rental fee for a community babysitting event on Friday, December 11, 2026, from 12:00 p.m. to 10:00 p.m.

REGULAR AGENDA

1. Conduct a public hearing for an application filed by Ready Mixed Concrete, applicant, and Lyman-Richey Corporation, owner, requesting a conditional use permit renewal to operate a concrete construction batch plant on property generally located at 13605 Fairview Road
2. Consider approval for **Resolution No. 2026-57** approving a conditional use permit renewal for Ready Mixed Concrete Co. and Lyman Richey Corporation to operate a concrete construction batch plant at 13605 Fairview Road
3. Tim Trumble, 870 N 2nd Street – Discuss access to his property

DEPARTMENT REPORTS

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

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

ADJOURNMENT

SPRINGFIELD
NEBRASKA

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

CALL TO ORDER

- Public announcement that a copy of the Nebraska Open Meetings Law is available on the table at the entrance to the meeting room
- Roll call
- Pledge of Allegiance

CONSENT AGENDA

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

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

REGULAR AGENDA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18. Consider approval of **Resolution 2026-55** approving a revised Final Plat for Lots 1-72 and Outlots A-F, Village on Main, revising the "Notes" section of the Final Plat to match the terms of the Subdivision Agreement as it pertains to storm sewer ownership and maintenance

DEPARTMENT REPORTS

1. Water & Sewer Department – Mike Neitzel

2. Parks Department & Community Events – Kacie Murtha

3. Library & Community Building – Michael Herzog

4. Street Department – Jack Liebentritt

5. Mayor's Report – Bob Roseland

6. City Staff Reports

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

ADJOURNMENT

MINUTES

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

Consent Agenda

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

Check #	Account ID	Account Description	Name	Debit Amount
Gen				
EFTPS	6080-10-10	Health Insurance-Gen	Blue Cross Blue Shield of Nebraska	3,501.88
EFTPS	6080-10-10	Health Insurance-Gen	PLIC - SBD Grand Island	365.27
EFTPS	6084-10-10	Aflac-Gen	Aflac	239.14
51696	8010-10-10	Office Supplies-Gen	Amazon Business	51.99
51698	6084-10-10	Aflac-Gen	Ameritas Life Insurance Corp.	63.30
51699	7480-10-10	Janitorial-Gen	BSC Janitorial	400.00
51702	7455-10-10	Internet-Gen	Charter Communications	139.99
51703	7045-10-10	Prof Svcs-Tech Support-Gen	Core Technologies, Inc	1,388.50
51707	9010-10-10	Office Equipment-Gen	Five Points Bank	88.42
51711	8130-10-10	R&M Building-Gen	Home Depot Credit Services	151.83
51711	9040-10-10	Tools & Misc Equip-Gen	Home Depot Credit Services	19.96
51718	7320-10-10	Natural Gas-General	Metropolitan Utilities District	50.00
51721	7010-10-10	Prof Svcs-Engineer-Gen	Olsson	5,044.36
51722	7310-10-10	Electricity-Gen	OPPD	343.33
51723	7025-10-10	Prof Svcs-CPA-Gen	Ortmeier CPA, PC	6,800.00
51724	7340-10-10	Waste Disposal-Gen	Waste Connections of Nebraska, Inc	46.44
51725	7230-10-10	Postage/Shipping-Gen	Petty Cash	32.52
51725	8010-10-10	Office Supplies-Gen	Petty Cash	15.52
51727	7030-10-10	Prof Svcs-Planning-Gen	Ray Planning Solutions, LLC	3,900.00
51728	7046-10-10	Prof Svcs-Building Inspector-Gen	Sarpy County Building Inspector	2,260.24
51729	7060-10-10	Animal Control-Gen	Sarpy County Fiscal Administrator	423.00
51730	7050-10-10	Law Contract-Gen	Sarpy County Treasurer	11,430.00
51733	7020-10-10	Prof Svcs-Legal-Gen	Seidler & Seidler, P.C.	4,703.68
51734	7205-10-10	Subscriptions-Gen	FES LLC	2,290.00
51735	8130-10-10	R&M Building-Gen	Springfield Ace Hardware	47.94
51739	7280-10-10	Laundry-Gen	Walkers Uniform Rental	139.56
EFTPS	7205-10-10	Subscriptions-Gen	First National Bank of Omaha	47.18
EFTPS	7045-10-10	Prof Svcs-Tech Support-Gen	First National Bank of Omaha	16.99
EFTPS	7230-10-10	Postage/Shipping-Gen	First National Bank of Omaha	1,021.05
EFTPS	7250-10-10	Publication Costs-Gen	First National Bank of Omaha	368.14
EFTPS	7330-10-10	Telephone-Gen	First National Bank of Omaha	269.38
			Total	**45,659.61**
Sales Tax				
51704	9088-15-10	Community Betterment-SlsTax	Country Mile Wireless	1,300.00

51711	9089-15-10	Community Events-SlsTax	Home Depot Credit Services	292.25
51713	9089-15-10	Community Events-SlsTax	Andrea Ledenbach	288.96
51735	9088-15-10	Community Betterment-SlsTax	Springfield Ace Hardware	84.99
51735	9089-15-10	Community Events-SlsTax	Springfield Ace Hardware	101.05
			Total	**2,067.25**
Library				
EFTPS	6080-20-10	Health Insurance-Lib	Blue Cross Blue Shield of Nebraska	1,965.34
EFTPS	6080-20-10	Health Insurance-Lib	PLIC - SBD Grand Island	270.80
EFTPS	6084-20-10	Aflac-Lib	Aflac	110.82
51697	8060-20-10	Books/Videos/Maps-Lib	Amazon Capital Services	204.59
51698	6084-20-10	Aflac-Lib	Ameritas Life Insurance Corp.	38.60
51701	8060-20-10	Books/Videos/Maps-Lib	Center Point Large Print	99.48
51703	7330-20-10	Telephone-Lib	Core Technologies, Inc	125.00
51708	9062-20-10	Security System-Lib	Everon	103.61
51710	8060-20-10	Books/Videos/Maps-Lib	Cengage Learning Inc/Gale	133.50
51718	7320-20-10	Natural Gas-Lib	Metropolitan Utilities District	51.32
51722	7310-20-10	Electricity-Lib	OPPD	296.18
51724	7340-20-10	Waste Disposal-Lib	Waste Connections of Nebraska, Inc	54.02
51732	7480-20-10	Janitorial-Lib	Marcie Schmieder	300.00
51735	8160-20-10	R&M Grounds-Lib	Springfield Ace Hardware	8.34
51736	8130-20-10	R&M Building-Lib	Summit Fire Protection	180.75
EFTPS	7330-20-10	Telephone-Lib	First National Bank of Omaha	102.00
			Total	**4,044.35**
Park				
EFTPS	6080-30-10	Health Insurance-Prk	Blue Cross Blue Shield of Nebraska	952.89
EFTPS	6080-30-10	Health Insurance-Prk	PLIC - SBD Grand Island	84.52
EFTPS	6084-30-10	Aflac-Prk	Aflac	84.80
51696	8010-30-10	Office Supplies-Prk	Amazon Business	8.04
51696	8030-30-10	Supplies-Prk	Amazon Business	7.19
51706	7350-30-10	Rental-Prk	Eagle Services	672.14
51711	9040-30-10	Tools & Misc Equip-Prk	Home Depot Credit Services	3.99
51715	8130-30-10	R&M Building-Prk	Menards	3.78
51719	8150-30-10	R&M Vehicle-Prk	Mill Creek Auto Parts	65.53
51722	7310-30-10	Electricity-Prk	OPPD	670.45
51724	7340-30-10	Waste Disposal-Prk	Waste Connections of Nebraska, Inc	311.16
51735	8130-30-10	R&M Building-Prk	Springfield Ace Hardware	79.73
51735	8160-30-10	R&M Grounds-Prk	Springfield Ace Hardware	37.99
51737	8140-30-10	R&M Equipment-Prk	Tractor Supply Co.	5.00
51738	8140-30-10	R&M Equipment-Prk	Ty's Outdoor Power & Service	135.20
EFTPS	8120-30-10	Fuel-Prk	Casey's Business Mastercard	162.53
			Total	**3,284.94**

Soccer Complex				
EFTPS	6080-35-10	Health Insurance-Scr	Blue Cross Blue Shield of Nebraska	595.55
EFTPS	6080-35-10	Health Insurance-Scr	PLIC - SBD Grand Island	53.88
EFTPS	6084-35-10	Aflac-Scr	Aflac	84.80
51696	8010-35-10	Office Supplies-Scr	Amazon Business	5.03
51722	7310-35-10	Electricity-Scr	OPPD	68.86
51735	8030-35-10	Supplies-Scr	Springfield Ace Hardware	8.00
51737	8140-35-10	R&M Equipment-Scr	Tractor Supply Co.	4.99
51738	8140-35-10	R&M Equipment-Scr	Ty's Outdoor Power & Service	135.20
EFTPS	8120-35-10	Fuel-Scr	Casey's Business Mastercard	89.16
			Total	**1,045.47**
Community Building				
51696	8030-40-10	Supplies-CommBldg	Amazon Business	13.50
51702	7455-40-10	Internet-CommBldg	Charter Communications	110.00
51709	7480-40-10	Janitorial-CommBldg	Executive Janitorial Corporation	250.00
51718	7320-40-10	Natural Gas-CommBldg	Metropolitan Utilities District	50.00
51722	7310-40-10	Electricity-CommBldg	OPPD	148.82
51724	7340-40-10	Waste Disposal-CommBldg	Waste Connections of Nebraska, Inc	120.42
51736	8130-40-10	R&M Building-CommBldg	Summit Fire Protection	105.00
51739	7280-40-10	Laundry-CommBldg	Walkers Uniform Rental	171.97
			Total	**969.71**
Water				
EFTPS	6080-50-20	Health Insurance-Wtr	Blue Cross Blue Shield of Nebraska	714.68
EFTPS	6080-50-20	Health Insurance-Wtr	PLIC - SBD Grand Island	66.00
EFTPS	6084-50-20	Aflac-Wtr	Aflac	241.10
51696	8010-50-20	Office Supplies-Wtr	Amazon Business	6.04
51705	7430-50-20	Digger's Hotline-Wtr	One Call Concepts, Inc.	59.00
51715	8130-50-20	R&M Building-Wtr	Menards	978.39
51717	7420-50-20	Testing-Wtr	Midwest Laboratories	86.11
51720	7420-50-20	Testing-Wtr	NE Public Health Environmental Lab	113.00
51721	9092-50-20	Water Main Extension-Wtr	Olsson	9,396.07
51721	9091-50-20	Tower-Wtr	Olsson	1,986.45
51722	7310-50-20	Electricity-Wtr	OPPD	1,433.25
51726	7045-50-20	Prof Svcs-Tech Support-Wtr	PowerManager	1,488.37
EFTPS	8120-50-20	Fuel-Wtr	Casey's Business Mastercard	138.19
			Total	**16,706.65**
Sewer				
EFTPS	6080-60-30	Health Insurance-Swr	Blue Cross Blue Shield of Nebraska	714.66
EFTPS	6080-60-30	Health Insurance-Swr	PLIC - SBD Grand Island	66.00
EFTPS	6084-60-30	Aflac-Swr	Aflac	241.10
51696	8010-60-30	Office Supplies-Swr	Amazon Business	6.04

51721	7010-60-30	Prof Svcs-Engineer-Swr	Olsson	658.76
51722	7310-60-30	Electricity-Swr	OPPD	42.15
51726	7045-60-30	Prof Svcs-Tech Support-Swr	PowerManager	1,488.37
51731	7083-60-30	SCCWWA User Fees-Swr	Sarpy County & Cities Wastewater Agency	47,046.28
51733	7020-60-30	Prof Svcs-Legal-Swr	Seidler & Seidler, P.C.	455.00
EFTPS	8120-60-30	Fuel-Swr	Casey's Business Mastercard	138.18
			Total	**50,856.54**
Street				
EFTPS	6080-70-40	Health Insurance-Str	Blue Cross Blue Shield of Nebraska	1,310.24
EFTPS	6080-70-40	Health Insurance-Str	PLIC - SBD Grand Island	115.74
EFTPS	6084-70-40	Aflac-Str	Aflac	111.28
51696	8010-70-40	Office Supplies-Str	Amazon Business	132.97
51696	8030-70-40	Supplies-Str	Amazon Business	30.92
51700	8030-70-40	Supplies-Str	Carroll Construction Supply	302.69
51702	7455-70-40	Internet-Str	Charter Communications	110.00
51711	8030-70-40	Supplies-Str	Home Depot Credit Services	122.23
51711	8090-70-40	Asphalt & Concrete-Str	Home Depot Credit Services	147.84
51711	8130-70-40	R&M Building-Str	Home Depot Credit Services	34.97
51711	8200-70-40	Miscellaneous-Str	Home Depot Credit Services	39.97
51711	9040-70-40	Tools & Misc Equip-Str	Home Depot Credit Services	394.95
51712	8140-70-40	R&M Equipment-Str	K & H Truck & Trailer Repair	1,710.58
51714	8215-70-40	R&M Streets & Alleys-Str	Logan Contractors Supply	474.81
51715	9040-70-40	Tools & Misc Equip-Str	Menards	49.99
51716	8225-70-40	R&M Street Signs&Posts-Str	Michael Todd & Company	639.15
51718	7320-70-40	Natural Gas-Str	Metropolitan Utilities District	148.39
51719	8030-70-40	Supplies-Str	Mill Creek Auto Parts	47.88
51721	7010-70-40	Prof Svcs-Engineer-Str	Olsson	117.23
51721	9202-70-40	Drainage Improvements-Str	Olsson	3,600.00
51722	7310-70-40	Electricity-Str	OPPD	3,116.65
51724	7340-70-40	Waste Disposal-Str	Waste Connections of Nebraska, Inc	183.25
51735	8030-70-40	Supplies-Str	Springfield Ace Hardware	23.16
51735	8130-70-40	R&M Building-Str	Springfield Ace Hardware	7.99
51735	8160-70-40	R&M Grounds-Str	Springfield Ace Hardware	28.99
51735	8225-70-40	R&M Street Signs&Posts-Str	Springfield Ace Hardware	104.22
51735	9040-70-40	Tools & Misc Equip-Str	Springfield Ace Hardware	91.94
51736	8130-70-40	R&M Building-Str	Summit Fire Protection	252.00
51737	8030-70-40	Supplies-Str	Tractor Supply Co.	101.45
51737	8215-70-40	R&M Streets & Alleys-Str	Tractor Supply Co.	12.59
51737	9040-70-40	Tools & Misc Equip-Str	Tractor Supply Co.	29.48
51739	7280-70-40	Laundry-Str	Walkers Uniform Rental	30.92
51740	8100-70-40	Sand & Gravel-Str	Westover Rock & Sand, Inc.	1,492.28

EFTPS	7250-70-40	Publication Costs-Str	First National Bank of Omaha	15.82
EFTPS	8120-70-40	Fuel-Str	Casey's Business Mastercard	1,082.11
			Total	**16,214.68**
Keno				
51735	9174-80-70	Keno CB Project	Springfield Ace Hardware	35.58
			Total	35.58
Total				**140,884.78**

Regular Agenda

Agenda Item 1. Cpt. Tori Boldt reviewed the Sarpy County Sheriff's report. Cpt. Boldt reported that Springfield was uneventful during Halloween. She said that she attended a public safety conference and was happy to report that crime across Nebraska is down. Cpt. Boldt further noted that there has been an uptick of kratom use and overdoses in Nebraska. Although kratom is not new and is unregulated in vape stores, it has become more popular recently. Cpt. Boldt reported that effective January 1, 2027, Nebraska law will automatically impose a no-contact order on domestic assault and sexual assault arrests. Cpt. Bold stated that the department will be tracking legislative bills regarding e-moto transportation. They want the kids to have fun, but to do it safely. Cpt. Bolt stated that the sheriff's department has received a grant to increase patrol on Hwy 50 during the upcoming holidays.

Agenda Item 2. A Public Hearing of the Springfield City Council was opened at 7:07 p.m. to consider applications filed by Tribedo LLC, subdivider and owner, requesting the following items on property legally described as part of the East One-Half of the Northwest Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, and generally located at the southwest corner of 150th Street & Fairview Road: (a) final plat for Lot 1 and Outlots A and B, Springfield Industrial, consisting of approximately 29.58 acres; and (b) conditional use permit to operate a concrete construction batch plant on property consisting of approximately 14.92 acres of the above described property (preliminary plat Lot 4, Springfield Industrial), zoned AR Agriculture Residential. Kathleen Gottsch, City Administrator, reviewed the applications. After all those wishing to speak were offered an opportunity to be heard, the Mayor recommended the hearing be closed. Motion by Neitzel, seconded by Herzog, to close the public hearing. AYES: Neitzel, Murtha, Herzog, Liebentritt. NAYS: None. Motion carried. Public Hearing closed at 7:11 p.m.

Agenda Item 3. Council Member Murtha introduced Resolution 2026-45 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, Murtha, Herzog, Liebentritt. 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
2026-45

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE FINAL PLAT FOR LOT 1 AND OUTLOTS A-B, SPRINGFIELD INDUSTRIAL, OF A SUBDIVISION LOCATED

ON PROPERTY LEGALLY DESCRIBED AS THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF APPROXIMATELY 29.58 ACRES, MORE OR LESS.

WHEREAS, Tribedo LLC, applicant/subdivider/owner, of the above-described property has made application for approval of a final plat for proposed Lot 1 and Outlots A-B, Springfield Industrial; and

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

WHEREAS, the Springfield Planning Commission held a public hearing on January 13, 2026, regarding the application and has made a recommendation of approval to the City Council of the final plat for Springfield Industrial, subject to the resolution of items specified in the City Planner's staff report as it meets the general requirements of the zoning ordinance and subdivision regulations; and

WHEREAS, the City Council of the City of Springfield held a public hearing regarding such application on November 3, 2026, and is agreeable to the approval of the final plat for Springfield Gateway Park, contingent upon (1) the change of zoning classification from Agriculture Residential to Light Industrial on said property, (2) final approval of a Subdivision Agreement for said development, and (3) completion of the conditions identified in the Subdivision Agreement.

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

PASSED AND APPROVED THIS 3rd DAY OF NOVEMBER 2026.

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

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

Resolution adopted, signed and billed as adopted.

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

Agenda Item 4. Council Member Neitzel introduced Resolution 2026-46 and moved its adoption. Council Member Murtha seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Murtha, Herzog, Liebentritt. 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
2026-46

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

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

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

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

WHEREAS, the Springfield Planning Commission held a public hearing on October 13, 2026, regarding the application and has made a recommendation of approval to the City Council for the conditional use permit; and

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

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

PASSED AND APPROVED THIS 3rd DAY OF NOVEMBER 2026.

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

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

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

Agenda Item 5. A Public Hearing of the Springfield City Council was opened at 7:13 p.m. to consider an application filed by Springfield Landing, LLC, subdivider and owner, for a Preliminary Plat of Lots 1-4 and Outlots A-C (formerly Outlots X-Z), Springfield Landing, on property legally described as the irregular easterly part of Tax Lot 18, in the Southwest Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 20.89 acres, and generally located at the northwest corner of S 6th Street & Pflug Road. Gottsch reviewed the application. After all those wishing to speak were offered an opportunity to be heard, the Mayor recommended the hearing be closed. Motion by Murtha, seconded by Neitzel, to close the public hearing. AYES: Neitzel, Murtha, Herzog, Liebentritt. NAYS: None. Motion carried. Public Hearing closed at 7:15 p.m.

Agenda Item 6. Council Member Neitzel introduced Resolution 2026-47 and moved its adoption. Council Member Murtha seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Murtha, Herzog, Liebentritt. 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
2026-47

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

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

WHEREAS, Springfield Landing, LLC, applicant/owner, of the above-described property has made application for approval of a preliminary plat for proposed Lots 1-4 and Outlot A-C (formerly Outlots X-Z), Springfield Landing; and

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

WHEREAS, the Springfield Planning Commission held a public hearing on October 13, 2026, regarding the application and has made a recommendation of approval to the City Council of the preliminary plat for Lots 1-4 and Outlot A-C (formerly Outlots X-Z), Springfield Landing, as it meets the general requirements of the zoning ordinance and subdivision regulations; and

WHEREAS, the City Council of the City of Springfield held a public hearing regarding such application on November 3, 2026, and is agreeable to the approval of the preliminary plat for Lots 1-4 and Outlots A-C (formerly Outlots X-Z), Springfield landing, contingent upon (1) the final plat being recorded with the Sarpy County Register of Deeds.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the preliminary plat of Lots 1-4 and Outlots A-C (formerly Outlots X-Z), Springfield Landing, contingent upon (1) the final plat being recorded with the Sarpy County Register of Deeds.

PASSED AND APPROVED THIS 3rd DAY OF NOVEMBER 2026.

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

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

Resolution adopted, signed and billed as adopted.

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

Agenda Item 7. Council Member Murtha introduced Resolution 2026-40 and moved its adoption. Council Member Liebentritt seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Murtha, Liebentritt. 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
2026-40

Village on Main Subdivision Agreement

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

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

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

PASSED AND APPROVED THIS 3rd DAY OF NOVEMBER 2026.

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

Record of Vote:
Ayes: Nietzel, Murtha, Liebentritt
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 8. Council Member Liebentritt introduced Resolution 2026-48 and moved its adoption. Council Member Murtha seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Murtha, Liebentritt. 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
2026-48

RESOLUTION APPROVING THE CONTRIBUTION AGREEMENT BETWEEN THE SARPY COUNTY AND CITIES WASTEWATER AGENCY AND THE CITY OF SPRINGFIELD FOR A ONE-TIME CAPITAL

CONTRIBUTION FOR PIONEERING CONSTRUCTION OF SCCWWA SEWER INFRASTRUCTURE FOR SPRINGFIELD INDUSTRIAL & THE SC-7 SUBBASIN

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

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

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

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

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

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

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

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

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

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

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

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

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

Agenda Item 9. Matt Mangelsen, Manager with MDM Mangelsen, LLC, developer for Prairie Toehold, stated that he is requesting changes to the covenants as he wants to tighten things down a bit and keep a well-maintained development. Council Member Murtha introduced Resolution 2026-49 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, Murtha, Herzog, Liebentritt. 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
2026-49

Second Amendment to Subdivision Agreement
Lots 1-4 and Lots 6-8, Prairie Toehold and Lot 1, Prairie Toehold Replat 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE SECOND AMENDMENT TO SUBDIVISION AGREEMENT FOR LOTS 1-4 AND LOTS 6-8, PRAIRIE TOEHOLD AND LOT 1, PRAIRIE TOEHOLD REPLAT 1.

WHEREAS, MDM Mangelsen, LLC, a Nebraska limited liability company (hereinafter referred to as "Subdivider") has requested an amendment to the original Subdivision Agreement for Lots 1-8, Prairie Toehold, dated October 18, 2016, and approved by Resolution 2016-20, and the First Amendment to Subdivision Agreement for Lots 1-4 and Lots 6-8, Prairie Toehold and Lot 1, Prairie Toehold Replat 1, dated June 30, 2022, and approved by Resolution 2022-22.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the Second Amendment to Subdivision Agreement with MDM Mangelsen, LLC for Lots 1-4 and Lots 6-8, Prairie Toehold and Lot 1, Prairie Toehold Replat 1, a copy of which is attached as Exhibit "A."

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the City Council of the City of Springfield that the Mayor is authorized to enter into said Second Amendment to Subdivision Agreement.

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER 2026.

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

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

Resolution adopted, signed and billed as adopted.

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

Agenda Item 10. Council Member Murtha introduced Resolution 2026-50 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, Murtha, Herzog, Liebentritt. 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
2026-50

First Amendment to Subdivision Agreement
Lots 1-94 and Outlots A-G, Springview

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE FIRST AMENDMENT TO SUBDIVISION AGREEMENT FOR LOTS 1-94 AND OUTLOTS A-G, SPRINGVIEW.

WHEREAS, MDC PMG LLC, a Nebraska limited liability company (hereinafter referred to as "Subdivider") has requested an amendment to the original Subdivision Agreement for Lots 1-94 and Outlots A-G, Springview, dated August 21, 2026, and approved by Resolution 2026-15.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the First Amendment to Subdivision Agreement with MDC PMG LLC for Lots 1-94 and Outlots A-G, Springview, a copy of which is attached as Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Springfield that the Mayor is authorized to enter into said First Amendment to Subdivision Agreement.

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER 2026.

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

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

Resolution adopted, signed and billed as adopted.

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

Agenda Item 11. Council Member Murtha introduced Resolution 2026-51 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, Murtha, Herzog, Liebentritt. 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
2026-51

First Amendment to Subdivision Agreement
Lots 1-133 and Outlots A-L, Springfield Highlands

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING THE FIRST AMENDMENT TO SUBDIVISION AGREEMENT FOR LOTS 1-133 AND OUTLOTS A-L, SPRINGFIELD HIGHLANDS.

WHEREAS, Springfield Highlands, LLC, a Nebraska limited liability company (hereinafter referred to as "Commercial Subdivider"), and HRC Springfield Highlands, LLC, a Nebraska limited liability company (hereinafter referred to as "Residential Subdivider") have requested an amendment to the original Subdivision Agreement for Lots 1-133 and Outlots A-L, Springfield Highlands, approved by Resolution 2026-27.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves the First Amendment to Subdivision Agreement with Springfield Highlands, LLC, and HRC Springfield Highlands, LLC for Lots 1-133 and Outlots A-L, Springfield Highlands, a copy of which is attached as Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Springfield that the Mayor is authorized to enter into said First Amendment to Subdivision Agreement.

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER 2026.

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

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

Resolution adopted, signed and billed as adopted.

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

Agenda Item 12. Council Member Herzog introduced **Ordinance No. 1227** entitled:

AN ORDINANCE OF THE CITY OF SPRINGFIELD, NEBRASKA TO AMEND SPRINGFIELD MUNICIPAL CODE CHAPTER 5, ARTICLE 3, SECTION 5-303; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE

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, Murtha, Herzog, Liebentritt. 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 Herzog moved for final passage of the ordinance, which motion was seconded by Council Member Neitzel. The Mayor then stated the question "Shall Ordinance No. 1227 be passed and adopted?" Upon roll call vote, the following Council Members voted AYE: Neitzel, Murtha, Herzog, Liebentritt. The following voted NAY: None. 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. 1227

AN ORDINANCE OF THE CITY OF SPRINGFIELD, NEBRASKA TO AMEND SPRINGFIELD MUNICIPAL CODE CHAPTER 5, ARTICLE 3, SECTION 5-303; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SPRINGFIELD, NEBRASKA:

Section 1. That Chapter 5, Article 3, Section 5-303 of the Springfield Municipal Code is amended to read as follows:

§5-303 SPEED LIMITS.

No person shall operate a motor vehicle on any street, alley, or other place at a rate of speed greater than twenty-five (25) m.p.h. within the City, provided that the following speed limits shall apply in the following locations ~~residential district, and twenty (20) m.p.h. within the business district, and twenty (20) m.p.h. in the school district~~ unless a different rate of speed is specifically permitted by ordinance.

Park Drive from Hwy 50 to Platteview Road	20 miles per hour
Platteview Road from Hwy 50 to 5th Avenue	35 miles per hour
Capehart Road from west of 150th Street to 156th Street	45 miles per hour
Fairview Road from Hwy 50 to 156th Street	45 miles per hour
Pflug Road from east of Hwy 50 to east of S. 1st Street	50 miles per hour

In no instance shall a person drive a vehicle on a highway at a speed greater than is reasonable and prudent under the conditions. Where a different maximum speed is set by ordinance, appropriate signs shall be posted.

Section 2. Any other ordinance or code section passed and approved prior to passage, approval, and publication or posting of this ordinance and in conflict with its provisions is repealed.

Section 3. This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

Passed and approved this 3rd day of November 2026.

Robert Roseland, Mayor
(SEAL)
Attest: Barbara Henninger, Clerk

Agenda Item 13. Council Member Herzog introduced Resolution 2026-53 and moved its adoption. Council Member Liebentritt seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Murtha, Herzog, Liebentritt. 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
2026-53

BE IT RESOLVED by the Mayor and City Council of the City of Springfield, Nebraska as follows:

WHEREAS, the City of Springfield, Nebraska, a Municipal Corporation, and Olsson, Inc. wish to

enter into Master Agreement Work Order No. 15 through which Olsson shall provide general engineering consulting services; and

WHEREAS, services under this agreement shall be on a time and expense basis not to exceed $5,000; and

WHEREAS, services under this Agreement shall be performed from January 1, 2027, through December 31, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Springfield, Nebraska that the Mayor is authorized to enter into the Master Agreement Work Order No. 15 for general engineering consulting services attached hereto as Exhibit "A".

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER 2026.

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

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

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

Agenda Item 18. Motion by Murtha, seconded by Neitzel, to move regular agenda item 18, regarding approval of Resolution 2026-55 approving a revised Final Plat for Lots 1-72 and Outlots A-F, Village on Main, revising the "Notes" section of the Final Plat to match the terms of the Subdivision Agreement as it pertains to storm sewer ownership and maintenance, before regular agenda item 14. AYES: Neitzel, Murtha, Herzog, Liebentritt. NAYS: None. Motion carried.

Council Member Liebentritt introduced Resolution 2026-55 and moved its adoption. Council Member Murtha seconded the forgoing motion and on roll call on the passage and adoption of said resolution, the following voted AYE: Neitzel, Murtha, Liebentritt. The following voted NAY: None. The following ABSTAINED: 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
2026-55

Revised Final Plat
Lots 1-72 and Outlots A-F, Village on Main

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

WHEREAS, Village on Main, LLC, owner/subdivider, of the above-described property has made application for approval of a revised final plat for proposed Lots 1-72 and Outlots A-F, Village on Main; and

WHEREAS, the final plat has been revised to match terms of the Subdivision Agreement including changes to (1) Note #6 transferring ownership and maintenance of Outlot "C" to the Home Owners Association at time of annexation rather than the City and (2) Note #9 transferring ownership and maintenance of Outlot "E" to the City prior to annexation rather than the Home Owners Association; and

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

WHEREAS, the City Council of the City of Springfield held a public hearing regarding such application on November 3, 2026, and is agreeable to the approval of the revised final plat for Village on Main, contingent upon (1) the change of zoning classification from Agriculture Residential to Mixed Use-Planned Unit Development on said property, (2) final approval of a Subdivision Agreement for said development, and (3) completion of the conditions identified in the Subdivision Agreement.

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

PASSED AND APPROVED THIS 3rd DAY OF NOVEMBER 2026.

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

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

Resolution adopted, signed and billed as adopted.

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

Agenda Item 14. Motion by Herzog, seconded by Neitzel, to approve the bid from Vermeer High Plains in the amount of $66,946.00 for a used 2026 vac truck with trailer, and to direct staff to purchase a new 2026 vac truck with trailer in the amount of $70,510.34, if the used one is no longer available for purchase. AYES: Neitzel, Murtha, Herzog, Liebentritt. NAYS: None. Motion carried.

Agenda Item 15. Motion by Murtha, seconded by Herzog, to approve the bid from Baxter Ford of Omaha in the amount of $48,851.12 for a 2027 F250 4x4 pickup and the bid from Gary Gross Truck and Accessories in the amount of $7,900.00 for a CM ALRD flatbed, backup camera relocation kit, and directional & strobe lights. AYES: Neitzel, Murtha, Herzog, Liebentritt. NAYS: None. Motion carried.

Agenda Item 16. Council Member Neitzel introduced Resolution 2026-53 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, Murtha, Herzog, Liebentritt. 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
2026-53

BE IT RESOLVED by the Mayor and City Council of the City of Springfield, Nebraska as follows:

WHEREAS, the City of Springfield, Nebraska, a Municipal Corporation, and Olsson, Inc. wish to enter into Master Agreement Work Order No. 15 through which Olsson shall provide general engineering consulting services; and

WHEREAS, services under this agreement shall be on a time and expense basis not to exceed $5,000; and

WHEREAS, services under this Agreement shall be performed from January 1, 2027, through December 31, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Springfield, Nebraska that the Mayor is authorized to enter into the Master Agreement Work Order No. 15 for general engineering consulting services attached hereto as Exhibit “A”.

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER 2026.

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

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

Abstain: None
Absent: None

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

Agenda Item 17. Council Member Murtha introduced Resolution 2026-54 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, Murtha, Herzog, Liebentritt. 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
2026-54

BE IT RESOLVED by the Mayor and City Council of the City of Springfield, Nebraska as follows:

WHEREAS, the City of Springfield, Nebraska, a Municipal Corporation, and Olsson, Inc. wish to enter into Master Agreement Work Order No. 16 through which Olsson shall provide City Street Superintendent services following the guidance and requirements of the Nebraska Board of Public Roads Classifications and Standards (NBCS); and

WHEREAS, services under this agreement shall be on a time and expense basis not to exceed $3,000; and

WHEREAS, services under this Agreement shall be performed from January 1, 2027, through December 31, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Springfield, Nebraska that the Mayor is authorized to enter into Master Agreement Work Order No. 16 attached hereto as Exhibit "A".

PASSED AND APPROVED THIS 3RD DAY OF NOVEMBER 2026.

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

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

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

Department Reports

Agenda Item 1. Neitzel reported that he spoke with Jody Baughman, Utility Billing Clerk, who informed him that 92 non-working meters have been replaced with new meters, five more appointments need to be scheduled, and four properties have unusual circumstances that need attention. Neitzel further reported that while Heath Shemek, Water/Sewer Operator, was exercising the valves one started leaking. That has been fixed and Shemek will continue exercising the balance of the valves in town.

Agenda Item 2. Murtha reported that there has not been much progress with the park pavilions and restroom facility or pickleball court projects due to weather. Andie Ledenbach, Events Coordinator, has been busy with decorations and events for the holiday season. Murtha reported that she has heard complaints regarding the legibility of information running on the electronic sign. Gottsch stated that Baughman has been working on correcting the formatting.

Agenda Item 3. Herzog reported that the community building is busy. Herzog further reported that Brittany Nath, Library Assistant, has been doing a great job covering the library's day to day activities during the Library Director's medical leave.

Agenda Item 4. Liebentritt reported that Bryan Cherry, Street Commissioner, has scheduled the driveway pour on Spruce Street that was from the water shut-off valve repair and he will continue taring streets and replacing street signs. The maintenance department will also be working on the fence project at the north park property.

Agenda Item 5. Mayor Roseland reported that he attended the sewer agency.

Agenda Item 6. Gottsch reported that the auditors will be in the office on Monday and Tuesday next week. Gottsch stated she has spoken with the new owners of Soaring Wings. They are excited to be part of the community. Gottsch reported that she has been contacted by the Creighton volleyball coach regarding renting the soccer complex next May for a volleyball grass tournament. They would need three weekend days for the event. Gottsch stated that Southcrest Hills/SID 248 has paid off their outstanding bond debt.

Adjournment

Motion by Herzog, seconded by Murtha, to adjourn. AYES: Neitzel, Murtha, Herzog, Liebentritt. NAYS: None. Motion carried. Meeting adjourned at 8:11 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 November 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 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

2026-2027
Treasurer's Report

	September	October
Bank Statement Figures		
Cash Assets/General Checking		
Beginning Balance	$6,571,401.86	$6,561,700.23
Deposits	$4,237,473.68	$2,209,761.23
Debits	$4,247,175.31	$2,329,787.80
Ending Balance	**$6,561,700.23**	**$6,441,673.66**
Prestige Treasury	$215,099.53	$215,747.41
Prestige Bond	$1,641,446.37	$1,648,153.21
Keno Community Betterment	$534,608.73	$557,636.26
Keno Progressive Jackpot	$50,000.00	$50,152.19
Water Deposit Savings	$4,309.79	$4,316.30
Refundable Deposits Savings	$1,258.25	$1,260.15
Water Tower Savings	$467,738.02	$472,382.27
Sewer Restricted	$469,636.84	$474,985.29
Water Capital Facilities Fees	$185,468.91	$186,027.54
Sewer Capital Facilities Fees	$1,227,484.97	$1,231,182.21
City Sales Tax	$10,277,926.72	$10,271,064.60
City Sales Tax - Sweep	$64,337,415.31	$66,647,915.25
Money Market Library Bricks	$11,307.32	$997.97
Government Securities (Ameritas)	$126,829.73	$126,951.45
Library Savings-Snider Estate Donation	$1,674.75	$1,677.28
Pinnacle Bank-ASIP	$388,867.89	$388,867.89
Time Certificates as follows:		
Bond (4 CDs)	$88,941.62	$89,092.99
Tower	$66,618.26	$67,165.66
Water (2 CDs)	$143,093.89	$143,093.89
Library Restricted CD 60435	$36,039.73	$36,039.73
Total of all Bank Accounts	**$86,837,466.86**	**$89,056,383.20**
General Sales Tax	$3,559,602.82	$2,035,084.15
Motor Vehicle Sales Tax (Street Dept)	$6,492.76	$2,934.68
Total Sales Tax	**$3,566,095.58**	**$2,038,018.83**
Cash Receipts	$4,228,515.68	$2,221,633.58
Cash Disbursements	$619,407.56	$250,171.97
Payroll	$89,477.67	$92,268.89
Overtime Hours (doesn't include comp time)		
Heath Shemek	0.5	0
Tyler Holdorf	0	0
Bryan Cherry	0	0
Chris Woodman	0	0
Jason Iverson	0	0
Ace Baughman	3.5	0
Barb Henninger	0.5	2.25
Ember Davis	0	4.25
Jody Baughman	0	0
Kellie Banks	0	0
Brittany Nath	0	0
Bond Principal Payments	$0.00	$0.00
Bond Interest Payments	$0.00	$0.00
Description		
Date Paid		
Bond Principal Payments	$0.00	$0.00
Bond Interest Payments	$0.00	$0.00
Description		
Date Paid		
Bond Principal Payments	$0.00	$0.00
Bond Interest Payments	$0.00	$0.00
Description		
Date Paid		
Bond Principal Payments	$0.00	$0.00
Bond Interest Payments	$0.00	$0.00
Description		
Date Paid		

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 17, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Items 1 & 2	Application for Conditional Use Permit renewal submitted by Ready Mixed Concrete, applicant, and Lyman-Richey Corporation, owner, to operate a concrete construction batch plant on property generally located at 13605 Fairview Road	Kathleen Gottsch City Administrator

Synopsis

Ready Mixed Concrete, applicant, and Lyman-Richey Corporation, owner, have filed an application to renew their conditional use permit to operate a concrete construction batch plant on property zoned AR Agriculture Residential and legally described as Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 8.11 acres, and generally located at 13605 Fairview Road.

The initial Conditional Use Permit was issued October 5, 2021.

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

A copy of the original synopsis of comments from the Planning Review team, as well as the application and Lyman-Richey's response letter, are attached.

Additional Information:

The City Attorney, City Planner and I met with representatives of Lyman-Richey on two different occasions to discuss concerns related to staff and public comments and derived at the following **more restrictive terms**:

- Lyman-Richey will meet noise, vibration, air quality, etc. regulations as outlined in the city's zoning regulations.
    - They did not realize that these requirements are outlined in the zoning regulations and were only considering the municipal code and those sections that apply to inside city limits.

    - Since their operation is within the city's extraterritorial zoning jurisdiction, they are required to meet the zoning regulations pertaining to environmental quality standards.
    - The following language will be added to the CUP agreement regarding industrial standards:
        - *"Operations conducted on the premises shall comply with all applicable industrial performance standards, including noise and air contaminants, as established in the City's Zoning Ordinance."*
- The following language will be added to the CUP agreement regarding hours of operation:
    - *"Typical hours of operation for the construction concrete batch plant shall be from 6:00 a.m. to 6:00 p.m., Monday through Friday, and 6:00 a.m. to 12:00 p.m. on Saturdays. From April through November, operations may occasionally extend beyond these hours in order to meet customer demand, weather-related scheduling requirements, public infrastructure projects, or other construction-related needs; however, extended operations shall not exceed 8:00p.m., Monday through Thursday only, and are subject to prior city approval and notification requirements established herein. Operations shall not occur on Sundays. Immediately upon approval of the Conditional Use Permit, the Owner/Applicant shall send written notice to the adjacent property owners identified herein requesting an email address for purposes of receiving notifications regarding operations outside of the approved hours. The Owner/Applicant shall provide both the City and the adjacent property owners with at least twenty-four (24) hours advance notice via email prior to commencing any operations outside of the approved hours."*
        - *Adjacent property owners include those residing at 13701 Fairview Road, 13702 Fairview Road, 13517 Fairview Road, 13550 Fairview Road, and 13441 Fairview Road.*
- Lyman-Richey met with Sarpy County Public Works to determine dust control requirements. The following language will be added to the CUP agreement regarding dust control requirements:
    - *"Owner/Applicant is responsible for dust control on Fairview Road between 132nd Street and Hwy 50 and shall monitor roadway conditions and implement appropriate dust-control measures as warranted during plant operations. Dust-control measures will be applied as necessary based on observed roadway conditions and in accordance with recommendations or guidance provided by Sarpy County Public Works. Dust-control methods may include water applications, approved dust suppressants, surface maintenance activities, and any additional measurers provided by Sarpy County Public Works."*
- City staff recommended that the permit be considered for renewal in one (1) year to determine if the use is in compliance or if additional conditions should be required for the use to continue. Lyman-Richey requested that this term be longer.

Recommendation

The Springfield Planning Commission held a public hearing for the Conditional Use Permit on October 13, 2026, and recommended denial of the Conditional Use Permit renewal. Denial was based on neighbor complaints; however, the city only received said complaints one time and notified the property owner of the

concerns. The property owner immediately discussed the concerns with the property owner and worked to address the outstanding issues, including termination of a contract with an onsite subcontractor.

Attachments

Resolution 2026-57
Proposed Conditional Use Permit Agreement
Conditional Use Permit Application for Renewal
    Operation & Maintenance Plan
    Site Plan
    Site Photographs
Conditional Use Permit Agreement dated 10/5/21
Letter to Lyman-Richey re Complaints Received dated 11/28/25
Photographs provided by neighbor Mike Lutz
Letter from Lyman-Richey re Complaints dated 12/1/25
Synopsis of Comments on Renewal Application
Lyman-Richey Corporation Response to Synopsis
Lyman-Richey Letter to Community 11/9/26
Additional information provided by neighbor Mike Lutz on 11/12/26

RESOLUTION
2026-57

Conditional Use Permit Renewal to Operate a Concrete Construction Batch Plant
Ready Mixed Concrete / Lyman-Richey Corporation – 13605 Fairview Road

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, NEBRASKA APPROVING A CONDITIONAL USE PERMIT RENEWAL FOR READY MIXED CONCRETE CO., A NEBRASKA CORPORATION, APPLICANT, AND LYMAN-RICHEY CORPORATION, A DELAWARE CORPORATION, SUCCESSOR-IN-INTEREST TO READY MIXED CONCRETE CO., A NEBRASKA CORPORATION, PROPERTY OWNER, TO OPERATE A CONCRETE CONSTRUCTION BATCH PLANT ON PROPERTY ZONED AGRICULTURE RESIDENTIAL DISTRICT AND LEGALLY DESCRIBED AS TAX LOT F2, SECTION 13, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND GENERALLY LOCATED AT 13605 FAIRVIEW ROAD.

WHEREAS, the owner/applicant of the above described property has made application for approval of a conditional use permit renewal to continue its operation of a concrete construction batch plant property zoned Agriculture Residential; and

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

WHEREAS, the Springfield Planning Commission held a public hearing on October 13, 2026, regarding the application and made a recommendation of denial to the City Council for the conditional use permit; and

WHEREAS, the City Council of the City of Springfield held a public hearing regarding such application on November 17, 2026, and is agreeable to the conditional use permit, subject to certain conditions and agreements as set forth in the conditional use permit agreement attached hereto as Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Springfield hereby approves and issues the conditional use permit renewal to Ready Mixed Concrete Co., applicant, and Lyman-Richey Corporation, a Delaware Corporation, Successor-In-Interest to Ready Mixed Concrete Co., a Nebraska Corporation, property owner, to continue its operation of a concrete construction batch plant on property zoned Agriculture Residential District and legally described as Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, subject to certain conditions and agreements as set forth in the conditional use permit agreement attached hereto as Exhibit "A."

PASSED AND APPROVED THIS 17TH DAY OF NOVEMBER 2026.

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

Record of Vote:

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

Approved:

_____
Mayor

SEAL

Attest:

_____
City Clerk

City of Springfield
Conditional Use Permit (Renewal)

Conditional Use Permit (Renewal) for a Concrete Construction Batch Plant in the Agriculture Residential Zoning District

This Conditional Use Permit issued this _____ day of November, 2026, by the City of Springfield, a municipal corporation in the County of Sarpy County, Nebraska ("City") to Lyman-Richey Corporation, a Delaware Corporation, successor-in-interest to Ready Mixed Concrete Co., a Nebraska Corporation, ("Owner"), and Ready Mixed Concrete Co. ("Applicant") pursuant to the Springfield Zoning Ordinance.

WHEREAS, Owner/Applicant wishes to continue to operate a concrete construction batch plant in the Agriculture Residential Zoning District as a permitted conditional use upon the following described tract of land within the City of Springfield zoning jurisdiction:

Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, and generally located southeast of 138th Street and Fairview Road.

WHEREAS, Owner/Applicant has applied for a conditional use permit renewal for the purpose of continuing its operation of a concrete construction batch plant in the Agriculture Residential District based upon the criteria prescribed in the Springfield Zoning Ordinance; and

WHEREAS, the Mayor and City Council of the City of Springfield are agreeable to the issuance of a conditional use permit to the Owner/Applicant for such purposes, subject to certain conditions and agreements as hereinafter provided and prescribed in the Springfield Zoning Ordinance.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the Owner/Applicant to operate a concrete construction batch plant on the property legally described as Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, and generally located southeast of 138th Street and Fairview Road in the Agriculture Residential Zoning District, said use hereinafter being referred to as "Permitted Use or Use."

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are not transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.

2. In respect to the proposed Use:
   a. Only concrete and related items shall be crushed, recycled and distributed. The production of asphalt and the operation of an asphalt batch plant are prohibited.

b. A site plan showing the boundaries of the property, proposed structures, building configuration, parking, access points, drives and landscaping is provided and attached to the permit as "Exhibit A."
c. Parking shall be provided for said use as prescribed in the Springfield Zoning Ordinance.
d. An operation and maintenance plan has been provided to the City and is attached hereto as Exhibit "B."
e. Typical hours of operation for the concrete construction batch plant shall be from 6:00 a.m. to 6:00 p.m., Monday through Friday, and 6:00 a.m. to 12:00 p.m. on Saturdays. From April through November, operations may occasionally extend beyond these hours in order to meet customer demand, weather-related scheduling requirements, public infrastructure projects, or other construction-related needs; however, extended operations shall not exceed 8:00 p.m., Monday through Thursday only, and are subject to prior City approval and notification requirements established herein. Operations shall not occur on Sundays. Immediately upon approval of the Conditional Use Permit, the Owner/Applicant shall send written notice to the adjacent property owners identified herein requesting an email address for purposes of receiving notifications regarding operations outside of the approved hours. The Owner/Applicant shall provide both the City and the adjacent property owners with at least twenty-four (24) hours advance notice via email prior to commencing any operations outside of the approved hours. Adjacent property owners include those residing at 13701 Fairview Road, 13702 Fairview Road, 13517 Fairview Road, 13550 Fairview Road, and 13441 Fairview Road.
f. Truck traffic shall enter and exit off Fairview Road. Traffic will be one way with a separate entrance and exit to keep traffic segregated. Onsite traffic signage shall be installed to direct traffic accordingly.
g. The weight limit on 132nd Street in Sarpy County is 20 tons. All truck traffic shall exit onto Fairview Road, travel west, and utilize Hwy 50 for north/south travel through Sarpy County.
h. The driveway entrance off Fairview Road shall be kept clear for fire, rescue and public access.
i. Roads onsite are paved to minimize dust from truck traffic. Owner/Applicant is responsible for dust control on Fairview Road between 132nd Street and Hwy 50 and shall monitor roadway conditions and implement appropriate dust-control measures as warranted during plant operations. Dust-control measures will be applied as necessary based on observed roadway conditions and in accordance with recommendations or guidance provided by Sarpy County Public Works. Dust-control methods may include water applications, approved dust suppressants, surface maintenance activities, and any additional measures provide by Sarpy County Public Works.
j. All structures and fencing shall comply with the maximum height standard and setbacks of the Agriculture Residential Zoning District.
k. All storage, vehicles, buildings and equipment associated with the use shall be located on designated property.
l. All lighting associated with the use shall be directed on site.
m. Landscape screening, including trees, shall be planted along the perimeter of the property to reduce noise and light pollution.
n. Operations conducted on the premises shall comply with all applicable industrial performance standards, including noise and air contaminants, as established in the City's Zoning Ordinance.
o. Owner/Applicant shall obtain a Floodplain Development Permit as the site is located within the flood fringe.

p. The premises shall be developed and maintained in accordance with the approved conditional use permit. Any modifications must be submitted to the City for approval and must adhere to the current zoning regulations.
q. An annual inspection should be conducted to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
r. All structures shall be constructed, maintained and operated in a safe and responsible manner, and in accordance with any applicable laws, rules or regulations, including, but not limited to, applicable environmental or safety laws, as amended or in effect from time to time, and shall not cause, or create risk of injury or damage to, or loss of life, property or the environment.
s. Owner/Applicant shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations, and proper regulatory approval for construction of both a private septic system and a well.
t. Owner/Applicant hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.

3. The Owner's/Applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
   a. Renewal of the permit within one (1) year from the date of execution by the City to determine if the use is in compliance or if additional conditions are required for the use to continue.
   b. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
   c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.

4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
   a. Owner's/Applicant's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
   b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
   c. Owner's/Applicant's construction or placement of a storage tank, structure or other improvement on the premises not specified in this permit.
   d. Owner's/Applicant's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.

5. In the event of the Owner's/Applicant's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner/Applicant hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.

6. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner of the property.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.

2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.

3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Applicant Name and Address:	Ready Mixed Concrete Co. 2625 S. 158th Plaza Omaha, NE 68130
Owner Name and Address:	Lyman-Richey Corporation 2625 S. 158th Plaza Omaha, NE 68130

Effective Date

This permit shall take effect upon the approval of the Springfield City Council and the filing hereof with the City Clerk.

Date of Execution:_____

THE CITY OF SPRINGFIELD

_____
Robert Roseland, Mayor

Attest:

_____
Barbara Henninger, City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Applicant:

By: _____

Title: _____

Name: _____

Date: _____

Owner:

By: _____

Title: _____

Name: _____

Date: _____

springfield
NEBRASKA

REQUEST FOR CONDITIONAL USE PERMIT

(please print or type)

Applicant's Name Ready Mixed Concrete
Address 2625 S. 158th Plaza, Omaha, NE 68130
Phone (402) 558 - 2727 ext.

Owner's Name Lyman-Richey Corporation
Address 2625 S. 158th Plaza, Omaha, NE 68130
Phone (402) 558 - 2727 ext.

Agent's Name
Address
Phone ( ) - ext.

Hereby request the Planning Commission and City Council to consider the following Conditional Use:

Renewal of the current conditional use permit for a ready-mix concrete construction batch plant to be operated under the previously approved operation and maintenance plan.

The Conditional Use Permit is requested for the property legally described as the following:

Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska and generally located southeast of 138th Street and Fairview Road.

Current zoning of said property: Agriculture Residential

Description of existing use of said property:

Current use of the property is the operation of a ready-mix concrete construction batch plant under the conditional use permit issued in 2021.

REQUEST FOR CONDITIONAL USE PERMIT

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

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

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

Signed _____
Applicant Jarod Hendricks, President.

Date September 1, 2026

Application Fees:

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

Amendments & Renewals - $150.00

*fees are nonrefundable

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

READY MIXED CONCRETE COMPANY

OPERATIONS AND MAINTENANCE PLAN

13605 Fairview Road
Springfield, Nebraska

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1. PURPOSE

This Operations and Maintenance Plan has been prepared for the continued operation of the Ready Mixed Concrete Company ready-mix concrete facility located at 13605 Fairview Road, Springfield, Nebraska.

The purpose of this Plan is to document operational procedures, maintenance practices, environmental controls, and compliance measures that will be implemented to ensure the facility operates safely, efficiently, and in accordance with applicable City of Springfield ordinances, zoning regulations, permit conditions, and other applicable federal, state, and local requirements.

---

2. HOURS OF OPERATION

The normal operating schedule for the facility shall be:

- Monday through Friday: 6:00 a.m. to 6:00 p.m.
- Saturday: 6:00 a.m. to 12:00 p.m.
- Sunday: No operations.

During the peak construction season, April through November, operations may occasionally extend beyond normal hours in order to meet customer demand, weather-related scheduling requirements, public infrastructure projects, or other construction-related needs. Extended operations shall not exceed 8:00 p.m. Monday through Thursday unless otherwise authorized by the City.

Should operations outside approved hours become necessary, the Owner/Applicant shall comply with applicable CUP conditions and notification requirements established by the City.

Immediately upon approval of the Conditional Use Permit, the Owner/Applicant shall provide written notice to the adjacent property owners listed below requesting an email address for future notifications related to operations occurring outside approved hours.

Adjacent property owners include:

- 13701 Fairview Road

- 13702 Fairview Road
- 13517 Fairview Road
- 13550 Fairview Road
- 13441 Fairview Road

The Owner/Applicant shall provide the City and participating adjacent property owners at least twenty-four (24) hours advance notice via email before commencing operations outside approved hours when such notification is required by the CUP. City information PH402-253-2204 or email city Administrator kathleen@springfieldne.org. See Exhibit A for more information.

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3. EMPLOYEES AND SITE MANAGEMENT

The facility may employ up to fifteen (15) employees on-site, depending upon operational demand and seasonal production requirements.

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4. SECURITY AND LIGHTING

The facility utilizes security measures designed to protect employees, equipment, and materials while minimizing impacts on neighboring properties. Lighting is provided only as necessary for safety, security, and operational purposes. All lighting will comply with Municipal code

Security measures include:

- Perimeter fencing along the north and east property boundaries.
- Controlled access gates that remain secured during non-operational periods.
- Routine site inspections.
- Employee oversight during operating hours.

---

5. LANDSCAPING AND SITE APPEARANCE

The facility maintains existing vegetation and landscaped areas to minimize visual impacts and provide effective buffering between adjacent land uses. The facility will maintain all landscaped areas in a neat and orderly condition.

Property maintenance activities include:

- Routine mowing of grassed areas.
- Vegetation management.

- Maintenance of existing tree lines.
- Preservation of natural screening features where practical.

Note: While selective underbrush and smaller trees were removed during property maintenance activities in Fall 2025, the company enhanced the buffer by planting twelve (12) new trees along the west property line in 2026.

---

6. FACILITY OPERATIONS

The facility produces ready-mix concrete using Portland cement, aggregates, water, and approved admixtures. Materials are stored in designated silos, bins, and stockpile areas and are proportioned through automated batching systems prior to loading into ready-mix trucks.

Normal activities include:

- Material delivery and storage.
- Concrete batching operations.
- Mixer truck loading and dispatch.
- Equipment inspections.
- Facility maintenance activities.

---

7. ENVIRONMENTAL COMPLIANCE

Ready Mixed Concrete Company is committed to operating the facility in compliance with all applicable environmental regulations.

Dust Control

Dust-control measures include:

- Baghouse filtration systems on all cement storage silos.
- Paved entrance and exit areas.
- Routine housekeeping and cleanup procedures.
- Prompt cleanup of spilled materials.
- Water application and other approved dust-suppression methods when necessary.

Air Quality Controls

Baghouse systems are routinely inspected, maintained, and repaired as necessary to ensure efficient operation and compliance with applicable environmental requirements.

Stormwater Management

The facility maintains an active stormwater permit and implements practices designed to control runoff, prevent sediment migration, and maintain proper drainage throughout the site.

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8. TRAFFIC MANAGEMENT AND PARKING

All vehicle traffic associated with facility operations utilize designated access routes and internal circulation patterns.

Operational traffic-control measures include:

- Separate entry and exit points.
- One-way traffic flow where practical.
- On-site parking for employees and company vehicles.
- Designated truck circulation routes. All equipment serving the facility shall access the property from the west via **U.S. Highway 50**. All applicable federal, state, county, and local roadway regulations, traffic laws, and permitting requirements shall be strictly observed and complied with at all times. In the event of a road closure to the West the City shall work with Operations to provide commercially reasonable ingress/ egress during plant operating hours

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9. NOISE MANAGEMENT

The facility shall comply with all applicable local, state, and federal noise regulations.

Noise-reduction practices include:

- Preventive maintenance of mechanical equipment.
- Elimination or replacement of unnecessary audible warning devices.
- Use of modern equipment and operational practices that minimize noise emissions.
- Retention of existing vegetation that functions as a natural sound buffer.

Lyman-Richey Corporation may periodically evaluate sound levels to confirm continued compliance with applicable regulatory standards and CUP requirements.

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10. ENERGY, WATER, AND UTILITIES

The facility operates utilizing existing utility infrastructure.

Electrical Service

Electric power is provided through commercial utility service.

Water Supply

Water used in plant operations is supplied by an on-site well.

Sanitation

Employee sanitation needs are accommodated through portable restroom facilities serviced by licensed providers.

Public Utility Impact

The facility is an existing industrial operation and is not expected to create significant additional demand on public utility systems.

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11. DUST CONTROL AND ROADWAY MAINTENANCE

Ready Mixed Concrete Company shall continue to coordinate with the **Sarpy County Public Works Department** regarding roadway maintenance and dust-control activities affecting Fairview Road during periods when the batch plant is in operation.

The Company shall monitor roadway conditions along Fairview Road between the facility entrance and Highway 50 and shall implement appropriate dust-control measures as warranted during plant operations. Dust-control measures will be applied as necessary based on observed roadway conditions and in accordance with recommendations or guidance provided by applicable roadway authorities.

Potential dust-control methods may include:

- Water applications.
- Approved dust suppressants.
- Surface maintenance activities.
- Additional measures approved by the applicable roadway authority.

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12. EQUIPMENT MAINTENANCE PROGRAM

The facility maintains a preventive maintenance program designed to ensure safe and reliable operation of plant equipment and environmental control systems to help ensure compliance with all applicable state and federal environmental regulations.

Maintenance activities typically include:

Daily Inspections

- Equipment condition assessments.
- Visual inspections of conveyors and batching equipment.
- Housekeeping inspections.

Routine Maintenance

- Lubrication.
- Mechanical repairs.
- Replacement of worn components.
- Calibration of batching equipment.

Environmental Equipment Maintenance

- Baghouse inspections.
- Stormwater-control inspections.
- Dust-suppression equipment inspections.

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13. EMERGENCY RESPONSE AND SPILL PREVENTION

The facility maintains emergency procedures and spill-response measures designed to protect public health, employee safety, and environmental resources.

Emergency response provisions include:

- Employee training.
- Spill-response materials maintained onsite.
- Emergency contact information.
- Reporting procedures consistent with regulatory requirements.

---

14. CERTIFICATION

The undersigned certifies that the information contained in this Operations and Maintenance Plan is true and accurate to the best of their knowledge and that Ready Mixed Concrete Company will operate the facility in compliance with applicable Conditional Use Permit requirements, City ordinances, zoning regulations, and other applicable laws.

READY MIXED CONCRETE COMPANY

Authorized Representative

Title

Date

Exhibit A

Springfield Ready Mixed Concrete (13605 Fairview Road) Adjacent property owners

Adjacent property owners listed in the CUP include those residing at: A) 13701 Fairview Road, B)13702 Fairview Road, C)13517 Fairview Road, D)13550 Fairview Road, and E)13441 Fairview Road.

Owner Address per cup:

A. Mike Lutz 13701 Fairview Road Springfield NE 68059 (Michael and Andrian) email address to be added
B. Raymone Milczski 13702 Fairview Road Springfield NE 68059 (Raymond)
C. Jerry Prazan 13517 Fairview Road Springfield NE 68059 (Jerry and Pamela)
D. Kenneth Callicutt 13550 Fairview Road Springfield NE 68059 (Kenneth)
E. Kenneth Clouse 13505 Fairview Road Springfield NE 68059 (Kenneth and Elizabeth)

Resident added that were listed as voicing concern at the planning commission meeting.

F. Matthew Mangelsen 13385 Bluebird CT Springfield NE 68059 (Matthew and Darci)
G. Lindsey Musselmann 13410 Fairview Road Springfield NE 68059 (David and Lindsey)



Section 5.05 AR Agriculture Residential District

A. *Intent*. Provides for agriculture, low density residential development; minimum lot area of 5 acres, and interim uses under special conditions.

B. *Permitted Uses*

1. Agricultural farms, truck gardens, green houses, pasture, plant nurseries, orchards, grain storage facilities, and the usual agricultural farm buildings and structures
2. Single-family dwellings
3. Roadside stands offering for sale agriculture products produced on the premises
4. Church, seminary and convent, including residences for pastors and teachers
5. Public and parochial school; college
6. Fire Station
7. Public parks and recreation areas, playgrounds, forest and conservation areas, including commercial uses and campgrounds under franchise of the County or State government agencies
8. Private recreation areas and facilities, including lakes, ponds, country clubs, golf courses, and swimming pools
9. Public utility distribution systems, substations, terminal facilities, and reservoirs
10. Railroads
11. Irrigation facilities
12. Agricultural Processing as relating to a winery
13. Home occupations subject to Section 8.07

(Ordinance No. 1164 11/19/2024)

C. *Permitted Conditional Uses*

1. Cell/telecommunication towers
2. Airport
3. Private and commercial kennels and facilities for raising, breeding, and boarding of dogs, and other small animals; provided all buildings and facilities are at least 100 feet from any property line, and 300 feet from any residential zoning district
4. Extraction and processing of rock, gravel, sand, clay, and dirt
5. Temporary trailer
6. Commercial recreational areas including facilities for fishing, shooting, hunting, auto racing, cycle clubs, bridal clubs, etc.
7. Commercial camping areas
8. Billboards
9. Signs
10. Private barns, and associated livestock, for not more than one (1) animal for the first acre of land, and one (1) additional animal for every two (2) additional acres of land
11. Planned Development District
12. Satellite dish antennas that conform to the supplementary regulations of this Ordinance
13. Child care home
14. Licensed Recreational Vehicle Storage- Out of Doors and/or Within an Enclosed Building
15. Unlicensed Recreational vehicle Storage – Within and Enclosed Building
16. Bed and Breakfast
17. Concrete recycling and distribution plant
18. Alternative Energy Production
19. Concrete Construction Batch Plant
20. Veterinary Services, Regular with Livestock

(Ordinance No. 1055, 11/17/2020; Ordinance No. 1066, 6/1/2021; Ordinance No. 1164 11/19/2024; Ordinance No. 1182, 3/18/2025)

D. *Accessory Uses*

1. Buildings and uses customarily incidental to the permitted and conditional uses

2. Temporary buildings and uses incidental to construction work or in the event of an emergency as determined by the Board which shall be removed upon the completion or abandonment of the construction work
3. Private swimming pool, tennis courts, and other recreational facilities in conjunction with the permitted use

E. *Height and Area Requirements*

	Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
Dwelling	5 Acres***	300'	50'	20'	25'	2 ½ stories or 35'
Other Permitted Uses*	---	400'	50'	15'	25'	65'
Accessory Buildings**	---	---	70'	5'	5'	30'

* Agricultural uses are exempt from maximum height requirements.
**Including provisions listed in Section 4.14 pertaining to Accessory Building and Uses
***Excluding road right-of-way.

1. A one (1) or one and one-half (1 ½) story single-family house with slab on grade or with no basement shall contain at least 1,200 square feet of floor area on one level, exclusive of garages and other attached accessory floor area; a split-level or multi-level single-family house shall contain at least 1,200 square feet as the total sum of the nearest floor levels separated by not more than five (5) vertical feet, provided that the floor level or levels nearest the grade or ground lines used for living purposes shall contain at least 600 square feet, exclusive of garages and other accessory floor area; and a two (2) or two and one-half (2 ½) story single-family house with or without a split-entry shall contain at least 1,000 square feet or floor area on the lower story, if more than 50% of the space is finished and used for living purposes, all exclusive of garages and other attached accessory floor area.

2. A lot used for a residential dwelling which is connected to a community sanitary sewer system and a community water system approved by the city, may have a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet. No structure may be located closer than 40 feet to any side street line.

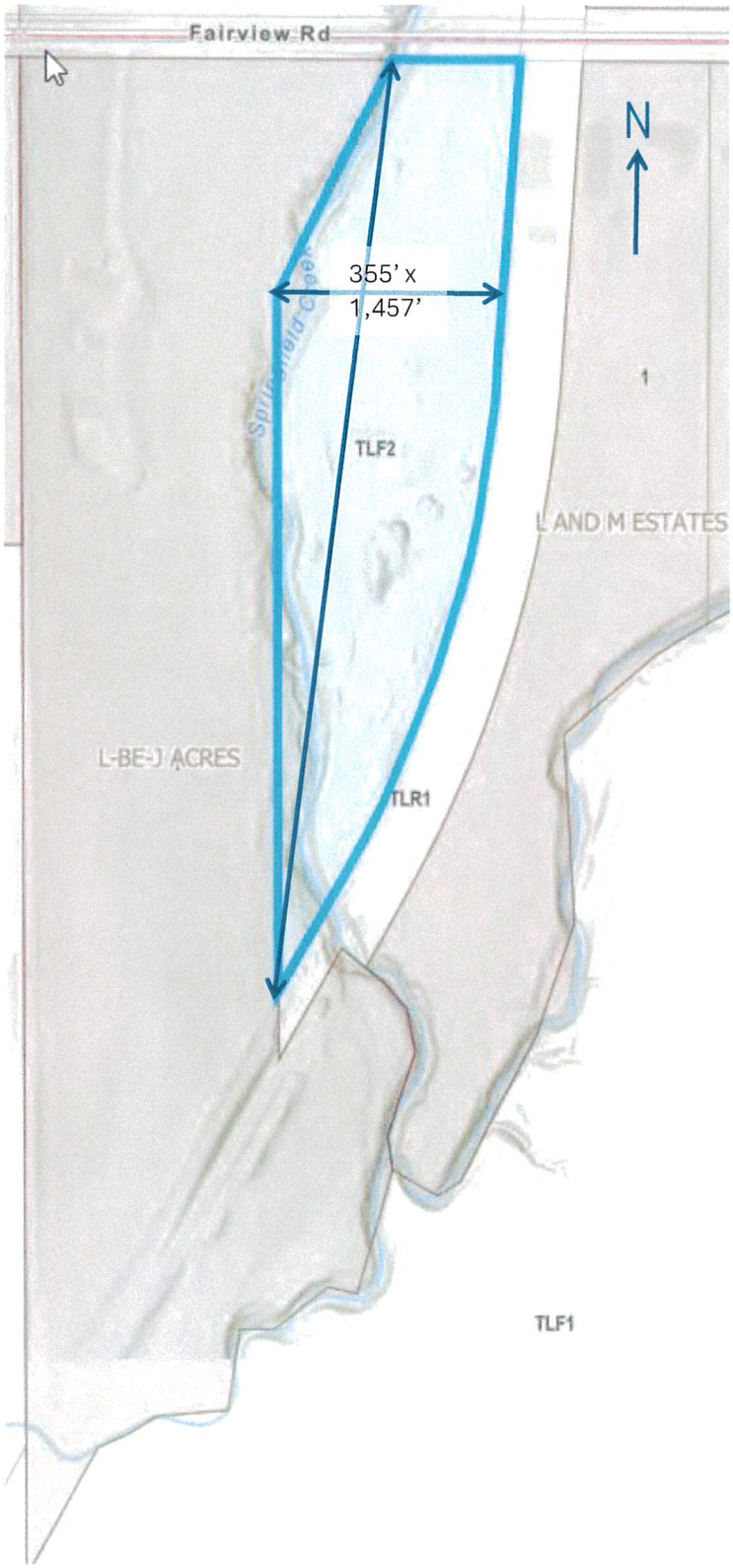
F. *Other Applicable Provisions*

1. Only one building for living purposes shall be permitted on one zoned lot, except as may be otherwise provided herein.

2. Private wells subject to review in Article 6 may be authorized where the following additional standards are met:

   a. All wells must meet Nebraska Department of Health and Human Services and Department of Environmental Quality standards for quality, design, and operation.
   b. No well shall be allowed within 1,000 feet of an existing or designated municipal well site.
   c. The proposed location shall not create a negative impact on adjacent properties.
   d. Authorized permits shall be reviewed for renewal on an annual basis and shall be discontinued when city water services are adjacent to the property or right-of-way contiguous to the property.

3. Screening of Recreational Vehicle Storage shall be in compliance with Article 9.04 Fences, Wall, and Similar Structures.



Ready Mix Concrete Co.
13905 Fairview Rd.
Springfield, NE 68059

Subject Property dimension:

- Irregular shape parcel
- Width: 355 ft (max)
- Depth: 1,457 ft (max)

Adjacent parcel to East dimensions:

- Irregular shape
- Width: 98 ft
- Depth: 1,563 ft (approx.)

Adjacent parcel to West dimensions:

- Irregular shape
- Width 624 feet wide (max)
- Depth 2,354 (max)



Ready Mix Concrete Co,
13905 Fairview Rd
Springfield Ne 68059
5/28/2026

N

Aggregate Truck Traffic

Mixer Truck Traffic


ENTRANCE
ONLY
SPEED
LIMIT
5








ONE








KKFU 753429
4560
K LINE



City of Springfield
Conditional Use Permit

Conditional Use Permit for a Concrete Construction Batch Plant in the Agriculture Residential Zoning District

This Conditional Use Permit issued this 5th day of October, 2021, by the City of Springfield, a municipal corporation in the County of Sarpy County, Nebraska ("City") to Lyman-Richey Corporation, a Delaware Corporation, successor-in-interest to Ready Mixed Concrete Co., a Nebraska Corporation, ("Owner"), and Ready Mixed Concrete Co. ("Applicant") pursuant to the Springfield Zoning Ordinance.

WHEREAS, Owner/Applicant wishes to operate a concrete construction batch plant in the Agriculture Residential Zoning District as a permitted conditional use upon the following described tract of land within the City of Springfield zoning jurisdiction:

Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, and generally located southeast of 138th Street and Fairview Road.

WHEREAS, Owner/Applicant has applied for a conditional use permit for the purpose of operating a concrete construction batch plant in the Agriculture Residential District based upon the criteria prescribed in the Springfield Zoning Ordinance; and

WHEREAS, the Mayor and City Council of the City of Springfield are agreeable to the issuance of a conditional use permit to the Owner/Applicant for such purposes, subject to certain conditions and agreements as hereinafter provided and prescribed in the Springfield Zoning Ordinance.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the Owner/Applicant to operate a concrete construction batch plant on the property legally described as Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, and generally located southeast of 138th Street and Fairview Road in the Agriculture Residential Zoning District, said use hereinafter being referred to as "Permitted Use or Use".

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are not transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.

2. In respect to the proposed Use:
   a. Only concrete and related items shall be crushed, recycled and distributed. The production of asphalt and the operation of an asphalt batch plant are prohibited.
   b. A site plan showing the boundaries of the property, proposed structures, building configuration, parking, access points, drives and landscaping is provided and attached to the permit as "Exhibit A".
   c. Parking shall be provided for said use as prescribed in the Springfield Zoning Ordinance.
   d. An operation and maintenance plan has been provided to the City and is attached hereto as Exhibit "B".

e. Typical hours of operation for the construction concrete batch plant will be from 6:00 a.m. to 6:00 p.m. Monday through Friday and 6:00 a.m. to 12:00 p.m. on Saturdays, with occasional earlier starts or later finishes as specific business demands arise.
f. Truck traffic shall enter and exit off Fairview Road. Traffic will be one way with a separate entrance and exit to keep traffic segregated. Onsite traffic signage shall be installed to direct traffic accordingly.
g. The weight limit on 132nd Street is 20 tons so all vehicles over that weight shall exit onto Fairview Road, travel west and utilize Hwy 50 for north/south travel.
h. The driveway entrance off Fairview Road shall be kept clear for fire, rescue and public access.
i. Roads onsite are paved to minimize dust from truck traffic. Owner/Applicant shall coordinate dust control measures on Fairview Road between 132nd Street and Hwy 50 with Sarpy County Public Works.
j. All structures and fencing shall comply with the maximum height standard and setbacks of the Agriculture Residential Zoning District.
k. All storage, vehicles, buildings and equipment associated with the use shall be located on designated property.
l. All lighting associated with the use shall be directed on site.
m. Landscape screening, including trees, shall be planted along the perimeter of the property to reduce noise and light pollution.
n. Owner/Applicant shall obtain a Floodplain Development Permit as the site is located within the flood fringe.
o. The premises shall be developed and maintained in accordance with the approved conditional use permit. Any modifications must be submitted to the City for approval and must adhere to the current zoning regulations.
p. An annual inspection should be conducted to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
q. All structures shall be constructed, maintained and operated in a safe and responsible manner, and in accordance with any applicable laws, rules or regulations, including, but not limited to, applicable environmental or safety laws, as amended or in effect from time to time, and shall not cause, or create risk of injury or damage to, or loss of life, property or the environment.
r. Owner/Applicant shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations, and proper regulatory approval for construction of both a private septic system and a well.
s. Owner/Applicant hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.

3. The Owner's/Applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
   a. Review of the permit every five (5) years from the date of execution by the City to determine if the use is in compliance or if additional conditions are required for the use to continue.
   b. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.

c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.

4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
   a. Owner's/Applicant's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
   b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
   c. Owner's/Applicant's construction or placement of a storage tank, structure or other improvement on the premises not specified in this permit.
   d. Owner's/Applicant's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.

5. In the event of the Owner's/Applicant's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner/Applicant hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.

6. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner of the property.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.

2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.

3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Applicant Name and Address: Ready Mixed Concrete Co.
2625 S. 158th Plaza
Omaha, NE 68130

Owner Name and Address: Lyman-Richey Corporation
2625 S. 158th Plaza
Omaha, NE 68130

Effective Date
This permit shall take effect upon the approval of the Springfield City Council and the filing hereof with the City Clerk.

Date of Execution: October 5, 2021

THE CITY OF SPRINGFIELD

Robert Roseland

Robert Roseland, Mayor

Attest:

Kathleen R Gottsch

Kathleen R. Gottsch, City Administrator/Clerk

CONSENT AND AGREEMENT
The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Applicant: Ready Mixed Concrete Co. n/k/a Lyman-Richey Corporation
By: _____
Title: President - Concrete Companies
Name: Jarod Hendricks
Date: 10/19/21

Owner: Lyman-Richey Corporation
By: _____
Title: President
Name: Rich Umbel
Date: 10/19/21

Exhibit "A"


Untitled Map
Write a description for your map.
Legend
Google Earth
200 ft
N

Exhibit "B"

Springfield CUP Application – Ready Mix Concrete Co.
Operation and Maintenance Plan
13605 Fairview Road
07/01/2021

Hours and Working Days

Typical plant hours are from 6 am – 6 pm with occasional earlier starts or later finishes as specific business demands arise such as night pours for a highway, or interstate. Working days are typically 5 ½ days a week; Monday-Saturday noon.

Number of Employees

We anticipate 15 employees will be working onsite, depending on business demand.

Security & Lighting

Security and safety lighting are used on site. They will be laid out to minimize light pollution beyond property lines. Trees surrounding the area will reduce visual impact. The site has a security fence on the north and east property lines, and a creek and trees line our west property line. Two gates on the north fence are locked when employees are not present.

Landscaping

The grassy areas will be regularly mowed and kept clean. Trees surrounding the area will reduce visual impact.

Environmental

The batch plant is equipped with baghouses that catch dust and are routinely inspected in accordance with environmental standards. We will comply with all applicable state and federal environmental regulations. The plant site, entrance, and exit are already paved to reduce fugitive dust. There is a current stormwater permit and a plan to address drainage.

Truck Traffic/Parking

Truck traffic will enter and exit off Fairview Road. Traffic will be one way with a separate entrance and exit to keep traffic more segregated. This site is not expected to increase traffic more than when the plant was operational in the past. The roads onsite are paved to minimize dust from truck traffic. Trucks will be kept onsite as the need arises.

Noise

Will comply with all applicable noise regulations, including OSHA standards. Operations are anticipated to end at 6:00 pm Monday through Friday, and noon on Saturday, with exceptions as need when night pours are required for a highway, or interstate. Trees surrounding the area will help mitigate noise.

Energy/Public Utilities

Plant is expected to operate on electric line power. Water supply will be from an on-site well. A port-a-john will be used in place of public sewer or septic tank. This site is current a ready-mix plant and this new plant is not expected to increase the burden on any public utility.

SPRINGFIELD
NEBRASKA

November 18, 2025

Via Certified Mail

Jarod Hendricks, President
Lyman-Richey Corporation
2625 S 158th Plaza
Omaha, NE 68130

Re: Formal Complaint Regarding Conditional Use Permit (CUP) Issued October 5, 2021 for a Concrete Construction Batch Plant Located at 13605 Fairview Road, Springfield, Nebraska

Dear Mr. Hendricks:

The purpose of this letter is to notify you that we have received complaints regarding violations of the Conditional Use Permit ("CUP") associated with the concrete construction batch plant located at 13605 Fairview Road, Springfield, Nebraska.

Based on these complaints, we have determined that the following conditions of the existing CUP for this property are being violated:

- **Typical hours of operation for the construction concrete batch plant will be from 6:00 a.m. to 6:00 p.m. Monday through Friday and 6:00 a.m. to 12:00 p.m. on Saturdays, with occasional earlier starts or later finishes as specific business demands arise**:
    - **Continual Work Past Specified Hours:** The business is repeatedly operating outside these hours, specifically with late-night activity through 9:00 p.m., and work is even occurring on Sundays.
- **Landscape screening, including trees, shall be planted along the perimeter of the property to reduce noise and light pollution**:
    - **Trees Removed:** Mature trees have been removed, and no trees have been planted to replace them.
    - **Excessive Horn Honking**: Exhibit B of the permit states "Will comply with all applicable noise regulations, including OSHA standards. Operations are anticipated to end at 6:00 pm Monday through Friday, and noon on Saturday, with exceptions as need when night pours are required for a highway, or interstate. Trees surrounding the area will help mitigate noise."
        - The current operations are generating loud noise late into the nights since hours or operations are exceeding the agreed-to hours.
        - Per **§6-333 MISDEMEANORS; LOUD, UNNECESSARY NOISES.** of the Springfield, Nebraska Municipal Code, "It shall be unlawful for any person to

make, continue or cause to be made or continued any loud, unnecessary or unusual noise, or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the limits of the City.

(1) The following acts, among others, are declared to be loud, disturbing and unnecessary noises in violation of the Code, but such enumeration shall not be deemed to be exclusive, namely:

(a) Horns, Signaling, Devices, etc. The sounding of any horn or signaling device on any automobile, motorcycle, street car or other vehicle on any street or public place of the City, except as a danger warning, the creation by means of any such signaling device of any unreasonably loud or harsh sound and the sounding of any such device for an unnecessary and unreasonable period of time. The use of any signaling device except one operated by hand or electricity, the use of any horn, whistle or other device operated by engine exhaust and the use of any signaling device when traffic is for any reason held up."

A copy of the above-referenced ordinance is enclosed for your review.

Therefore, this letter serves as notice to you of violations of your CUP. If you fail to address these issues within ten (10) days of receipt of this notice, the CUP may be revoked.

Should you have any questions regarding this matter, please do not hesitate to contact the office.

Thank you very much for your immediate attention to this matter.

Sincerely,

Kathleen R. Gottsch
City Administrator

KRG/erd

Enclosures

Before











LYMAN-RICHEY
CORPORATION
A CRH COMPANY

2625 S. 158th Plaza
Omaha, NE 68130
(402) 558-2727
lymanrichey.com

December 1, 2025

Ms. Kathleen R. Gottsch
City Administrator
City of Springfield, NE
170 N. 3rd Street
Springfield, Nebraska

RE: Response to November 18, 2025 correspondence regarding Conditional Use Permit (CUP) Concerns at 13605 Fairview Road, Springfield, NE

Dear Ms. Gottsch,

We are in receipt of your correspondence dated November 18, 2025, regarding the Conditional Use Permit (CUP) for our concrete batch plant at 13605 Fairview Road. We appreciate the opportunity to address the concerns raised and provide clarification and corrective actions based on your observations.

1. Hours of Operation

We acknowledge that there have been limited instances where operations extended beyond the permitted hours. Our records indicate several occasions where production and site activities occurred after 6:00 p.m. on weekdays and past noon on Saturdays, with some activity on Sundays. These exceptions were consistent with the CUP's allowance of "occasional earlier starts or later finishes" primarily due to business demands and site preparation needs. However, we are committed to adhering strictly to the CUP parameters moving forward and will reinforce compliance with all staff and third-party contractors.

2. Landscape Screening and Tree Removal

During recent site preparation, several volunteer trees were removed from the east fence line to prevent further damage, and some trees were cleared from the property's interior. The west and south borders were also thinned, but a perimeter of trees remains. We are prepared to plant additional trees along the perimeter and are open to any input the City may have on the quantity and size of the vegetation to ensure full compliance with the CUP and to further mitigate noise and light pollution.

LYMAN-RICHEY CORPORATION
A CRH COMPANY

2625 S. 158th Plaza
Omaha, NE 68130
(402) 558-2727
lymanrichey.com

3. Noise and Horn Honking

We recognize the concerns regarding excessive noise, particularly horn honking. To address this, when operations resume in 2026, the plant horn will be replaced with a light or electric buzzer to significantly reduce sound levels. We will continue to monitor and comply with all applicable noise regulations, including OSHA standards and the Springfield Municipal Code.

4. Contractor Site Preparation

A third-party contractor was engaged to make site improvements and crush existing concrete rubble. While some work occurred outside CUP hours, this work has now been suspended, and all future activities will be scheduled within the permitted timeframe.

5. Commitment to Compliance

We take these concerns seriously and are implementing corrective measures to ensure full compliance with the CUP. Please advise if there are specific requirements for tree planting or other mitigation steps so we can address them promptly.

Should you have any further questions or require additional information, please do not hesitate to contact us. We appreciate your guidance and look forward to resolving these matters collaboratively.

Sincerely,

Gary Loyd

Operations Manager

Lyman-Richey Corporation

SPRINGFIELD
NEBRASKA

September 25, 2026

SYNOPSIS OF PROFESSIONAL STAFF COMMENTS
FOR PLANNING COMMISSION & CITY COUNCIL

Tax Lot F2 13-13-11 (8.11 AC) – 13605 Fairview Road
Ready Mix Concrete Co. (Owner)/Lyman-Richey Corporation (Successor-in-Interest)
Conditional Use Permit Renewal

Ready Mixed Concrete submitted the following documents on September 1, 2026, on behalf of the property owner, Lyman-Richey Corporation, related to the property legally described as Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located at 13605 Fairview Road:

1. Request for Conditional Use Permit - Renewal

The following exhibits were also provided:

1. Operation and Maintenance Plan

Applicant/Owner request a renewal of the Conditional Use Permit issued on October 5, 2021, to operate a concrete construction batch plant on the property.

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

Bill Seidler, Jr., City Attorney
Items to Consider

1. The original conditional use permit was for five years.
2. The city received complaints from an adjacent property owner about noise and landscaping.

a. The city sent a letter to Lynam-Richey on November 18, 2025, regarding hours of operation repeatedly exceeding 6:00 a.m. to 6:00 p.m., landscape screening, and noise.
    i. Lyman-Richey responded by letter on December 1, 2025. It acknowledged limited circumstances where operation exceeded 6:00 a.m. to 6:00 p.m. on weekdays and past 12:00 p.m. on Saturdays. It requested the city's input on perimeter vegetation and explained vegetation removal. It recognized the horn honking but stated it would comply with applicable noise regulations.
b. The property is within the City of Springfield's Extraterritorial Zoning Jurisdiction, but not within its corporate limits so determining an "applicable noise regulation" is difficult.
    i. Springfield Municipal Code §6-333 only applies within the corporate limits.
    ii. Sarpy County Zoning Code provides for General Nuisance violations.
    iii. The current operating plan does not provide for requiring measurable standards.

3. The Planning Commission and City Council will have to make a factual determination in regards to Section 6.06 – Conditional Use Permit – Standards in Springfield Zoning Ordinance.
4. It may be that the OSHA standards for a minimum buzzer or horn noise are incompatible with the orderly development of surrounding properties.

<u>Recommendations</u>
If the City staff, in its report, determines that under certain circumstances or operating plans the use meets is consistent with Section 6.06 – Conditional Use Permit – Standards in Springfield Zoning Ordinance, then I suggest the following additions to the Conditional Use Permit:

1. Establishing a maximum sound level, measured in decibels, at the perimeter of the property, to be measured using a decibel meter.
2. Establishing a maximum vibration at the perimeter to be measured using an accelerometer or similar device.
3. A detailed landscaping plan with exact planting locations, maintenance, spacing, and species description.
4. Establishing a maximum discharge of suspended particulates at the perimeter to be measured using a meter chosen by the City Engineer.
5. All annual or periodic inspections to be performed by the City Engineer as well as other city staff.

<u>Jeff Ray, City Planner</u>
Language in the Conditional Use Permit (Renewal) should be modified to address the hours of operation.

1. Current language states:
    a. *"Typical hours of operation for the construction concrete batch plant will be from 6:00 a.m. to 6:00 p.m. Monday through Friday and 6:00 a.m. to 12:00 p.m.*

on Saturdays, with occasional earlier starts or later finishes as specific business demands arise."

2. Revised language should state:
    a. *"Typical hours of operation for the construction concrete batch plant shall be from 6:00 a.m. to 6:00 p.m., Monday through Friday, and 6:00 a.m. to 12:00 p.m. on Saturdays. From April through October, operations may occasionally extend until 8:00 p.m., Monday through Thursday only. Operations shall not occur on Sundays."*

Jeff Thompson, SCCWWA Engineer
If the property owner applies for a building permit, SCCWWA fees may apply at that time.

Brian Schuele, City Engineer w/ Olsson
No comments.

MUD
No comments.

NDOT
No comments.

OPPD
No comments.

Papio Missouri River Natural Resources District
No comments.

Sarpy County Admin/Engineer/Public Works
Language in the Conditional Use Permit (Renewal) should be modified to address the following two items:

1. The weight limit on 132nd Street in Sarpy county is 20 tons.
    a. All trucks and other heavy equipment should access the plant from the west (Hwy 50).
    b. Request to add the following language to the CUP agreement:
        i. *"The weight limit on 132nd Street in Sarpy County is 20 tons. All truck traffic shall exit on Fairview Road, travel west, and utilize Hwy 50 for north/south travel through Sarpy County."*
2. Owner/Applicant should contribute toward dust control along Fairview Road between 132nd Street and Hwy 50.
    a. Request to add the following language to the CUP agreement:
        i. *"Roads onsite are paved to minimize dust from truck traffic. Owner/Applicant is responsible for dust control and shall coordinate dust control measurers on Fairview Road between 132nd Street and Hwy 50 with Sarpy County Public Works."*

No additional response was received from Sarpy County Admin.

Sarpy County Emergency Management Agency
No comments.

Sarpy County GIS
No comments.

Sarpy County Planning
No comments.

Sarpy County Sheriff
No comments.

Springfield Fire Chief
No comments.

Ryan Saunders (Springfield Platteview Community Schools)
No response was received.

Attachments:

- Application for CUP Renewal
    - Operation & Maintenance Plan
    - Site Plan
    - Site Photographs
- November 18, 2025, letter from city to Lyman-Richey regarding complaints
- December 1, 2025, letter from Lyman-Richey to city addressing complaints

Ready Mix Concrete Co.
Lyman-Richey Corporation
2625 S 158th Plaza
Omaha NE 68130

September 29, 2026

Springfield Planning Commission / Sarpy County Planning Department
170 N. 3rd Street
Springfield, NE 68059]

RE: Conditional Use Permit – Response to Requested Conditions

To Whom It May Concern:

The applicant respectfully submits the following responses regarding several proposed conditions associated with the Conditional Use Permit review for the existing construction concrete batch plant. After careful evaluation, we have identified concerns with certain requested provisions and offer the following formal rebuttals for consideration.

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1. Establishing a Maximum Sound Level

The applicant acknowledges the City's interest in ensuring that the operations do not create unreasonable noise impacts on surrounding properties. The proposal to establish a maximum sound level at the property perimeter, measured in decibels, presents a significant practical challenge. It is important to note that Sarpy County does not have an adopted countywide noise ordinance, nor does the State of Nebraska maintain any statewide environmental noise standard establishing measurable decibel limits for industrial or commercial operations.

Without an established benchmark, enforcement would be subjective, inconsistent, and potentially arbitrary. Concrete batch plants operate within a range of normal industrial sound levels influenced by equipment type, ambient environmental conditions, and surrounding land uses. Establishing a numerical limit without a regulatory framework would not provide meaningful guidance to either the operator or the County.

The applicant will continue to comply with all applicable state and federal noise-regulation requirements and will maintain reasonable operational practices to minimize off-site noise impacts. The applicant typically conducts noise monitoring on an as-needed basis or when facility changes are made to ensure ongoing compliance with OSHA 29 CFR 1910.95, *Occupational Noise Exposure,*

Should the City or County adopt a formal, uniformly applicable noise standard in the future, the applicant is prepared to evaluate the requirement and comply accordingly.

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2. Establishing a Maximum Vibration Level

The request to establish a maximum vibration level at the property perimeter, measured using an accelerometer or similar device, is not practicable. No municipal, county, or state standard currently exists for vibration limits applicable to industrial facilities. Vibration readings vary significantly based on soil composition, moisture levels, weather conditions, equipment type, and measurement methodology. Without a defined regulatory threshold, any numerical limit would be arbitrary and unenforceable.

The applicant will continue to operate equipment consistent with industry norms and will address any verified vibration concerns should they arise.

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3. Detailed Landscaping Plan

The request for a detailed landscaping plan specifying exact planting locations, maintenance procedures, spacing, and species is not applicable to this application. The facility is an existing, fully developed site with established landscaping already in place. Requiring a new, design-level landscaping plan for an unchanged, long-standing site would not provide meaningful benefit and would be inconsistent with typical Conditional Use Permit expectations for existing facilities.

The applicant maintains the current landscaping in accordance with standard property-maintenance practices and will continue to do so. In the past 6 months, 12 additional trees were planted along the west border of the property to improve landscaping and provide sound and visual barriers. While a full redesign is not warranted, the applicant is open to reasonable, minor enhancements to the existing landscaping where practical and beneficial. Any such improvements can be coordinated during future site-development or review processes to ensure alignment with actual site conditions and operational needs.

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4. Maximum Discharge of Suspended Particulates

The proposal to establish a maximum discharge level of suspended particulates at the property perimeter, measured using a meter selected by the City Engineer, is not feasible. Neither the City nor the County has adopted a standard methodology or regulatory threshold for perimeter-based particulate measurements applicable to concrete batch

plant operations. Without an established benchmark, any numerical limit would be arbitrary, unenforceable, and inconsistent with recognized air-quality regulatory frameworks.

Concrete batch plants are already subject to comprehensive state and federal air-quality regulations administered by the Nebraska Department of Water, Energy, and Environment (NDWEE) and the U.S. Environmental Protection Agency (EPA). These permits include defined emission limits, monitoring requirements, reporting obligations, and compliance protocols based on scientifically validated methods. Imposing an additional, undefined perimeter-based particulate standard would duplicate existing regulatory oversight and introduce uncertainty in enforcement.

The applicant will continue to comply fully with all applicable NDWEE and EPA air-quality requirements and will maintain dust-control practices consistent with industry standards. The applicant applied for and was issued an Air Quality General Construction Permit from the NDWEE. The applicant operates under a Concrete Batch Plant (Controlled Loadout) air permit (Permit Number GCP-CBPCL-2) which was issued on November 3, 2025. The general construction permit has specific conditions for concrete production which include required control equipment and operational limits to control particulate matter emissions. The permit requires that all permitted emission units and control equipment be properly installed, operated, and maintained. Section J of the permit states that "No person shall cause or allow emissions, from any source, which are of an opacity equal to or greater than twenty percent (20%), as evaluated by an EPA approved method…" Personnel are trained in EPA Method 9 procedures to ensure that opacity requirements are met. The applicant is also required to submit emission inventories to the NDWEE when requested, typically once a year, to show compliance with the air permit limits.

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5. Hours of Operation

Typical hours of operation for the construction concrete batch plant will be from **6:00 a.m. to 6:00 p.m., Monday through Friday**, and **6:00 a.m. to 12:00 p.m. on Saturdays**. These hours reflect established industry practice and support normal construction scheduling within Springfield, Sarpy County, and surrounding areas. On occasion, earlier start times or later end times may be required to accommodate specific project demands, address logistical considerations, or respond to urgent or emergency operational circumstances, including equipment failures, time-sensitive project requirements, or other unforeseen conditions necessitating immediate action to maintain safe and compliant operations.

Any such deviations will be infrequent and managed in a manner that minimizes potential impacts to surrounding properties while remaining fully compliant with all applicable county regulations.

We appreciate the opportunity to provide clarification and respectfully request that these considerations be incorporated into the final review of the Conditional Use Permit. The applicant remains committed to operating responsibly, maintaining regulatory compliance, and working cooperatively with the City and County.

Please feel free to contact us should additional information or discussion be required.

Sincerely,

Matthew Cone
Plant Engineer & Land Manager
Lyman-Richey Corporation
A CRH COMPANY
2625 S 158th Plaza
Omaha NE 68130
T +1 (402) 616-4005
E Matthew.cone@lymanrichey.com

LYMAN-RICHEY CORPORATION

Central Sand and Gravel Company
Cohron Ready Mix Concrete
Gerhold Concrete Company, Inc.
Lyman-Richey Sand & Gravel Company
Ready Mixed Concrete Co.
Siouxland Concrete Company
Standard Ready-Mix Concrete Co.

Lyman-Richey Corporation
Springfield Ready Mix Plant
13605 Fairview Road
Springfield, NE 68059

Subject: Community Contact Information for Springfield Ready Mix Plant Operations

Dear Neighbor,

Lyman-Richey Corporation is committed to maintaining a positive relationship with the residents, landowners, and businesses located near our Springfield Ready Mix Plant at **13605 Fairview Road, Springfield, Nebraska**. As part of that commitment, we strive to operate our facility in a safe, responsible, and respectful manner while maintaining open lines of communication with the surrounding community.

To ensure that any questions, concerns, or operational issues can be addressed promptly, we encourage neighboring property owners and residents to contact our Operations Manager directly should any concerns arise regarding plant activities.

Gary Loyd
Operations Manager
Customer Service Phone **(402) 558-2727, Option #4**
Alt Phone: **(402) 516-5756**
Email: gary.loyd@lymanrichey.com

We value community feedback and appreciate the opportunity to address concerns in a timely and professional manner. Your input helps us continue to improve our operations and uphold our commitment to being a responsible corporate neighbor.

Thank you for your cooperation and continued support. We look forward to working collaboratively with the Springfield community for many years to come.

Respectfully,

Lyman-Richey Corporation
Springfield Ready Mix Plant

13605 Fairview Road
Springfield, NE 68059

Summary: Why the Permit Should Not Be Approved

The City of Springfield should deny renewal of the conditional use permit for the concrete batch plant at 13605 Fairview Road. The evidence raises serious concerns about the applicant's past actions, existing environmental conditions, accuracy of regulatory submissions, public safety, and compatibility with the surrounding Agriculture Residential zoning district.

The principal objections include:

- **Springfield Creek Contamination:** Photographs show suspected petroleum contamination, asphalt millings stored near the creek, and drainage pathways toward the waterway. Historical aerial photographs reveal an apparent discharge or deposit of material toward the creek between March and June 2021.
- **Stormwater Violations and Berm Removal:** The facility's Stormwater Pollution Prevention Plan (SWPPP) represents that stormwater does not leave the property and describes protective berms. Photographs show conditions inconsistent with those representations. A recorded subcontractor statement indicates that he was instructed to remove a berm, raising questions about compliance and the accuracy of environmental documentation.
- **Diesel Storage and Historical Contamination:** Photographs identify two fuel storage locations without apparent secondary containment. Records document a 1989 diesel release from an underground storage tank, with petroleum contamination detected in soil samples. Questions remain about the completeness of cleanup and why the affected area remains barricaded or restricted.
- **Tree Removal and Misleading Environmental Representations:** Documents indicate that trees would not be removed and northern long-eared bat habitat would therefore remain undisturbed. Photographs document substantial tree clearing, contradicting those representations.
- **Groundwater Protection:** The commercial well has not been established as properly registered or authorized. Its proximity to residential wells, the Papio-Missouri River Natural Resources District's groundwater requirements, the reported wellhead protection area, and substantial potential industrial withdrawals raise serious concerns.
- **Air Quality:** The applicant's proposed production of 2,500 cubic yards in ten hours raises questions about authorized emissions and residents' exposure to cement dust, particulate matter, silica-containing dust, and diesel exhaust.
- **Heavy-Truck Traffic:** At the stated production capacity, concrete mixers alone could generate approximately 500 one-way truck movements daily, excluding raw-material deliveries. Trucks would travel approximately 3,377 feet of gravel road to Highway 50, substantially exceeding the quarter-mile distance reportedly used in the applicant's dust and pollutant analysis.
- **Children and Residential Safety:** Families with children and grandchildren live on both sides of the plant, with a school bus stop nearby. Heavy trucks, dust, noise, reduced visibility, and interference with children's ability to hear traffic and school bus warnings create significant safety concerns.
- **Agricultural-Residential Compatibility:** The intensity of the operation, its environmental history, and its proximity to homes raise substantial questions about compliance with Springfield's conditional use approval standards.

Ordinance 873 and Section 6.06 are central to this objection. The City Council must evaluate whether the operation satisfies applicable standards protecting public health, safety, neighboring

properties, infrastructure, and surrounding land uses. Previous approval does not eliminate the obligation to apply those standards to the current renewal.

These objections are not merely hypothetical concerns. Historical environmental records, the applicant's own stormwater documentation, photographs, aerial imagery, and recorded statements provide evidence of past activities and material inconsistencies requiring consideration.

The opportunity to correct existing deficiencies should not substitute for demonstrating compliance with the conditions required for approval. The applicant bears responsibility for establishing that its operation satisfies applicable standards. Neighboring residents should not be expected to accept unresolved environmental and safety risks.

Springfield's zoning regulations exist to protect residents, their property, and the surrounding environment. The evidence presented shows that those protections are not being met.

For these reasons, we respectfully request that the Springfield City Council deny renewal of the conditional use permit for the concrete batch plant at 13605 Fairview Road.

FORMAL OBJECTION TO CONDITIONAL USE PERMIT RENEWAL

Concrete Batch Plant | 13605 Fairview Road | Springfield, Nebraska

Date: ____11.12.2026_____

To: City of Springfield Planning Commission and City Council

Re: Ready Mixed Concrete / Lyman-Richey Corporation — Agriculture Residential (AR) District

Submitted by: ____Mike Lutz_____

Address / contact: _____13701 Fairview Rd Springfield Ne 68059___402-657-3800_____

Request for Denial

I formally object to renewal of the conditional use permit for the existing concrete batch plant at 13605 Fairview Road. I request that this objection and its subsequent photographic, recording, and documentary exhibits be included in the public hearing record. I ask the City to deny the renewal because the applicant has not demonstrated that the operation satisfies the applicable conditional-use standards concerning public health, neighboring properties, air and water quality, traffic, access, and infrastructure. The concerns below include personally observed or photographed conditions, reported information, and violations.

1. Suspected Petroleum Contamination of Springfield Creek

The plant is located along Springfield Creek. Photographs depict reflective, mirror-like film on water in the creek or adjacent drainage area, which I believe is petroleum-related contamination. I also have photographs of a substantial pile of asphalt millings at the south end of the plant property, where runoff is reported to flow toward the creek.

2. Diesel Storage Tanks and Lack of Visible Spill Containment

Two diesel storage tanks are reportedly present without secondary spill basins or berms; photographs are available and will be added as exhibits. Based on the apparent drainage pattern, a release from one tank could flow onto neighboring property, while a release from the other could reach Springfield Creek. The tank on the west side of the property is within yards of the creek and is in the flood fringe area. This area requires there to be no flammable products stored as it could pose a safety and environmental hazard in the event of a flood.

Diesel fuel spill:

11-8-89 a 10,000-gallon underground fuel tank leaked an unknown amount of fuel. The tank was reportedly removed after the accident, and diesel fuel was found below the tank approximately 14 feet deep. The tank's location is shown in a drawing, and it looks like it is the same location where there are concrete barricades preventing any trucks from driving over it. The spill site is only yards from the Springfield creek and is in the flood zone AE.

SUPPLEMENTAL DOCUMENTARY EVIDENCE (Exhibit P): The supplied November 1989 spill report identifies a diesel release associated with a 10,000-gallon underground tank at 13605 Fairview Road. A November 22, 1989, testing letter reports total petroleum hydrocarbons of 166.79 ppm and 148.11 ppm in two samples from the tank excavation. Those results document a historical petroleum impact; the supplied pages do not, by themselves, establish the extent of remediation or whether regulatory closure was obtained. The apparent continuing barricade and lack of vehicle traffic over the reported tank area raise specific concern about the condition of this location. The city should not assume that the historical spill was fully remediated without a documented basis in the record.

3. Industrial storm water and flood water rules

This site is not only in very close proximity to Springfield Creek, but it is also in a Wellhead Protected Area and a flood fringe area including zones AE. Because of this very high risk of possible contamination of the water supply to neighboring homes and the City of Springfield there are many rules and regulations that are needed to be followed to ensure the safety of the People, environment and wildlife that lives nearby. Some of the possible pollutants listed under the SWPP for this facility are. TSS PH COD this is from crushed concrete, portland, and fly ash. As well as Diesel fuel, oil and grease.

Some of the rules and regulations in question are. Stockpiles of crushed Asphalt and crushed concrete that are in an area that will restrict water flow in the event of a flood. Asphalt is prohibited on the property, and it should never have been crushed.

Water from rain is required to be held on the premises and not allowed to be drained into the creek. Except in the event of a large storm event water will leave the southwestern portion by way of flow sheet. See Pictures of flow sheet. Page 15 in the SWPP states this facility is flat and does not discharge stormwater. This is supposed to be made possible by a dirt berm along the western edge of the property, but it was removed during tree removal that also was not supposed to happen. There are two drainage culverts that go into Springfield Creek; these are not supposed to exist either. See Pictures

SUPPLEMENTAL DOCUMENTARY EVIDENCE (Exhibits N and U): The submitted site map shows the facility layout and annotated surface-water flow toward the southern part of the property. The facility SWPPP describes berm and drainage swales intended to prevent unwanted stormwater discharges; its pollutant table identifies "Does Water Leave Site: No" and "Number of Outfalls: N/A." Photographs already included in this objection depict drainage features and apparent flows toward Springfield Creek. The inconsistency between the SWPPP's description and the observed site conditions is material to the City's evaluation of the operation as it has actually existed, not merely as it was represented on paper.

In the south section of the property fly ash and portland was dumped and spread across the area. This is in flood zone AE and per the SWPPP: You must also prevent the exposure of cement, fly ash, and kiln dust to storm water. See pictures of fly ash and Portland.

4. Commercial Well and Neighboring Residential Wells

The plant reportedly uses a commercial well with a capacity greater than 50gpm. Papio NRD states in section 4.1.1 A permit is required everywhere in the district for water supply wells designed and constructed to pump greater than fifty gallons per minute. 4.1.2 A person shall apply for a permit under 4.1.1 before he or she modifies a water well for which a permit was not required under section 4.1.1 into one for which a permit would otherwise be required under such subsection. 9.1 Required minimum well spacing of 600' from any registered wells. There are three residential wells within 600' of this high capacity well. The high capacity well that Lyman Riche owns is NOT registered as per the picture AND Papio NRD.

4.2.1 States An application for a permit or late permit for a water supply well in a management area "wellhead protected, which it is in" shall be denied only if the district finds that the location or operation of the proposed water supply well would conflict with any regulations.

SUPPLEMENTAL DOCUMENTARY EVIDENCE (Exhibits Q and R): The submitted Papio-Missouri River NRD groundwater rules describe permit requirements for water supply wells designed and constructed to pump more than 50 gallons per minute and address spacing and changes in well use. The EPA document explains the purpose of a wellhead protection area. Together with the reported nearby residential wells and absence of a matching state registration in the searches described above, these materials raise a serious question whether the plant's existing well use complies with applicable requirements. The 50-gpm

threshold is a permit trigger, the applicable 600-foot spacing standard and any exceptions must be applied to the actual well records and locations.

5. Air Quality, Dust and Plant Production Capacity

The application reportedly identifies a production capability of 2,500 cubic yards in a ten-hour day, equivalent to 250 cubic yards per hour. With plant capabilities of producing 1,508,000 tons a year. In short, the dust from this large industrial factory producing such a vast amount of product will not be able to have complete control of the dust from leaving the premises. Under Springfield's GCP (I), (1) "The owner or operator shall not cause or permit the handling, transporting or storage of any material in a manner, which allows particulate matter to become airborne in such quantities and concentrations that it remains visible in the ambient air beyond the property line." The air quality study was based on a ¼ mile of Fairview Road that they would drive on. In reality it is a little over a ½ mile. This will double the projected dust pollution they provided for Nebraska Air Quality Permit. The location alone is a cause of significant Air Quality Pollution; in their application they state that a gravel road can cause three times more air pollution than a business on a hard surface road.

6. Heavy-Truck Traffic and Public-Road Safety

At 2,500 cubic yards per day, assuming 10 cubic yards per ready-mix truck, the plant could require 250 loaded mixer departures and 250 empty mixer arrivals—500 one-way mixer movements daily, or an average of 50 per hour during a ten-hour production day. Supply trucks delivering aggregate, sand, cement, fuel, and other materials would add even more traffic, potential having a truck pass by every one to two minutes. Potential if the plant is running at what Lyman Richey maximum capacity is.

The attached aerial measurement indicates that trucks traveling between the plant entrance at 13605 Fairview Road and Highway 50 would traverse approximately 3,377 feet (0.64 miles) of Fairview Road. This is approximately 2.56 times a quarter of a mile (1,320 feet). The measured distance should be independently verified against the actual truck route and roadway surface conditions.

The objectors report that the applicant's dust-control and pollutant analysis references a quarter-mile distance. The city should obtain the underlying permit and analysis to determine whether that distance defines the modeled haul-road length, a receptor radius, a dust-control segment, or another parameter. A quarter-mile modeling or control assumption should not be presumed to cover the entire 3,377-foot travel route without a documented technical explanation.

At the application's stated production capacity of 2,500 cubic yards per ten-hour day, 10-cubic-yard mixers alone could create approximately 250 loaded departures and 250 empty arrivals per day, before supplying deliveries. The City should require the applicant to quantify the full gravel-road vehicle miles traveled, unpaved-road particulate emissions, truck speeds, dust suppression frequency, nearby residential receptors, and the effects of wind and dry conditions. The analysis should include both directions of mixer traffic and all aggregate, cement, fuel, and service deliveries.

Requested finding: The City should withhold renewal until the applicant demonstrates that its dust and air-quality analysis accurately represents the full affected public-road route and complies with applicable permit requirements and Springfield Zoning Regulations §6.06, including air pollution, road adequacy, traffic, and neighboring-property impacts.

7. Children, Families and School Bus Stop Safety

Families with children and grandchildren reside on both sides of the concrete batch plant. There is a total of three bus stops all within a ¼ mile of the plant that will pick up to 7 children. These circumstances require particular attention to the safety of children who live, play, walk, and wait for transportation near industrial operations.

The city should evaluate children's potential exposure to fugitive cement and aggregate dust, fine particulate matter, diesel exhaust, and noise at residences and at bus stops.

The applicant's stated capacity of 2,500 cubic yards per ten-hour day could require approximately 500 one-way mixer movements per day using ten-yard trucks, plus deliveries of cement, aggregate, fuel, and other supplies. The city should assess truck speeds, sight distances, stopping distances, turning movements, road shoulders, school-bus loading and unloading, and the potential for children to cross or stand near the haul route.

Industrial equipment, backup alarms, diesel engines, and heavy trucks can create intermittent high noise levels. The city should specifically examine whether such noise could mask a school bus's approach, a driver's horn, verbal instructions, or other warning signals, or distract children as they approach, wait at, board, or leave the bus. These are foreseeable safety questions requiring a site visit during actual school-bus arrival and departure times.

8. Springfield Ordinance 873:

Private wells F.2 states private wells subject to review in article 6 may be authorized where the following additional standards are met: C The proposed location shall not create a negative impact on adjacent properties. 8.17.07 Building-mountable wind turbines shall not exceed 60 dba as measured at the closest property line.

Section 6.06 standards: No conditional use permit shall be granted unless that Planning Commission or City Council has found.

A. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
B. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially dimmish and impair property values within the neighborhood.
C. That the establishment of conditional use will not impede the normal and orderly development of the surrounding property for use permitted in the district.
D. Adequate utilities, access roads, drainage, and or necessary facilities have been or are being provided.
E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
F. The use shall not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
G. The use shall not involve any pollution of the air by fly ash, dust, vapors or other substances which are harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
H. The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
I. The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
J. The use shall not involve any activity substantially increasing the movement of traffic on public streets.

K. The use shall not involve any activity substantially increasing the burden on any public utilities unless provisions are made.

SUPPLEMENTAL BASIS FOR DENIAL (Exhibit O): Ordinance No. 873, including Article 5, Section 5.05 (Agriculture Residential District), identifies concrete recycling and distribution and concrete construction batch plants among conditional uses. Their listing does not confer an entitlement to renewal. The City must make the findings required under Section 6.06, including protection of public health and neighboring properties, appropriate drainage and access, and the limitations on dust, noise, pollution and traffic. The documented historical spill, discrepancies in the SWPPP, tree-clearing representations, and observed conditions provide a factual basis for concluding that the necessary affirmative findings have not been established. The request is denial on the present factual record, not an invitation to defer the decision for new promises of compliance.

9. Misleading Information that Lyman Richey Presented:

U.S. Fish and Wildlife Service asked Thomas Silknitter of Lyman Richey: Is this a continuation of existing operations and therefore no expansion of the site's footprint? Will there be clearing of trees? Thomas' response was: "It is a continuation, and no trees are being removed." The site has had many trees removed you can see all the piles of trees in the pictures provided this also increased the site's usable space.

SUPPLEMENTAL DOCUMENTARY EVIDENCE (Exhibits V and W): The supplied August 15, 2022, email response to the U.S. Fish and Wildlife Service states that the activity was a continuation and "no trees are being removed." The accompanying Nebraska Game and Parks correspondence discusses northern long-eared bat habitat and the relevance of tree removal to the environmental review. Photographs already included in this objection depict cut and removed trees and disturbed creekside vegetation. These materials show a material conflict between the no-tree-removal representation and the site conditions depicted in the photographs. The city should evaluate the applicant's representations against the work that actually occurred, including any effect on the basis for the wildlife review.

The reason U.S. Fish and Wildlife was concerned is because it would affect the owl, eagle, and bat habitats along with other spices. More importantly this area is within range of the state and federally listed threatened western prairie fringed orchid and Northern long-eared bat.

In the SWPPP page 2 1.4 Site Description Lyman Richey said: "The Springfield Plant is approximately 8.27 acres located in Cedar County. It is in a relatively industrial area near railroad tracks and other businesses. The site is bermed on all sides to prevent unwanted stormwater discharges from leaving the site. The site is graded to a slope in various directions to channel stormwater to various concrete drainage swales which prevent unwanted discharges."

The county is incorrect; there are no railroad tracks anywhere near this location, there is not a relatively industrial area there either. The site is not bermed on all sides and stormwater does leave the property. See pictures of water coming out of their drainage culvert and water pouring down the bank into the creek. Page 4 of their SWPPP states no water leaves site and there are no outfalls "drainage culverts" on their property.

Historical Aerial Evidence — Changes Between March and June 2021

The accompanying aerial photographs, identified by the supplied image dates as March 2021 and June 2021, appear to show a material change in the southern portion of the concrete plant site. In the June image, a conspicuous light-colored area or trail is visible extending toward the southern creek corridor. This appearance is fly ash, portland that was hauled in from another site.

This historical evidence should be considered together with the more recent photographs of reflective water surfaces, the asphalt milling stockpile, the drainage culvert, the reported berm removal, and the reported absence of visible diesel-tank containment.

Additional Exhibit Index — Historical Aerial Imagery

Exhibit L-1: 2020 aerial (baseline). Exhibit L-2: March 2021 aerial (date supplied; independently verify image acquisition date). Exhibit L-3: June 2021 aerial (light-colored southern site feature). Exhibit L-4: 2023 aerial. Exhibit L-5: November 2025 aerial. These are comparisons of apparent site conditions, not chemical identification.

Exhibit Index —

Exhibit A — Springfield Creek water photographs (suspected oil sheen)

Photographs A-1 through A-3: reflective, film-like oil on water in a drainage channel in the creek.



Photograph IMG_5031.jpg



Photograph IMG_5032.jpg



Photograph IMG_5033.jpg

Exhibit B — Asphalt Millings stockpile on south end of property.

Photograph B-1: reported asphalt millings stockpile at the south end of the property, with pooled water and surrounding ground visible. Drainage to Springfield Creek occurs in this area.



Photograph IMG_5034.jpg

Exhibit C — Diesel tank 1 and drainage toward neighboring property.

Photograph C-1 — Aboveground fuel tank; no external containment basin is visible in the photograph. Tank construction and compliance require inspection.



Exhibit D — Diesel tank 2 and drainage toward Springfield Creek

Photograph D-1: supplied aerial view with the second fuel tank marked by a red rectangle. Secondary containment is not being used. This location is also in the floodway fringe zone making it the wrong location for a fuel tank. Note the area to the left of the red square is the site where Diesel was spilled in 1989.



Exhibit E — Blank

Exhibit F — Well registration search and residential well proximity map.

Photograph F-1 — Well registration map supplied by objector; No registration on plant site.



Photograph F-2 — Aerial distance annotation supplied by objector.



Supplemental Photographic Exhibits — Drainage, Creek Bank and Site Conditions

Exhibit I-1 — Aerial photograph showing stockpiles, surface water and nearby creek corridor.



Exhibit I-2 — Drainage culvert photographed going into the creek.



Exhibit J-1 — Creek-bank and disturbed ground with Trees that were removed in piles.



Exhibit J-2 — Felled trees and disturbed ground near the creek corridor.



Exhibit J-3 — Felled trees, disturbed ground and creek-bank erosion visible.



Exhibit K-1 — Aerial image showing water surrounding tree piles, asphalt piles and water going into the creek.



Evidence note: These photographs document visible conditions.

Exhibit L-1 — 2020 aerial (baseline)



Exhibit L-2 — March 2021 aerial.



Exhibit L-3 — June 2021 aerial (southern light-colored feature)



Exhibit L-4 — 2023 aerial.



Exhibit L-5 — November 2025 aerial.



Exhibit M — Fairview Road Haul-Route Measurement

Aerial provided by objector shows an approximately 3,377-foot measurement between the plant entrance and Highway 50.



SUPPLEMENTAL DOCUMENTARY EXHIBITS

EXHIBIT N — Annotated SWPPP site map and water-flow observations.

Source file: Water Flow Aerial.pdf | 1 page(s)

Water flow from property

Appendix B

Site Map

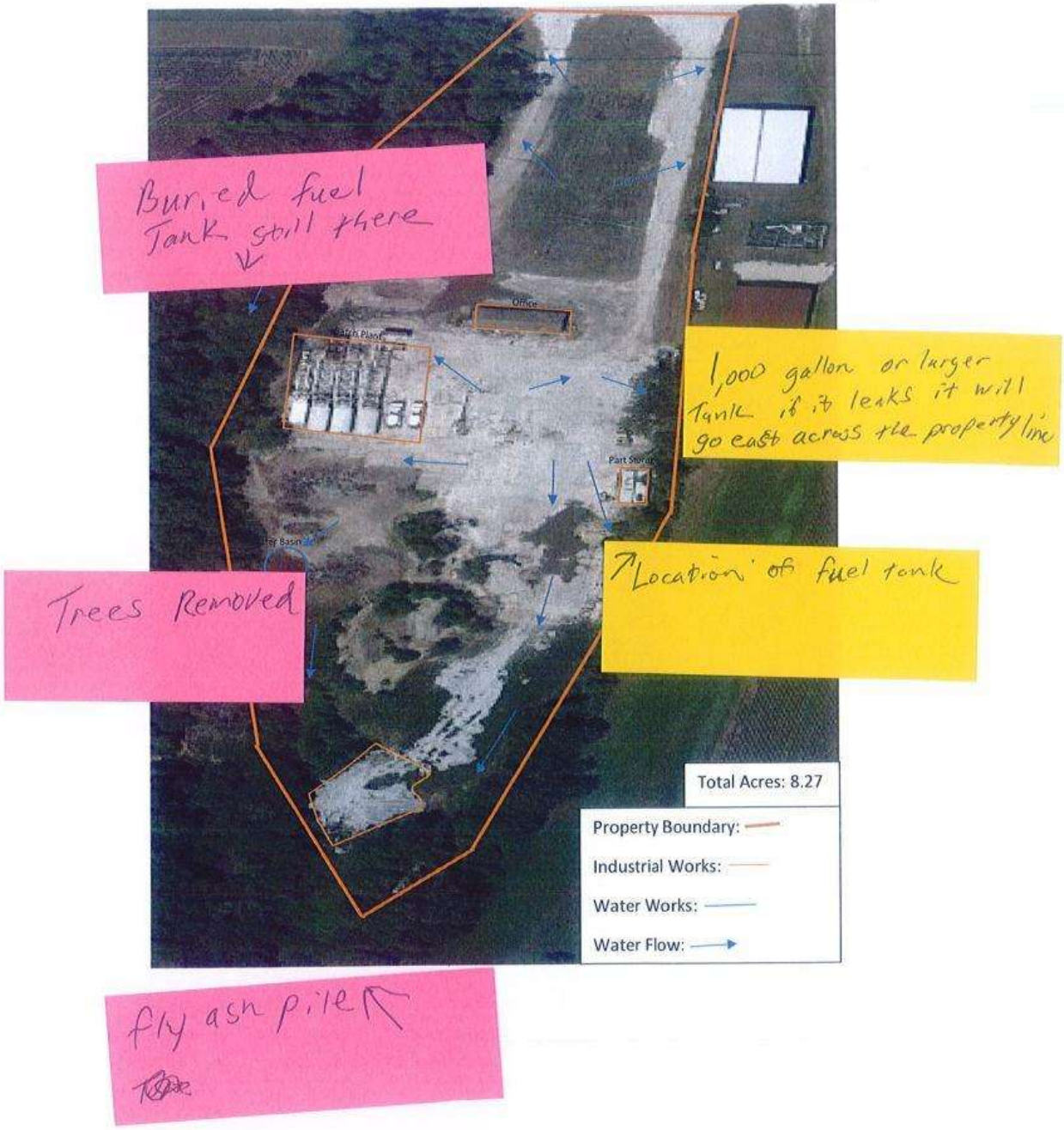


EXHIBIT O — Springfield zoning ordinance and conditional-use standards.

Source file: Ordinance 873.pdf | 7 page(s)

ZONING ORDINANCE

SPRINGFIELD, NEBRASKA

ORDINANCE NO. 873

ADOPTED BY SPRINGFIELD, NEBRASKA ON JANUARY 6, 2015

REVISED:

June 7, 2016 – Ordinance Nos. 927-928	August 3, 2021 – Ordinance Nos. 1071-1072
December 6, 2016 – Ordinance Nos. 938-939	November 1, 2022 – Ordinance Nos. 1124-1125
July 5, 2017 – Ordinance Nos. 961-963	January 3, 2023 – Ordinance No. 1126
August 21, 2018 – Ordinance No. 991	January 16, 2024 – Ordinance No. 1149
September 18, 2018 – Ordinance No. 994	October 15, 2024 – Ordinance No. 1162
April 2, 2019 – Ordinance Nos. 1002-1006	November 19, 2024 – Ordinance Nos. 1164-1167
April 7, 2020 – Ordinance No. 1026	December 17, 2024 – Ordinance Nos. 1168-1171
October 20, 2020 – Ordinance Nos. 1046-1051	March 18, 2025 – Ordinance Nos. 1181-1186
November 17, 2020 – Ordinance No. 1055	November 4, 2025 – Ordinance No. 1214
April 20, 2021 – Ordinance Nos. 1059-1061	July 7, 2026 – Ordinance Nos. 1222-1223
June 1, 2021 – Ordinance No. 1066	

Prepared By:

JEO CONSULTING GROUP INC

Section 5.05 AR Agriculture Residential District

A. *Intent*. Provides for agriculture, low density residential development; minimum lot area of 5 acres, and interim uses under special conditions.

B. *Permitted Uses*

1. Agricultural farms, truck gardens, green houses, pasture, plant nurseries, orchards, grain storage facilities, and the usual agricultural farm buildings and structures
2. Single-family dwellings
3. Roadside stands offering for sale agriculture products produced on the premises
4. Church, seminary and convent, including residences for pastors and teachers
5. Public and parochial school; college
6. Fire Station
7. Public parks and recreation areas, playgrounds, forest and conservation areas, including commercial uses and campgrounds under franchise of the County or State government agencies
8. Private recreation areas and facilities, including lakes, ponds, country clubs, golf courses, and swimming pools
9. Public utility distribution systems, substations, terminal facilities, and reservoirs
10. Railroads
11. Irrigation facilities
12. Agricultural Processing as relating to a winery
13. Home occupations subject to Section 8.07

(Ordinance No. 1164 11/19/2024)

C. *Permitted Conditional Uses*

1. Cell/telecommunication towers
2. Airport
3. Private and commercial kennels and facilities for raising, breeding, and boarding of dogs, and other small animals; provided all buildings and facilities are at least 100 feet from any property line, and 300 feet from any residential zoning district
4. Extraction and processing of rock, gravel, sand, clay, and dirt
5. Temporary trailer
6. Commercial recreational areas including facilities for fishing, shooting, hunting, auto racing, cycle clubs, bridal clubs, etc.
7. Commercial camping areas
8. Billboards
9. Signs
10. Private barns, and associated livestock, for not more than one (1) animal for the first acre of land, and one (1) additional animal for every two (2) additional acres of land
11. Planned Development District
12. Satellite dish antennas that conform to the supplementary regulations of this Ordinance
13. Child care home
14. Licensed Recreational Vehicle Storage- Out of Doors and/or Within an Enclosed Building
15. Unlicensed Recreational vehicle Storage – Within and Enclosed Building
16. Bed and Breakfast
17. Concrete recycling and distribution plant
18. Alternative Energy Production
19. Concrete Construction Batch Plant
20. Veterinary Services, Regular with Livestock

(Ordinance No. 1055, 11/17/2020; Ordinance No. 1066, 6/1/2021; Ordinance No. 1164 11/19/2024; Ordinance No. 1182, 3/18/2025)

D. *Accessory Uses*

1. Buildings and uses customarily incidental to the permitted and conditional uses

2. Temporary buildings and uses incidental to construction work or in the event of an emergency as determined by the Board which shall be removed upon the completion or abandonment of the construction work
3. Private swimming pool, tennis courts, and other r
permitted use

lot size

E. *Height and Area Requirements*

	Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
Dwelling	5 Acres***	300'	50'	20'	25'	2 ½ stories or 35'
Other Permitted Uses*	---	400'	50'	15'	25'	65'
Accessory Buildings**	---	---	70'	5'	5'	30'

* Agricultural uses are exempt from maximum height requirements.
**Including provisions listed in Section 4.14 pertaining to Accessory Building and Uses
***Excluding road right-of-way.

1. A one (1) or one and one-half (1 ½) story single-family house with slab on grade or with no basement shall contain at least 1,200 square feet of floor area on one level, exclusive of garages and other attached accessory floor area; a split-level or multi-level single-family house shall contain at least 1,200 square feet as the total sum of the nearest floor levels separated by not more than five (5) vertical feet, provided that the floor level or levels nearest the grade or ground lines used for living purposes shall contain at least 600 square feet, exclusive of garages and other accessory floor area; and a two (2) or two and one-half (2 ½) story single-family house with or without a split-entry shall contain at least 1,000 square feet or floor area on the lower story, if more than 50% of the space is finished and used for living purposes, all exclusive of garages and other attached accessory floor area.

2. A lot used for a residential dwelling which is connected to a community sanitary sewer system and a community water system approved by the city, may have a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet. No structure may be located closer than 40 feet to any side street line.

well use

F. *Other Applicable Provisions*

1. Only one building for living purposes shall be permit
otherwise provided herein.

2. Private wells subject to review in Article 6 may be authorized where the following additional standards are met:

   a. All wells must meet Nebraska Department of Health and Human Services and Department of Environmental Quality standards for quality, design, and operation.
   b. No well shall be allowed within 1,000 feet of an existing or designated municipal well site.
   c. The proposed location shall not create a negative impact on adjacent properties.
   d. Authorized permits shall be reviewed for renewal on an annual basis and shall be discontinued when city water services are adjacent to the property or right-of-way contiguous to the property.

3. Screening of Recreational Vehicle Storage shall be in compliance with Article 9.04 Fences, Wall, and Similar Structures.

efficiencies thereby reducing the overall nu
in all cases, due consideration shall be given
the surrounding landscape.

Wind generation
Noise 60 dBA

10. Lighting:
    a. Lighting, including lighting intensity and fre
    exceed requirements established by the FA
    b. Red strobe lights shall be used during nighttime illumination to reduce impacts on neighboring uses and migratory birds.
    c. Red pulsating incandescent lights shall be prohibited.
11. All signage shall comply with the sign regulations found in these regulations.
12. All communications and feeder lines installed as part of a CWECS shall be buried, where feasible.
13. No CWECS shall exceed 50 dbA at the nearest structure or use occupied by humans.
14. Controls and brakes:
    a. All WECS shall be equipped with a redundant braking system. This includes both aerodynamic overspeed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode.
    b. Stall regulation shall not be considered a sufficient braking system for overspeed protection.
15. Interference.
    a. The applicant shall minimize or mitigate interference with any commercial or public safety electromagnetic communications, such as radio, telephone, microwaves, or television signals caused by any CWECS.
    b. The applicant shall notify all communication tower operators within five miles of the proposed CWECS location upon application to the City for permits.
16. Roads, applicant shall:
    a. Identify all city, county or townships streets/roads to be used for the purposes of transporting CWECS, substation parts, cement, and/or equipment for construction, operation or maintenance of the CWECS and obtain applicable weight and size permits from the impacted jurisdictions prior to construction.
    b. Conduct a pre-construction survey, in coordination with the appropriate jurisdictions to determine existing road conditions. The survey shall include photographs and a written agreement to document the condition of the public road/facility.
    c. Be responsible for restoring or paying damages as agreed to by the applicable jurisdiction sufficient to restore the road(s) and bridges to preconstruction conditions.
17. The applicant shall be responsible for immediate repair of damage to public drainage systems stemming from construction, operation or maintenance of the CWECS.
18. Solid and Hazardous wastes, including but not limited to crates, packaging materials, damaged or worn parts, as well as used oils and lubricants, shall be removed from the site promptly and disposed of in accordance with all applicable local, state and federal regulations.

8.17.07 *Building-Mountable Wind Turbines (BMWT)*

A BMWT and its essential support facilities shall be allowed as a permitted accessory use when attached to the principle structure in any zoning district subject to the following:

1. A simple site plan shall be submitted for each BMWT providing the following information:
2. Mounting location of the BMWT on the principle structure.
3. Description of the BMWT height and width, including a photo (if available) or other visual representation.
4. BMWT shall not exceed 60 dBA, as measured at the closest property line. The level, however, may be exceeded during short-term events such as utility outages and/or severe windstorms.
5. BMWT shall comply with the maximum height requirement of the zoning district in which it is located. Applicants proposing an installation higher than allowed by the zoning

Section 6.06 Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

A. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.

B. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

C. That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.

D. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

F. The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

G. The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.

H. The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.

I. The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.

J. The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.

K. The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

ARTICLE 6: CONDITIONAL USE PERMITS

Section 6.01 General Provisions

The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or a in accordance with the rules and procedures of this or use permit in accordance with the intent and purpose o the Council will authorize the issuance of a conditiona ate conditions, safeguards, and a specified time limit for

Conditional Use Permit

Section 6.02 Application for Conditional Use Permits

A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his or her authorized agent by filing an application with the City upon forms prescribed for the purpose. The application shall be accompanied by a drawing or site plan and other such plans and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted. The application shall be accompanied with a non-refundable fee.

Section 6.03 Planning Commission Public Hearing

Before any proposal for a conditional use permit is considered by the City Council, the Planning Commission shall conduct a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Springfield, one time at least 10 days prior to such hearing.

Section 6.04 City Council Public Hearing

Before issuance of any conditional use permit, the Council will consider the application for the conditional use permit together with the recommendations of the Planning Commission at a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Springfield, one time at least 10 days prior to such hearing.

Section 6.05 Decisions

A majority vote of the Council shall be necessary to grant a conditional use permit. No order of the Council granting a conditional use permit, which has not been acted upon by the applicant, shall be valid for a period longer than 12 months from the date of such order. Unless the following is completed:

A. The Zoning Administrator, in consultation with City Staff, has granted an additional six month administrative extension provided:
   1. The character (including uses, parking conditions, traffic, and others) of the area in which the use(s) were approved has not changed significantly,
   2. The applicant has made some effort to follow through with said permit or there were circumstances that slowed the applicants' progress.
   3. If the administrative extension of the second six month period has lapsed without establishment of said conditionally permitted use; or, if staff deems the character of the area has changed within the initial six month period, the applicant shall be required to reapply to both the Planning Commission and City Council for further approval(s).

8.12.02 **Fire hazard:** No operation shall involve the use of highly flammable gasses, acid, liquids, grinding processes, or other inherent fire hazards. This provision shall not be construed to prohibit the use of normal heating fuels, motor fuels and welding gasses when handled in accordance with other regulations of the City of Springfield.

8.12.03 **Noise:** No operation shall be carried on which invol[illegible] of the adjacent street at the time of the daily peak[illegible] (80) decibels, whichever is greater. Noise shall be [illegible] level of such noise cannot be determined by obs[illegible] instrument may be used and measurement may inc[illegible] frequency ranges.

Dust
Light

8.12.04 **Exterior Lighting:** Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties, especially residential areas and public right-of-ways.

8.12.05 **Sewage and Liquid Wastes:** No operation shall be carried on which involves the discharge of waste into a stormsewer, water course, or the ground; nor should any liquid waste of any radioactive or poisonous nature or chemical waste which are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations be dumped into wastewater sewerage.

8.12.06 **Air Contaminants:**

1. Air Contaminants and smoke shall be less dark than designated Number One on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number One shall be permitted for one four minute period in each one-half hour. Light colored contaminants of such an capacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted
2. Particulate matter of dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two tenths (0.2) grains per cubic foot as corrected to a temperature of 500 degrees Fahrenheit, except for a period of four minutes in any one-half hour, at which time it may equal but not exceed six tenths (0.6) grains per cubic foot as corrected to a temperature of 500 degrees Fahrenheit.
3. Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this section, there shall be applied the general rule that there shall not be discharged from any sources whatsoever such quantities of air contaminants or other material in such quantity as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public in general; or to endanger the comfort, repose, health, or safety of any such considerable number of persons or to the public in general, or to cause, or have a natural tendency to cause injury or damage to business, vegetation, or property.
4. **Odor:** The emission of odors that are generally agreed to be obnoxious to any considerable numbers of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that such odors as associated with baking or the roasting of nuts and coffee shall not normally be considered obnoxious within the meaning of this ordinances.
5. **Gasses:** The gasses sulphur dioxide and hydrogen sulphide shall not exceed five parts per million, carbon monoxide shall not exceed five parts per million. All measurements shall be taken at the zoning lot line.
6. **Vibration:** All machines including punch presses and stamping machines shall be so mounted as to minimize vibration and in no case shall such vibration exceed a displacement of three thousands (0.003) of an inch measured at the zoning lot line. The use of steam or broad hammers shall not be permitted in this zone.
7. **Glare and heat:** All glare, such as welding arcs and open furnaces shall be shielded so that they shall not be visible from the zoning lot line. No heat from furnaces or processing

EXHIBIT P — 1989 diesel spill report and historical testing records.

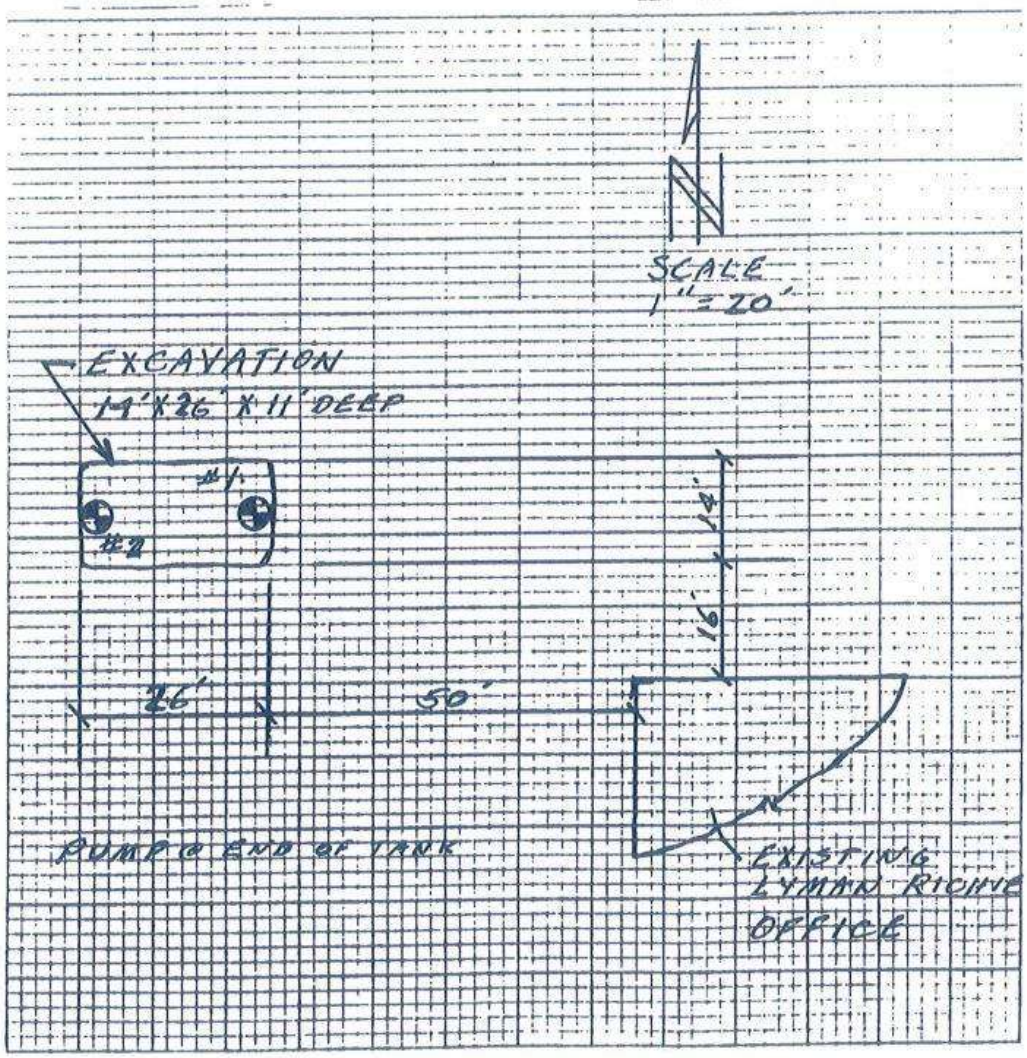
Source file: Diesel Spill and Clean up.pdf | 7 page(s)

Site Plan

Layout of the tank system (tank and product lines) placement of excavation and dispenser(s) location. The site plan must be approximately to scale, including distances and the north arrow. Also show the tanks relationship to permanent objects.

Location LYMAN RICHIE FAIRVIEW RD. SPRINGFIELD NE.

Facility ID# _____ Date 11-8-89



AP 1024

STAFF CODE _____
PROJECT CODE _____
REFERRAL-DATE _____
__ AG __ NW __ WR __ SW

NEBRASKA DEPARTMENT OF ENVIRONMENTAL CONTROL
SPILL REPORT FORM

911290-AP-0000
SPILL NUMBER

DATE CLOSED

__ COMPUTER
__ PROG COORD

Diesel fuel Spill

REPORTER CODE: (01 - SPILLER) 02 - NRC 06 - NDEC 08 - PRIV. CITIZEN 14 - OTHER FED. 19 - ANONYMOUS 16 - EPA 17 - NE. STATE AGENCY 18 - OTHER STATE AGENCY

Name, address
Telephone

OTHER: _____

RESPONSIBLE PARTY INFORMATION

COMPANY Lyman Richley Corp NAME/POSITION Kevin Schmidt

STREET ADDRESS 4315 Cuming St CITY Omaha

STATE NE ZIP 68131 TELEPHONE - Area Code (402) 556 - 3600

SPILL INFORMATION

INCIDENT TYPE: 01-Motor Veh. 02-Rail 03-Marine 04-Pipeline 05-Aircraft 06-Tank (07-UG Tank) 08-Discharge 08-Fixed Fac. 10-Other 11-From Fire 12-Air Release 13-UG Pipe 14-LUST Exempt 15-Land Release

SPILL DATE _____ TIME _____ DISCOVERY DATE 11-8-89 TIME _____

SPILL LOCATION 13605 Fairview Rd. LEGAL T13N, R11E

SPILL CITY Springfield SPILL COUNTY Sarpy

MATERIAL DESCRIPTION: Diesel

PRIMARY MATERIAL CODE
01-PCB 02-Dioxin 03-Crude Oil 04-Gasoline (05-Diesel Oil) 06-Other Dist.Fuel 07-Asphalt/Other Resid. 08-Animal or Veg. Oil 09-Waste Oil 10-Other Oil 11-Petro. Solvents 12-Naptha 13-Mineral Spirits 14-Agri.Chem. 15-Herbicides 16-Insecticides 17-Fertilizer 18-Metals 19-Acids 20-Org.Solvents 21-Caustics 22-Alcohol 23-Amine 24-Aldehyde 25-Other 26-Unknown 27-Radiological 28-Brine

AMOUNT SPILLED _____ 01-Gal 02-Lbs 03-Bbls 04-Ton 05-Sheen 06-Unk Qty 07-PPM 08-Pint 09-Quart

Was Oil Involved? (Y) N U Was Material Hazardous? Y (N) U Was Material EHS? Y (N) U

Waterway Discharge? Y (N) U (Code ____) Waterway Threatened? Y (N) U (Code ____)

INCIDENT DESCRIPTION: _____

20180065648

Professional Service Industries, Inc.
Omaha Testing Division

November 22, 1989

Borchman Construction Company
4101 Grant Street
Omaha, Nebraska 68111

Attention: Mr. Cecil Mathews

Re: Site of Previous Underground Fuel
Storage Tank
Lyman Richey RDM Plant
Springfield, Nebraska
PSI File 172-95084-1

Dear Mr. Mathews:

Pursuant to your request during our telephone conversation on November 8, 1989 and acceptance of our proposal of November 3, 1989, we have performed soil testing services on the above referenced project.

These testing services were performed in accordance with the State of Nebraska Department of Environmental Control "Underground Storage Tank System Site Assessment Protocol for Permanent Closure and Change-In-Service" tank system removal assessment using chemical laboratory analysis.

The project consisted of one (1) 10,000 gallon underground storage tank containing diesel fuel.

On November 8, 1989, two (2) soil samples were removed from the bottom of the tank excavation at the locations given on the attached plan of test locations. The samples were obtained approximately one (1) to one and one-half (1.5) feet below the sand fill in the bottom of the excavation.

The samples obtained were tested in accordance with EPA 418.1 for total petroleum hydrocarbons (TPH) with the following results:

	Total TPH, PPM
Sample #1	166.79
Sample #2	148.11
Detection Limit	1.0

2917 Douglas Street • Omaha, NE 68131 • Phone: 402/341-5181

SITE ASSESSMENT CHECKLIST

UST owner Ready Mix Concrete Co. Facility ID# 1026

Address 4315 Cuming St. Date Removed 11/8/89

City/State Omaha NE Phone 556-3600

Location Fairview Rd, Springfield, NE.
Address City

Type of Site Assessment Conducted

____ In-Place X Tank System Removal

Sampling Method

____ Boring Sample - Soil to 50' or groundwater
X Excavation Sample
____ Vapor Monitoring Well (constructed according to Title 159, Chapter 7, 004.05)
____ Ground Water Monitoring Well (constructed according to Title 159, Chapter 7, 004.06)

Analysis Method		Operator
____	Photoionization Detector	____
____	Organic Vapor Analyses	____
____	Gas Chromatograph	____
____	Lab Analysis Lab Name	____
____	Other Explain	____

Sample Results

Indicate the locations where samples were collected and their respective identification numbers on the site plan. If samples were taken in a vertical manner, include a cross section showing sample location.

Sample #1 ____	Sample #4 ____	Sample #7 ____
Sample #2 ____	Sample #5 ____	Sample #8 ____
Sample #3 ____	Sample #6 ____	Sample #9 ____

Inspector Signature ____

License # 2138

CHAIN OF CUSTODY RECORD

SAMPLE SITE LYMAN RICHIE FAIRVIEW RD. SPRINGFIELD, NE

SAMPLER M GARY LAUGHLIN WITNESS CECIL MATHEWS

Sample ID	Media	Sample Date	Sample Time	Number of Containers	Analysis
#1 EAST	SOIL	11-8-89	2:00 PM	1	TPH
#2 WEST	SOIL	11-8-89	2:00 PM	1	TPH

Samples Delivered By	Samples Received By	Date	Time	Lab Numbers
M GARY LAUGHLIN	Susan C Lamblee	11-8-89	4:00 PM	K341, K342

Current Aerial View
Why are there barricades around previous fluid tank site?
Oil diesel tank blocked off?

American Mobile Petroleum

Secondary Containment Tanks

SKID TANKS

these Are Not on Site.



SKID TANKS

AMP's Skid Tank program is custom designed to fit your needs. AMP only uses double wall skid tanks with the best hardware available.

EXHIBIT Q — Papio-Missouri River NRD groundwater rules (provided excerpts)

Source file: Groundwater rule- well head info.pdf | 5 page(s)

Water well means any excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed for the purpose of exploring for groundwater, monitoring groundwater, utilizing the geothermal properties of the ground, obtaining hydrogeologic information, or extracting water from or injecting fluid into the groundwater reservoir.

Wellhead protection area (WHPA) means the surface and subsurface area surrounding a water well or well field, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.

3. GROUNDWATER RESERVOIRS

As described by the United States Geologic Survey (USGS) (McGuire et al 2012) and adopted in the District Groundwater Management Plan (GMP) (Olsson 2017), the District has designated two alluvial aquifer reservoirs: the Missouri River Reservoir and the Platte/Elkhorn Reservoir. The Missouri River Reservoir encompasses the Missouri River alluvial aquifer that is located within the floodplain of the Missouri River. The USGS combined the Elkhorn River and Platte River stream valley aquifers into one; therefore, to remain consistent, the two were combined into the Platte/Elkhorn Reservoir in the GMP and for the Groundwater Rules and Regulations. The Missouri River and Platte/Elkhorn reservoirs are the most productive aquifers within the District.

For the rest of the District, outside the Missouri, Platte and Elkhorn alluvial aquifers, wells are completed in either isolated alluvial aquifers or within deeper bedrock formations. The upland alluvial aquifer area is delineated as an area instead of as a reservoir because the alluvial aquifers that occur in the upland area are isolated and discontinuous. In areas where the alluvial aquifers are not productive, wells are completed in the underlying bedrock formations. Most of these bedrock wells are completed in the sandstone units of the Dakota Formation and a limited number are completed in Carlile Shale, Greenhorn Limestone, and Graneros Shale. Even fewer still within the Shawnee, Douglas, Lansing, Kansas City, and Marmaton Groups. The bedrock aquifers are collectively referred to as secondary aquifers.

The location of the two reservoirs and the upland area are illustrated in Figure 1. The secondary aquifers underlie the entire District.

4. WATER SUPPLY WELL PERMITS

4.1 Permit Application to Construct a Water Supply Well

4.1.1 Any person who intends to construct a water supply well in a management area in the District on land which he or she owns or controls shall, before commencing construction, apply to the District for a permit on forms provided by the District, except that no permit shall be required for test holes or dewatering wells with an intended use of ninety days or less. A permit is required everywhere in the District for water supply wells designed and constructed to pump greater than fifty gallons per minute. A permit is required for water wells defined by the District to be replacement water wells. A

permit is required for a water supply well designed and constructed to pump fifty gallons per minute or less if such water well is commingled, combined, clustered, or joined with any other water well or wells or other water source, other than a water source used to water range livestock. Such wells shall be considered one water supply well and the combined capacity shall be used as the rated capacity. A permit is not required for water supply wells designed and constructed to pump fifty gallons per minute or less. Forms are available at the District's office and at such other places as the District may deem appropriate. The District shall review such application and issue or deny the permit, with or without well permit conditions, within thirty (30) days after the application is filed.

4.1.2 A person shall apply for a permit under Section 4.1.1 before he or she modifies a water well for which a permit was not required under Section 4.1.1 into one for which a permit would otherwise be required under such subsection.

4.1.3 Applications for water supply well permits for domestic, livestock, irrigation, municipal and/or industrial use must have an operator listed on the application form. The operator will be the person who shall control the operation of the domestic, livestock, irrigation, municipal and/or industrial well for which the application is being made.

4.1.4 The application shall be completed online or submitted via mail by the operator or well driller and shall contain (a) the name and post office address of the applicant or applicants, (b) the nature of the proposed use, (c) the intended location of the proposed water well or other means of obtaining groundwater, (d) the intended size, type, and description of the proposed water supply well and the estimated depth, if known, (e) the estimated capacity in gallons per minute, (f) the acreage and location by legal description of the land involved if the water is to be used for irrigation, (g) a description of the proposed use if other than for irrigation purposes, (h) the registration number of the water well being replaced if applicable, (i) such other information as the District requires.

4.1.5 The District hereby designates different classes of water supply well permits based on the well pumping capacity in gallons per minute or expected total annual water use.

a) Any person who intends to construct a water supply well, which pumps fifty gallons per minute or less, is encouraged to submit all available information about the proposed well to the District on a Class One Water Supply Well Permit application form(s) online or as provided by the District. The District will review the information submitted by the owner or installer within one week and provide feedback regarding any concerns related to well spacing, well depth, well construction, geology, or groundwater quality. Class One Water Supply Well Permit applications cannot be denied by the District for any reason and no approved permit is required to construct and operate the well.

b) Class Two Water Supply Well Permits are required on all water supply wells that pump greater than fifty gallons per minute and have an expected total annual water use of less than or equal to three hundred acre-feet per year.

c) Class Three Water Supply Well Permits are required on all water supply wells that pump greater than fifty gallons per minute and have an expected total

annual water use greater than three hundred acre-feet per year. The applicant must submit additional information on all registered wells, test holes, and all surface water rights in a five-mile radius of the proposed water use, perform a District-approved aquifer pump test, and demonstrate the impacts from the proposed pumping on existing water users through the use of a groundwater flow model such as MODFLOW software or a similar software program approved by the District and as specified on the water supply well permit application form, and must submit a five-hundred dollar fee for District review.

d) If proposed changes in operation, based on the well pumping capacity in gallons per minute, number of acres being irrigated, or expected total annual water use would place the existing class of well permit into a different class, the owner and/or operator will need to apply for a new well permit prior to commencement of new operations.

e) If changes in the beneficial use of water as listed on the original water supply well permit are proposed (such as changes from an industrial use to agricultural irrigation use) the owner and/or operator shall apply for a new water supply well permit to the District prior to commencement of those new water uses. District review fees for Class Three Water Supply Well Permits may be waived, but will be determined on a case-by- case basis.

4.1.6 Any person who has failed or in the future fails to obtain a water supply well permit required by section 4.1.1 or 4.1.2, shall make application for a late permit on forms provided by the District.

4.1.7 The application for a late permit shall be accompanied by a two-hundred-fifty-dollar fee payable to the District, and shall contain the same information required in 4.1.4.

4.1.8 The District may place conditions on approval of a water supply well permit such as installing a District approved flow meter, time totalizer, monitoring equipment to measure groundwater levels, requiring water quality sampling, specify reporting requirements to the District, or that new or replacement water wells to be used for domestic or other purposes shall be constructed to such a depth that they are less likely to be affected by seasonal water level declines caused by other water wells in the same area. For new water uses on all Class Two or Class Three water supply well permits approved in hydrologically connected areas and issued by the District on or after five years following adoption of these rules and regulations, or March 1, 2023, the District shall impose a well permit condition that a District-approved flow meter be properly installed and recalibrated every four years to provide an accurate flow measurement on each permitted water supply well in the District, and to report to the District by January 31 the total gallons or total acre inches pumped by that well in the previous year. If water is commingled from more than one water source, the flow meter may alternatively be placed at a central location thru which all water will pass before delivery to the prescribed water use location as stated in the water supply well permit application. The well owner will allow access to the well when it is running by District personnel to take a flow measurement.

4.1.9 The District may close all or a portion of a management area to the issuance of additional water supply well permits or may condition the issuance of additional water supply well permits on compliance with other rules and regulation adopted and promulgated by the District to achieve the purpose or purposes for which the management area was designated.

4.1.10 A permit issued shall specify all regulations and controls adopted by the District relevant to the construction or utilization of the proposed water supply well. No refund of any application fees shall be made regardless of whether the permit is issued, cancelled, or denied. The District shall transmit one copy of each permit issued to the Director of Natural Resources.

well head Protected Area

4.2 Denial of Water Supply Well Permit

4.2.1 An application for a permit or late permit for a water supply well in a management area shall be denied only if the District finds (a) that the location or operation of the proposed water supply well would conflict with any regulations or controls adopted by the District, (b) that the proposed use would not be a beneficial use of water, or (c) in the case of a late permit only, that the applicant did not act in good faith in failing to obtain a timely permit. The District will not issue a permit for any water supply well to be located within fifty feet of the bank of a channel of any natural stream, as such groundwater withdraw may have a direct effect on the surface flow of such stream, unless it has been reviewed and approved by the Nebraska Department of Natural Resources, pursuant to Neb. Rev. Stat. § 46-636 and 46-637.

4.2.2 If the District finds that the application is incomplete, defective, or additional information is required to process the application, it shall return the application for correction. The District may return the application for additional information if the District determines that adverse impacts to the environment or to existing users may occur if the application is granted. If the correction is not made within sixty (60) days, the application shall be cancelled. All permits shall be issued with or without conditions attached or denied not later than thirty (30) days after receipt by the District of a complete and properly prepared application.

4.3 Issuance of Water Supply Well Permit

The issuance by the District of a water supply well permit pursuant to Section 4.1 of these rules and regulations or registration of a water well by the Director of Natural Resources pursuant to Neb. Rev. Stat. § 46-602 shall not vest in any person the right to violate any District rule, regulation, or control in effect on the date of issuance of the permit or the registration of the water supply well or to violate any rule, regulation, or control property adopted after such date.

4.4 Construction of Water Supply Well After Issuance of Permit

When any permit is approved by the District, the applicant shall commence construction as soon as possible after the date of approval and shall complete the construction and equip the water supply well prior to the date specified in the conditions of approval, which

For Phase Three Groundwater Quality Management areas, all Phase One and Phase Two Groundwater Quality Management Area rules apply in addition to the following rules and regulations:

8.1 If a municipality or public water supplier with an existing WHPA in a Phase Three Groundwater Quality Management Area does not have an NDEQ approved WHPA plan, the District may at its discretion conduct an analysis and evaluation to prepare a WHPA plan to recommend implementable actions within the WHPA to reduce the level of contamination. Specific recommended actions may be adopted and enforced by the District as new Phase Three Groundwater Quality Management Area rules and regulations.

8.2 No application of non-organic fertilizer will be allowed without split application and/or inhibitor.

8.2.1 The application of non-organic nitrogen fertilizer is prohibited after harvest until March 1 in all Phase Three Groundwater Quality Management Areas. Spring applications of non-organic nitrogen fertilizer will require split applications (pre-plant and side-dress). If a split application is used and 50 percent or more of nitrogen fertilizer is applied as a pre-plant, the use of an approved inhibitor, applied as recommended, is required. If 50 percent or more of commercial nitrogen fertilizer is applied at pre-plant, then operators are required to furnish the District a record from the fertilizer dealer that a District inhibitor was used at recommended rates. This record shall accompany the Annual Fertilizer Application report made to the District by December 31 of each year.

9. LEVEL ONE GROUNDWATER QUANTITY MANAGEMENT AREA DESIGNATION AND RULES

A Level One Groundwater Quantity Management Area is hereby established for the entire District. The following rules and regulations apply:

As more information becomes available, subareas shall be further defined.

9.1 Required minimum well spacing of 600 feet from any registered well

9.1.1 Any new high capacity well must be located a distance of 600 feet from any existing registered water supply well in order to be permitted by the District. Replacement wells within 600 feet of an existing registered water supply well shall be allowed provided that the replacement well is equal distance or greater away than the original high capacity well was from the existing registered water supply well. Exceptions to these spacing requirements will also be considered if both parties agree to allow drilling of the new supply well without regard to minimum well spacing with submittal and approval by the Board (Application for a Special Permit to Drill a Water Well Without Regard to Minimum Spacing). Neb. Rev. Stat. § 46-608 through 46-611, 46-651, 46-653 and 46-655.01 regarding well spacing requirements shall also apply.

9.2 All land owners or operators of water supply wells used for irrigation or who apply irrigation on greater than two acres of land are encouraged to attend Irrigation Management

EXHIBIT R — EPA wellhead protection area guidance.

Source file: wellhead protected area.pdf | 1 page(s)

EPA

What is a wellhead protection area and how can a facility determine if it is located in one?

Pursuant to 40 CFR §112.20, a facility that could reasonably be expected to cause substantial harm to the environment by discharging oil into or on the navigable waters or adjoining shorelines must prepare and submit a Facility Response Plan (FRP). Section 112.20(h)(2) and Part 112, Appendix F, Section 1.2 require an FRP facility to include facility information, including whether the facility is located in or drains into a wellhead protection area as defined by the Safe Drinking Water Act (SDWA). **What is a wellhead protection area and how can a facility determine if it is located in one?**

A wellhead protection area is defined as the surface and subsurface area surrounding a water well or wellfield, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or wellfield. The SDWA required states to develop and obtain EPA approval for wellhead protection programs (WHPP). At this point, all states have developed an EPA-approved WHPP. Therefore, facilities requiring assistance in determining if they are located in a wellhead protection area should contact their state's source water protection contact. Alternatively, guidance, publications, and other resources for state WHPPs are available on state source water Web sites. Information for state source water protection contacts <https://epa.gov/sourcewaterprotection/source-water-contacts-epas-regional-offices> and web sites is available.

EXHIBIT U — Facility stormwater pollution prevention plan (provided excerpts)

Source file: SWPPP.pdf | 4 page(s)

Facility Owner: CRH
2401 SE Tones Drive
Ankeny, Iowa 50021
Telephone Number: 515-266-9928
Fax number: 515-263-3878

1.3 Stormwater Pollution Prevention Team

The stormwater pollution prevention team is responsible for developing, implementing, maintaining, and revising the SWPPP. The members of the team are familiar with the management and operation of the Hartington Plant. Each member has specific responsibilities to guarantee the facility's compliance with stormwater regulations. The team is composed of the SWPPP coordinator, SWPPP on-site team members, and SWPPP team members.

The SWPPP coordinator is responsible for composing and implementing the Plan. The SWPPP coordinator designates all SWPPP team members. Maintenance practices identified as Best Management Practices (BMPs) will be overseen by the SWPPP coordinator. Annual employee training will be conducted and/or overseen by the SWPPP coordinator or his/her designee. Additional duties will include identifying potential pollutant sources, identifying deficiencies in the SWPPP, and updating the SWPPP as necessary.

The SWPPP on-site team members will be responsible for SWPPP related activities which must be performed at the facility. The SWPPP on-site team members are considered qualified personnel and will conduct and record site inspections as required by the MSGP. SWPPP on-site team members will install and maintain the BMPs outline in Section 3 of this Plan. Additionally, staff will ensure all housekeeping and monitoring procedures are implemented.

SWPPP team members will provide additional assistance to both the SWPPP coordinator and the SWPPP on-site team members as required.

Table 1: Stormwater Pollution Prevention Team

Staff Name	Individual Responsibilities
Environmental Manager	SWPPP Coordinator
Plant Manager	SWPPP On-Site Team Member
Additional Staff as Necessary	SWPPP Team Member

1.4 Site Description

The Springfield Plant is approximately 8.27 acres located in Cedar County. It is in a relatively industrial area near railroad tracks and other businesses. The site is bermed on all sides to prevent unwanted

stormwater discharges from leaving the site. The site is graded to a slope in various directions to channel stormwater to various concrete drainage swales which prevent unwanted discharges. On site there is a ready-mix concrete plant and storage of materials and equipment. The industrial activities performed at this facility are consistent with SIC Code 3273: Concrete and Gypsum Product Manufactures. Facilities with this SIC Code designation are referred to as Subsector E2 by the Nebraska Department of Environment and Energy (NDEE). Activities associated with this facility include haul and access roads, ready mix concrete production, equipment, and vehicle maintenance, and fueling. Raw material is stored in stockpiles located at the facility. All activities are performed outdoors; there are no enclosed processes at the facility. Below is a list of activities performed at the facility along with the corresponding equipment.

Maintenance and Fueling:

Equipment Involved: ready-mix trucks, dozers
Activity: Minor maintenance, lubrication, and fueling. Spill kits are used for spill prevention during each fueling or maintenance activity

Loading/Unloading:

Equipment Involved: ready-mix trucks, dozers
Activity: Loading and unloading sand and gravel along with loading read-mix trucks

Truck Washout:

Equipment Involved: ready-mix trucks, hoses
Activity: Washing out ready-mix trucks into designated areas

Mix Plant:

Equipment Involved: ready-mix trucks
Activity: Mixing sand, gravel, cement, and other materials to manufacture concrete

1.5 General Location Map

The general location map for this facility can be found in Appendix A.

1.6 Site Map

The site map for this facility can be found in Appendix B.

1.7 Impaired Waters

Norwegian Bow Creek, MT2-11520 is not identified as an impaired water in the State of Nebraska.

SECTION 2: POTENTIAL POLLUTANT SOURCES

Pollutants exposed to stormwater discharge from active mineral mining and processing facilities will vary depending on activities and pollutant sources. Multiple factors may affect water quality.

- Geographic location

- Hydrogeology
- Topography
- Ground cover
- Outdoor activities
- Size of operation
- Type, duration, and intensity of precipitation events

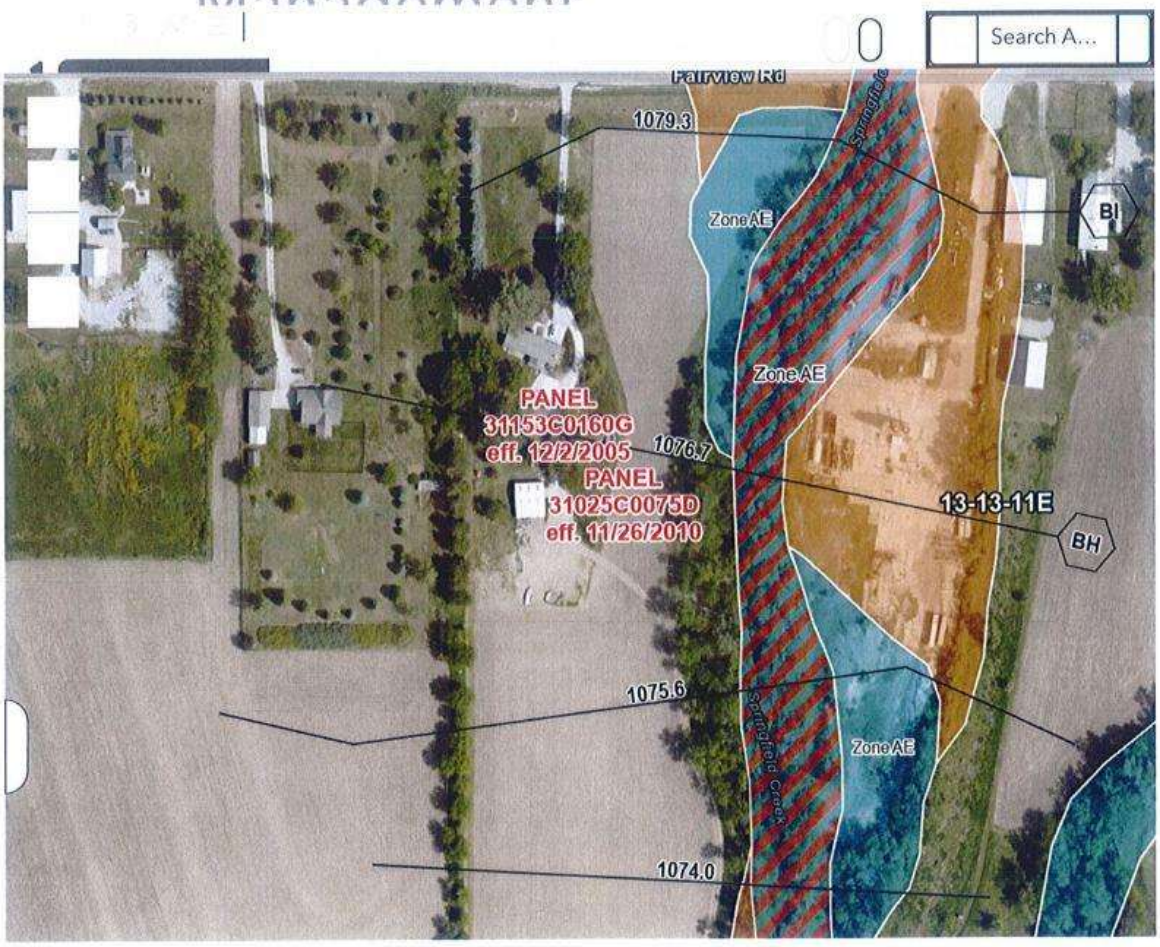
2.1 Potential Pollutants Associated with Industrial Activity

Common activities, pollutant sources, and pollutants are listed below in Table 2: Potential Pollutants. All activities listed below may not be performed at the facility. Notation of a pollutant does not require the facility to test for that specific pollutant. The facility will perform testing based on the NDEE permit.

Table 2: Potential Pollutants

Activity	Pollutant Source	Pollutant
Storage of Materials	Exposed aggregate (sand and gravel), concrete, shale, clay, limestone, slate, slag, and pumice	Totals Suspended Solids (TSS), Chemical Oxygen Demand (COD), pH
Material Handling	Exposed aggregate, concrete, shale, clay limestone slate, slag, and puce as well as spills or leaks of cement, fly ash, admixtures and baghouse settled dust	TSS, COD, pH. Lead, iron, zinc
Mixing Concrete	Spilled aggregate, cement, and admixture	TSS, pH, COD, lead, iron, zinc
Casting/forming concrete products	Concrete, aggregate, form release agents, reinforcing steel, latex sealants, and bitumastic coatings	TSS, pH, O&G, COD, BOD
Vehicle and Equipment Washing	Residual aggregate, concrete, admixture, oil & grease in wash water	TSS, pH, COD, Oil & Grease (O&G)
Site Discharge	Does Water Leave Site: No	Number of Outfalls: N/A
Equipment/Vehicle Maintenance	Leaks or spills of gasoline, diesel, fuel, and fuel oil	O&G, Biochemical Oxygen Demand (BOD), COD
	Parts cleaning	COD, BOD, O&G, pH
	Waste disposal of solvents, oily rags, oil and gas filters, batteries, coolants, degreasers	O&G, lead, iron, zinc, aluminum, COD, pH
	Fluid replacement including hydraulic fluid, oil, transmission fluid, radiator fluids, and grease	O&G, arsenic. Lead, cadmium, chromium, COD, benzene
	Vehicle Fueling	Gas/diesel fuel, fuel additives

Floodplain Management



Esri Community Maps Contributors | Eagleview | Sarpy County, NE | Sarpy County | Vantor | Iowa DNR | Nebrask... Powered by Esri

EXHIBIT V — Applicant correspondence and supporting materials.

Source file: Misinformation.pdf | 5 page(s)

RE: [EXT] Re: [EXTERNAL] Review Request Lyman-Richey Springfield SWPPP

Silknitter, Thomas (Lyman-Richey) <Thomas.Silknitter@lymanrichey.com>

Mon 8/15/2022 8:22 AM

To: Nebraskaes, FW6 <Nebraskaes@fws.gov>

It is the continuation, and no trees are being removed.

Mis Info

From: Porath, Mark T <mark_porath@fws.gov> **On Behalf Of** Nebr

Sent: Sunday, August 14, 2022 11:09 AM

To: Silknitter, Thomas (Lyman-Richey) <Thomas.Silknitter@lymanrichey.com>

Subject: [EXT] Re: [EXTERNAL] Review Request Lyman-Richey Springfield SWPPP

Thomas, this will sound familiar. Is this a continuation of existing operations and therefore no expansion of the sites footprint? Will there be clearing of trees?

Regards,

Mark

Mark Porath

Nebraska Project Leader/Field Supervisor

Ecological Services, Mountain-Prairie Region

U.S. Fish and Wildlife Service

Office: 308-382-6468

Cell: 308-216-2077

mark_porath@fws.gov

nebraskaes@fws.gov

Nebraska Field Office

U.S. Fish and Wildlife Service

9325 South Alda Road

Wood River, Nebraska 68883

NebraskaES@fws.gov

For a species list, visit https://ecos.fws.gov/ipac/
Office information https://www.fws.gov/nebraskaes/index.php

Species Code	Common Name
21	Black buffalo
22	Blue sucker
23	Bluntnose minnow
24	Bowfin
25	Burbot
26	Fatmucket
27	Flat floater
28	Flathead chub
29	Pimpleback
30	Plain pocketbook
31	Plains minnow
32	Sicklefin chub
33	Tadpole madtom
34	Threeridge
35	Western silvery minnow
36	Yellow sandshell
a	Shovelnose sturgeon
b	Paddlefish
c	Brook trout
d	Brown trout
e	Rainbow trout
f	Northern pike
g	Muskellunge
h	Blue catfish
i	Channel catfish
j	Flathead catfish
k	Striped bass
l	White bass
m	Rock bass
n	Largemouth bass
o	Smallmouth bass
p	Spotted bass
q	Redear sunfish
r	Bluegill
s	Black crappie
t	White crappie
u	Yellow perch

RIVER BASIN: Lower Platte

Subbasin: LP1

Species living in the creek

STREAM SEGMENT	SEGMENT NUMBER	USE CLASSIFICATION: STATE RESOURCE WATER	RECREATION	AQUATIC LIFE: COLDWATER	AQUATIC LIFE: WARMWATER	PUBLIC DRINKING WATER	AGRICULTURE	INDUSTRIAL	AESTHETIC	KEY SPECIES	COMMENTS
Cedar Creek - Unnamed Creek (Sec 30-12N-12E) to Platte River	10700				B		A		•	1,2, 18, 22, 28, 31, 35	Endangered Species Threatened Species Sensitive Species
Unnamed Creek (Sec 30-12N-12E)	10710				B		A		•		
Cedar Creek - Headwaters to Unnamed Creek (Sec 30-12N-12E)	10800				B		A		•		
Springfield Creek	10900				B		A		•	1,2, 18, 22, 28, 31, 35	Endangered Species Threatened Species Sensitive Species
Buffalo Creek	11000				B		A		•	1,2, 18, 22, 28, 31, 35	Endangered Species Threatened Species Sensitive Species
Mill Creek	11100				B		A		•	1,2, 18, 22, 28, 31, 35	Endangered Species Threatened Species Sensitive Species
Decker Creek	11200		•		B		A		•	1,2, 18, 22, 28, 31, 35,i	Endangered Species Threatened Species Sensitive Species
Fountain Creek	11300				B		A		•	1,2, 18, 22, 28, 31, 35	Endangered Species Threatened Species Sensitive Species
Unnamed Creek (Sec 11-12N-10E)	11400				B		A		•	1,2, 18, 22, 28, 31, 35	Endangered Species Threatened Species Sensitive Species
Pawnee Creek - West Branch Pawnee Creek to Platte River	11500				B		A		•	1,2, 18, 22, 28, 31, 35	Endangered Species Threatened Species Sensitive Species
West Branch Pawnee Creek	11510				B		A		•	22, 28, 31, 35	Sensitive Species

Title 117

Chapter 4

005 Aesthetics.

This use applies to all surface waters of the state. To be aesthetically acceptable, waters are to be free from human-induced pollution which causes: 1) noxious odors; 2) floating, suspended, colloidal, or settleable materials that produce objectionable films, colors, turbidity, or deposits; and 3) the occurrence of undesirable or nuisance aquatic life (e.g., algal blooms). Surface waters are also to be free of junk, refuse, and discarded dead animals.

Enabling Legislation: Neb. Rev. Stat. §81-1505(1)(2)

Legal Citation: Title 117, Ch. 4, Nebraska Department of Environmental Quality



2

EXHIBIT W — Wildlife consultation and tree-removal materials.

Source file: tree Removal.pdf | 13 page(s)

Plant storm water with endangered species

NEBRASKA
GAME PARKS

2200 N. 33rd St. • P.O. Box 30370 • Lincoln, NE 68503-0370 • Phone: 402-471-0641

May 9, 2022

Tree Removal was done

Jason Brackett
E&A Consulting Group
10909 Mill Valley Rd., Suite 100
Omaha, NE 68154

Re: Ready Mixed Concrete Co. (Springfield, NE) SWPP NDPES ISW, NGPC Project no. NDEE22013, Project No. P2021.368.001, Sarpy County

Dear Jason Brackett:

Please make reference to your correspondence dated May 06, 2022. This letter is in response to your request for further consultation based on the results of the ERR. As we understand it, the project would involve renewal of a new industrial storm water permit. We have completed our review of the proposed project under Neb. Rev. Stat. §37-801 to 37-811 of the Nongame and Endangered Species Conservation Act (NESCA) and we offer the following comments.

This project is located within the estimated range of the state and federally listed threatened Western prairie fringed orchid (*Platanthera praeclara*) and Northern long-eared bat (*Myotis septentrionalis*). The project anticipates stormwater discharge to enter Springfield Creek. However, Springfield Creek is unlikely to contain suitable habitat for western prairie fringed orchid. Additionally, this project will not include tree removal thus unlikely to disturb northern long-eared bat habitat. Therefore, we acknowledge the proposed project is not anticipated to have an impact on state-listed endangered or threatened species. We acknowledge this conclusion based on a review of the material you sent, aerial photographs, and our Nebraska Natural Heritage Database. If the proposed project is changed or new information regarding endangered or threatened species becomes available, then this determination is no longer valid and further consultation with the Nebraska Game and Parks Commission will be necessary.

All federally listed endangered or threatened species are also state-listed. For an assessment of potential impacts to habitats and species protected under federal wildlife laws, including federally listed, candidate or proposed endangered or threatened species, please contact the Nebraska Field Office (nebraskaes@fws.gov), U.S. Fish and Wildlife Service, 9325 South Alda Road, Wood River, NE 68883.

Thank you for the opportunity to comment. If you have any questions or need additional information, please feel free to contact me at (402) 471-5423 or Jonathan.tejeda@nebraska.gov

Sincerely,

J Tejeda

Jonathan Tejeda
Environmental Specialist II
Planning and Programming

Ec: USFWS (Nebraska Field Office)

TIME OUTDOORS IS TIME WELL SPENT

OutdoorNebraska.org

NEBRASKA
GAME PARKS

Environmental Review Report

Project Information

Report Generation Date:	5/16/2022 10:28:24 AM
Project Title:	Ready Mixed Concrete Co. (Springfield, NE)
User Project Number(s):	
System Project ID:	NE-CERT-006517
Project Type:	Development (ex: construction, housing, land development, etc.), Industrial Storm Water Permit
Project Activities:	None Selected
Project Size:	6.69 acres
County(s):	Sarpy
Watershed(s):	Lower Platte
Watershed(s) HUC 8:	Lower Platte
Watershed(s) HUC 12:	Turtle Creek
Biologically Unique Landscape(s):	None
Township/Range and/or Section(s):	T13R11ES13
Latitude/Longitude:	41.101917 / -96.126852

Contact Information

Organization:	E & A Consulting Group, Inc.
Contact Name:	Jason Brackett
Contact Phone:	2078075864
Contact Email:	jbrackett@eacg.com
Contact Address:	10909 Mill Valley Road, Suite 100 Omaha NE 68154
Prepared By:	
Submitted On Behalf Of:	Ready Mixed Concrete Co, (Springfield, NE)

Project Description

Application for NPDES Industrial Stormwater General Permit NER920000. Ready Mixed Concrete Co. (Springfield, NE) will operate as a small dry batch plant.

irreversible commitment of federal funds (section 7(d) of ESA), or issuing any federal permits or licenses.

The information generated in this report DOES NOT satisfy consultation obligations between the lead federal agency and the Service pursuant to ESA. For the purposes of ESA, the information in this report should be considered as TECHNICAL ASSISTANCE, and does not serve as the Service's concurrence letter, even if the user signs and agrees to implement conservation conditions in order to satisfy the consultation requirements of NESCA.

Overall Results

The following result is based on a detailed analysis of your project.

- It is unlikely this project will negatively impact listed species or their designated critical habitat. Please review all the information provided in this document. Then, sign and date the "Certification" section and upload the signed document as "Final" in CERT. No additional correspondence with the Nebraska Game and Parks Commission is required unless otherwise indicated in the "Additional Information" section below. If the project involves a federal permit, action or funding, the lead federal agency should review the information provided in this report and make an "effect determination" pursuant to their obligations under ESA. Depending on the determination made by the lead federal agency, further consultation with the U.S. Fish and Wildlife Service may or may not be required.

Additional Information

Use the NPDES Industrial Strom Water Permit: Endangered and Threatened Species Checklist. (If the link does not work, the Checklist is available in the "Resources" tab in CERT.)

Certification

I certify that ALL of the project information in this report (including project location, project size/configuration, project type, project activities, answers to questions) is true, accurate, and complete. If the project type, activities, location, size, or configuration of the project change, or if any of the answers to any questions asked in this report change, then this information is no longer valid and we recommend running the revised project through CERT to get an updated report.



Applicant/project proponent signature

5/16/22

Date

Additional Considerations

Bald and Golden Eagle Protection Act

The federal Bald and Golden Eagle Protection Act (Ea ection of the bald eagle (*Haliaeetus leucocephalus*) and golden eag " of eagles, their parts, nests or eggs is prohibited. Disturbance resulting in injury to an eagle or a decrease in productivity or nest abandonment by substantially interfering with normal breeding, feeding, or sheltering behavior is a form of "take."

Bald eagles use mature, forested riparian areas near rivers, streams, lakes, and wetlands and occur along all the major river systems in Nebraska. The bald eagle southward migration begins as early as October and the wintering period extends from December-March. The golden eagle is found in arid open country with grassland for foraging in western Nebraska and usually near buttes or canyons which serve as nesting sites. Golden eagles are often a permanent resident in the Pine Ridge area of Nebraska. Additionally, many bald and golden eagles nest in Nebraska from mid-February through mid-July. Disturbances within 0.5-miles of an active nest or within line-of-sight of the nest could cause adult eagles to discontinue nest building or to abandon eggs. Both bald and golden eagles frequent river systems in Nebraska during the winter where open water and forested corridors provide feeding, perching, and roosting habitats, respectively. The frequency and duration of eagle use of these habitats in the winter depends upon ice and weather conditions. Human disturbances and loss of wintering habitat can cause undue stress leading to cessation of feeding and failure to meet winter thermoregulatory requirements. These affects can reduce the carrying capacity of preferred wintering habitat and reproductive success for the species.

To comply with the Eagle Act, it is recommended that the project proponent determine if the proposed project would impact bald or golden eagles or their habitats. This can be done by conducting a habitat assessment, surveying nesting habitat for active and inactive nests, and surveying potential winter roosting habitat to determine if it is being used by eagles. The area to be surveyed is dependent on the type of project; however for most projects we recommend surveying the project area and a ½ mile buffer around the project area. If it is determined that either species could be affected by the proposed project, the Commission recommends that the project proponent notify the Nebraska Game and Parks Commission as well as the Nebraska Field Office, U.S. Fish and Wildlife Service for recommendations to avoid "take" of bald and golden eagles.

Migratory Bird Treaty Act and Nebraska Revised Statute §37-540

We recommend the project proponent comply with the Migratory Bird Treaty Act (16 U.S.C. 703-712: Ch. 128 *as amended*) (MBTA). The project proponent should also comply with Nebraska Revised Statute §37-540, which prohibits take and destruction of nests or eggs of protected birds (as defined in Nebraska Revised Statute §37-237.01). Construction activities in grassland, wetland, stream, woodland, and river bank habitats that would result in impacts on birds, their nests or eggs protected under these laws should be avoided. Although the provisions of these laws are applicable year-round, most migratory bird nesting activity in Nebraska occurs during the period of May 1 to July 15. However, some migratory birds are known to nest outside of the aforementioned primary nesting season period. For example, raptors can be expected to nest in woodland habitats during February 1 through July 15, whereas sedge wrens, which occur in some wetland habitats, normally nest from July 15 to September 10. If development in this area is planned to occur during the primary nesting season or at any other time which may result in impacts to birds, their nests or eggs protected under these laws, we request that the project proponent arrange to have a qualified biologist conduct a field survey of the affected habitats to determine the absence or presence of nesting migratory birds. If a field survey identifies the existence of one or more active bird nests that cannot be avoided by the planned construction activities, the Nebraska Game and Parks Commission and the Nebraska Field Office, U.S. Fish and Wildlife Service should be contacted immediately. For more information on avoiding impacts to migratory birds, their nests and eggs, or to report active bird nests that cannot be avoided by planned construction activities, please contact the U.S. Fish and Wildlife Service and/or the Nebraska Game and Parks Commission (contact information within report). Adherence to these guidelines will help avoid unnecessary impacts on migratory birds.

Fish and Wildlife Coordination Act

The Fish and Wildlife Coordination Act (FWCA) requires consultation with the U.S. Fish and Wildlife Service (Service) and the State fish and wildlife agency (i.e., Nebraska Game and Parks Commission) for the purpose of preventing loss of and damage to fish and wildlife resources in the planning, implementation, and operation of federal and federaly funded, permitted, or licensed water resource development projects. This statute requires that federal

agencies take into consideration the effect that the water related project would have on fish and wildlife resources, to take action to prevent loss or damage to these resources, and to provide for the development and improvement of these resources. The comments in this letter are provided as technical assistance only and are not the document required of the Secretary of the Interior pursuant to Section 2(b) of FWCA on any required federal environmental review or permit. This technical assistance is valid only for the described conditions and will have to be revised if significant environmental changes or changes in the proposed project take place. In order to determine whether the effects to fish and wildlife resources from the proposed project are being considered under FWCA, the lead federal agency must notify the Service in writing of how the comments and recommendations in this technical assistance letter are being considered into the proposed project.

Section 404 of the Clean Water Act

In general, the Nebraska Game and Parks Commission and the U.S. Fish and Wildlife Service have concerns for impacts to wetlands, streams and riparian habitats. We recommend that impacts to wetlands, streams, and associated riparian corridors be avoided and minimized, and that any unavoidable impacts to these habitats be mitigated. If any fill materials will be placed into waterways or wetlands, the U.S. Army Corps of Engineers Regulatory Office in Omaha should be contacted to determine if a 404 permit is needed.

Agency Contact Information

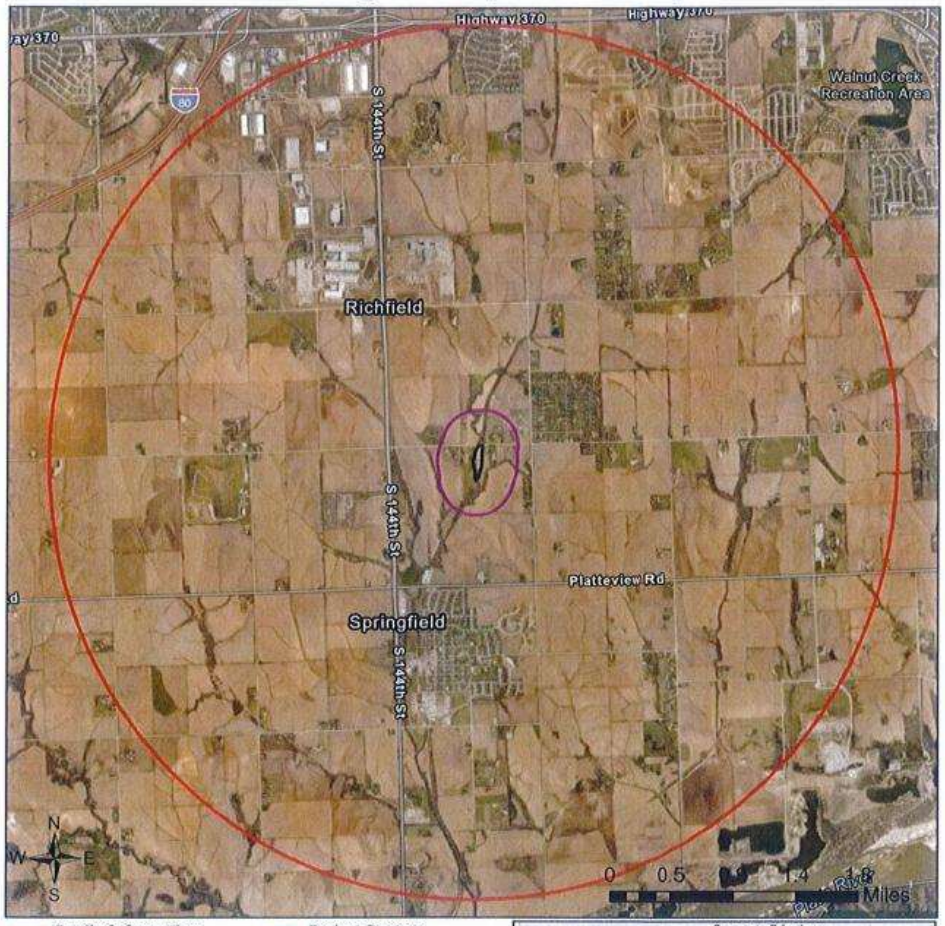
Nebraska Game and Parks Commission
Environmental Review Team
2200 North 33rd Street
Lincoln, NE 68503
phone: (402) 471-5554
email: ngpc.envreview@nebraska.gov

U.S. Fish and Wildlife Service

Nebraska Ecological Services
9325 South Alda Road
Wood River, NE 68883
phone: (308) 382-6468
email: nebraskaes@fws.gov

Ready Mixed Concrete Co. (Springfield, NE)

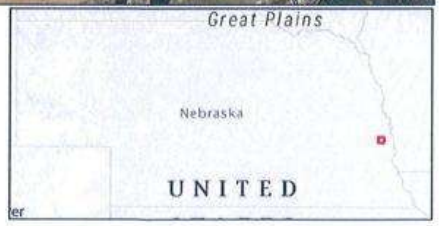
Aerial Image Basemap With Locator Map



3-mile Information Buffer Boundary

Project Review Boundary

Project Boundary



Project Size (acres): 6.69

Lat/Long (DD): 41.1019 / -96.1269

County(s): Sarpy

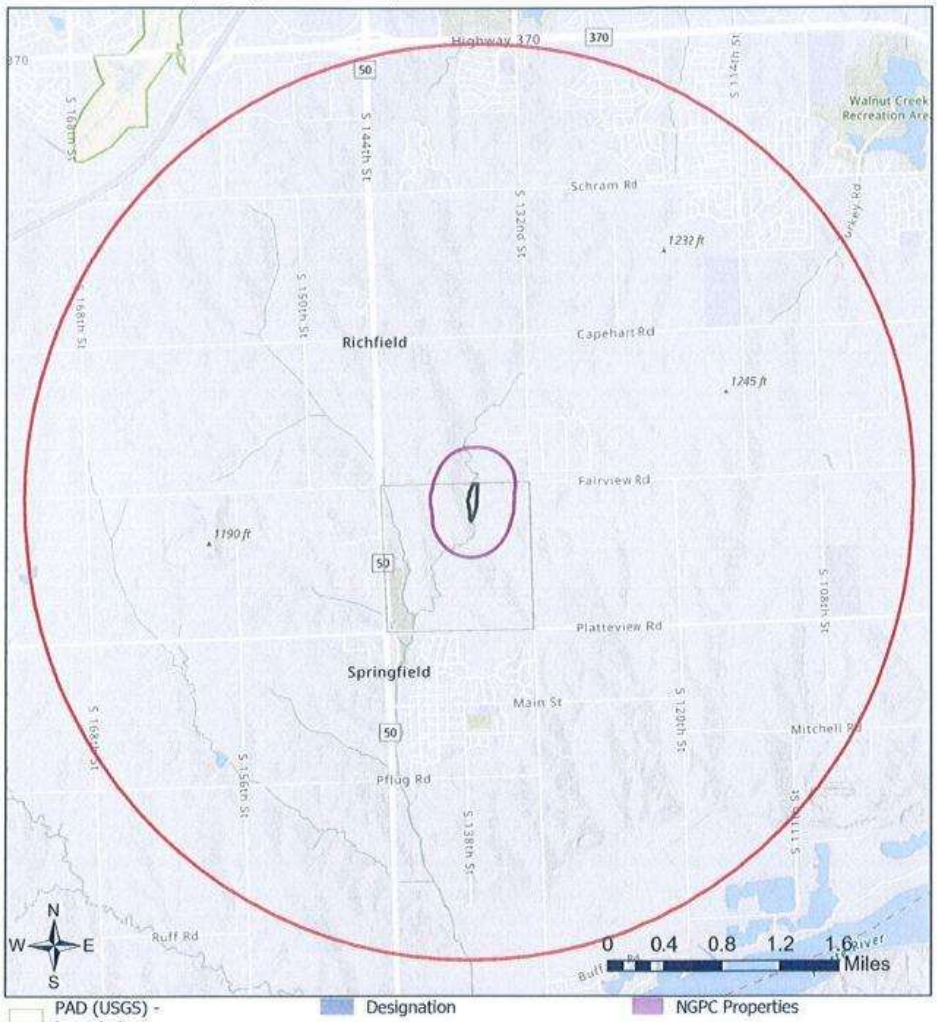
BUL(s):

Township/Range/Section(s): T13R11ES13

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Ready Mixed Concrete Co. (Springfield, NE)

Topographic Basemap With Sections and Protected Areas



PAD (USGS) - boundaries
U.S. Fish and Wildlife Service
U.S. Forest Service
National Park Service
Bureau of Reclamation

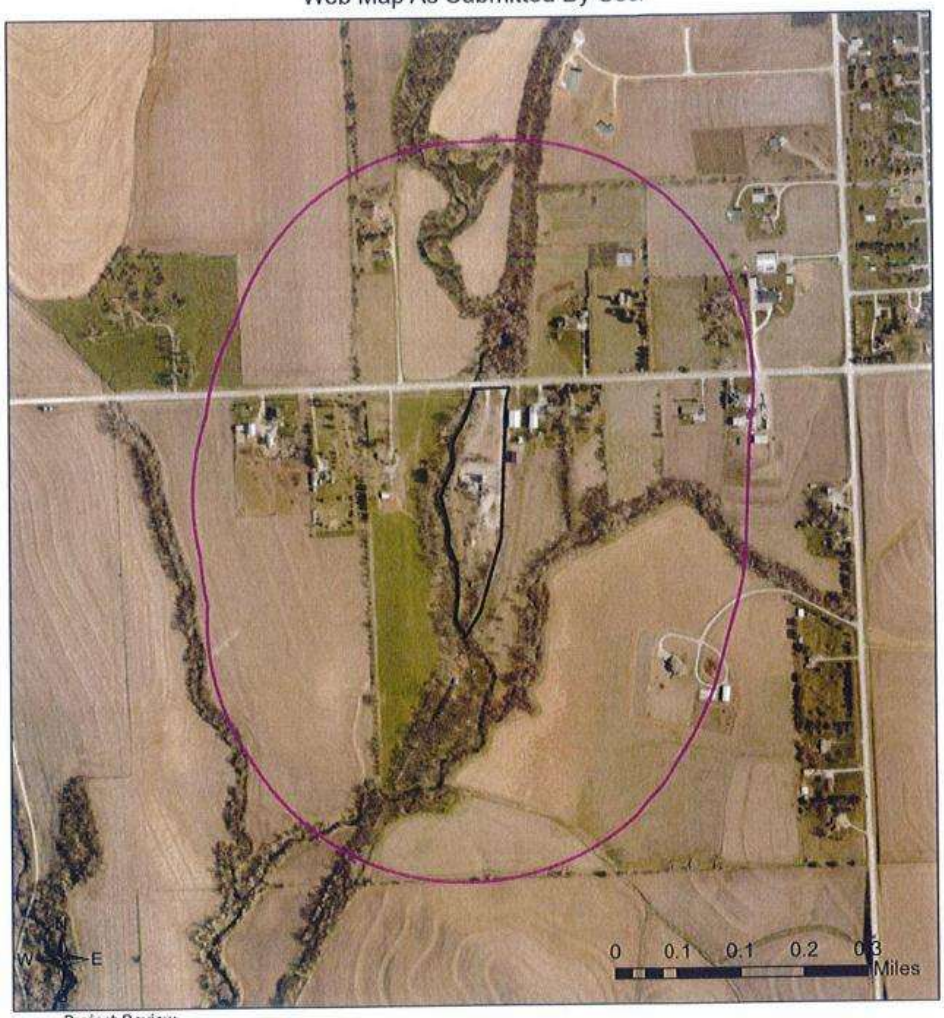
Designation
Regional Agency
State (NGPC)
Other State
NGO or Private
Other (City, Unknown)

NGPC Properties
Sections
3-mile Information Buffer Boundary
Project Review Boundary
Project Boundary

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Ready Mixed Concrete Co. (Springfield, NE)

Web Map As Submitted By User



Project Review Boundary

Project Boundary

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Table 1
Protected Areas in Immediate Vicinity of Project (project review area)

This table has no results.

Table 2
Documented Occurrences in Immediate Vicinity of Project (project review area):
Natural communities and selected special areas

This table has no results.

Table 3
Regional Documented Occurrences of Species within 1 Mile of Project Review Area:
Tier 1 and 2 at-risk species and additional S1-S3 plants

Scientific Name	Common Name	USFWS	State	SGCN	SRank	GRank	Taxonomic Group
Arnoglossum atriplicifolium	Pale Indian-plantain			Tier 2	S2	G4G5	Vascular Plant - Dicots
Asclepias amplexicaulis	Clasping-leaf Milkweed			Tier 2	S1	G5	Vascular Plant - Dicots
Asplenium platyneuron	Ebony Spleenwort			Tier 2	S2	G5	Vascular Plant - Leptosporangiate Ferns
Charadrius melodus	Piping Plover	T	T	Tier 1	S2	G3	Vertebrate Animal - Birds
Cycleptus elongatus	Blue Sucker			Tier 1	S1	G3G4	Vertebrate Animal - Fishes
Cygnus buccinator	Trumpeter Swan			Tier 2	S2	G4	Vertebrate Animal - Birds
Haliaeetus leucocephalus	Bald Eagle			Tier 2	S3	G5	Vertebrate Animal - Birds
Hybognathus placitus	Plains Minnow			Tier 1	S2	G4	Vertebrate Animal - Fishes
Lasiurus borealis	Eastern Red Bat			Tier 1	S3	G3G4	Vertebrate Animal - Mammals
Lasiurus cinereus	Hoary Bat			Tier 1	S3	G3G4	Vertebrate Animal - Mammals
Macrhybopsis gelida	Sturgeon Chub		E	Tier 1	S1	G3	Vertebrate Animal - Fishes
Macrhybopsis hyostoma	Shoal Chub			Tier 2	S3	G5	Vertebrate Animal - Fishes
Macrhybopsis storeriana	Silver Chub			Tier 2	S2	G5	Vertebrate Animal - Fishes
Myotis lucifugus	Little Brown Myotis			Tier 1	SNR	G3	Vertebrate Animal - Mammals
Myotis septentrionalis	Northern Long-eared Myotis	T	T	Tier 1	S1S2	G1G2	Vertebrate Animal - Mammals
Perimyotis subflavus	Tricolored Bat			Tier 1	S3	G2G3	Vertebrate Animal - Mammals
Platanthera praeclara	Western Prairie Fringed Orchid	T	T	Tier 1	S2	G3	Vascular Plant - Monocots
Scaphirhynchus albus	Pallid Sturgeon	E	E	Tier 1	S1	G2	Vertebrate Animal - Fishes
Sternula antillarum	Interior Least Tern		E	Tier 1	S2	G4T3Q	Vertebrate Animal - Birds

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Table 3
Regional Documented Occurrences of Species within 1 Mile of Project Review Area:
Tier 1 and 2 at-risk species and additional S1-S3 plants

Scientific Name	Common Name	USFWS	State	SGCN	SRank	GRank	Taxonomic Group
athalassos							

Table 4
Potential Occurrences in Immediate Vicinity of Project (project review area):
Special status species (Tier 1 at-risk species and Bald and Golden Eagle), based on models or range maps

Scientific Name	Common Name	Data Type	USFWS	State	SGCN	SRank	GRank	Taxonomic Group
Ammodramus henslowii	Henslow's Sparrow	Range			Tier 1	S1	G4	Vertebrate Animal - Birds
Asio flammeus	Short-eared Owl	Range			Tier 1	S2	G5	Vertebrate Animal - Birds
Atrytone arogos iowa	Iowa Skipper	Range			Tier 1	S1	G2G3T2T3	Invertebrate Animal - Butterflies and Skippers
Boloria selene nebraskensis	Nebraska Fritillary	Range			Tier 1	SNR	G5T3T4	Invertebrate Animal - Butterflies and Skippers
Calidris subruficollis	Buff-breasted Sandpiper	Range			Tier 1	S2N	G4	Vertebrate Animal - Birds
Catocala nuptialis	Married Underwing	Range			Tier 1	SNR	G3	Invertebrate Animal - Underwing Moths
Catocala whitneyi	Whitney Underwing	Range			Tier 1	S1	G2G3	Invertebrate Animal - Underwing Moths
Coccyzus erythropthalmus	Black-billed Cuckoo	Range			Tier 1	S3	G5	Vertebrate Animal - Birds
Danaus plexippus	Monarch	Range			Tier 1	S2	G4	Invertebrate Animal - Butterflies and Skippers
Emydoidea blandingii	Blanding's Turtle	Range		NC	Tier 1	S4	G4	Vertebrate Animal - Turtles
Erynnis martialis	Mottled Duskywing	Range			Tier 1	S2	G3	Invertebrate Animal - Butterflies and Skippers
Euphyes bimacula illinois	Two-spotted Skipper	Range			Tier 1	S3	G4T1T2	Invertebrate Animal - Butterflies and Skippers
Fundulus sciadicus	Plains Topminnow	Range			Tier 1	S3	G4	Vertebrate Animal - Fishes
Haliaeetus leucocephalus	Bald Eagle	Range			Tier 2	S3	G5	Vertebrate Animal - Birds
Hesperia ottoe	Ottoe Skipper	Range			Tier 1	S2	G3	Invertebrate Animal - Butterflies and Skippers
Hylocichla mustelina	Wood Thrush	Range			Tier 1	S3	G4	Vertebrate Animal - Birds

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Table 4
Potential Occurrences in Immediate Vicinity of Project (project review area):
Special status species (Tier 1 at-risk species and Bald and Golden Eagle), based on models or range maps

Scientific Name	Common Name	Data Type	USFWS	State	SGCN	SRank	GRank	Taxonomic Group
Lanius ludovicianus	Loggerhead Shrike	Range			Tier 1	S3	G4	Vertebrate Animal - Birds
Lasionycteris noctivagans	Silver-haired Bat	Range			Tier 1	S3	G3G4	Vertebrate Animal - Mammals
Lasiurus borealis	Eastern Red Bat	Range			Tier 1	S3	G3G4	Vertebrate Animal - Mammals
Lasiurus cinereus	Hoary Bat	Range			Tier 1	S3	G3G4	Vertebrate Animal - Mammals
Lethe eurydice fumosus	Smoky-eyed Brown	Range			Tier 1	S3	G5T3T4	Invertebrate Animal - Butterflies and Skippers
Myotis lucifugus	Little Brown Myotis	Range			Tier 1	SNR	G3	Vertebrate Animal - Mammals
Myotis septentrionalis	Northern Long-eared Myotis	Range	T	T	Tier 1	S1S2	G1G2	Vertebrate Animal - Mammals
Perimyotis subflavus	Tricolored Bat	Range			Tier 1	S3	G2G3	Vertebrate Animal - Mammals
Platanthera praeclara	Western Prairie Fringed Orchid	Range	T	T	Tier 1	S2	G3	Vascular Plant - Flowering Plants
Problema byssus kumskaka	Byssus Skipper	Range			Tier 1	S1	G4TNR	Invertebrate Animal - Butterflies and Skippers
Speyeria idalia	Regal Fritillary	Range			Tier 1	S3	G3?	Invertebrate Animal - Butterflies and Skippers

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History NEBRASKA

Preserving the past. Building the future.

4/26/2022

Jason Brackett
E & A Consulting Group, Inc.
VIA EMAIL

RE: HP# 2204-098-01; E&A Project# P2021.368.001, Ready Mixed Concrete Co. (Springfield, NE) - Stormwater Pollution Prevention Plan, 13605 Fairview Road, Springfield, Sarpy County, Nebraska

Mr. Brackett:

Thank you for submitting the proposal for the above referenced project for Nebraska State Historic Preservation Office (NeSHPO) review and comment. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

According on the information provided, the proposed undertaking is unlikely to affect any cultural resources listed on the National Register of Historic Places or eligible for such a listing. Therefore, a determination that there will be **no historic properties affected** is appropriate for this undertaking, and the project should proceed as planned. Should any changes in this project be made or in the type of funding or assistance provided through federal or state agencies, please notify this office of the changes before further project planning continues.

However, because the project occurs within areas that have not been evaluated by professional archeologists, there is the possibility that buried or otherwise obscured cultural or human remains may be discovered during the undertaking. If any such discovery is made, please contact this office immediately for further instruction.

Be advised that this determination does not necessarily reflect the opinion of Native American Tribes who may have an interest in the area, nor does it pertain to Traditional Cultural Properties, if they exist in the area.

Please retain this correspondence and your documented finding in order to show compliance with Section 106 of the National Historic Preservation Act, as amended. Submit this letter to the project's lead federal agency to fulfill the statutory obligation of Section 106 consultation with the NeSHPO. If you have any questions, please contact me at john.swigart@nebraska.gov or 402-560-0574.

Sincerely,

John Swigart
Preservation Archeologist

1500 R Street
Lincoln, NE 68508-1651
P: 402.471.3270
P: 800.833.6747
F: 402.471.3100
history.nebraska.gov

Facility Areas, Activities, and Pollutants Exposed to Stormwater

Facility Area & Outfall #	Activity	Possible Pollutants
Aggregate Storage (sheet flow)	▪ Dry bulk materials are delivered to the site by truck via the entrance of Fairview Road. ▪ Storage of sand, gravel, rock, and limestone aggregates outdoors in bunker blocks.	▪ Total Suspended Solids (TSS)
Concrete Batch Plant (sheet flow)	▪ Loading of raw materials into batch plant hoppers by wheel loader. ▪ Conveyance of raw materials and mixing without water. ▪ Cement, fly ash, and admixture storage in Conex box. ▪ Loading of mixed materials into concrete trucks.	▪ TSS ▪ pH ▪ Chemical Oxygen Demand (COD)
Concrete Washout (sheet flow)	▪ Disposal of excess or rejected concrete from returning concrete trucks. ▪ Hosing of concrete waste from flumes into washout area.	▪ TSS ▪ pH ▪ Chemical Oxygen Demand (COD) ▪ Oil and grease
Fueling Station (sheet flow)	▪ Vehicle and equipment fueling using the on-site 1,000-gallon Diesel AST in secondary containment.	▪ Diesel
Truck Rinsing Station (sheet flow)	▪ Rinsing of the outside of the concrete trucks with water only. Rinse water will be contained at the rinsing station. ▪ Station for adding water to dry mix in concrete trucks.	▪ TSS ▪ Oil and grease ▪ Chemical Oxygen Demand (COD)
Parking Area (sheet flow)	▪ Employee and visitor parking on rocked or paved areas. ▪ Street sweeping of paved areas and adjoining roadways will be conducted as needed.	▪ TSS ▪ Oil and grease

SPRINGFIELD
NEBRASKA

MAYOR AND CITY COUNCIL REPORT
NOVEMBER 17, 2026 AGENDA

Agenda Item:	**Subject:**	**Submitted By:**
Regular Agenda Items 3	Discuss access to Tim Trumble's property, 870 N 2nd Street.	Barbara Henninger City Clerk

Synopsis

Tim Trumble has submitted a future agenda item form and would like to discuss the access rear access to his property at 870 N 2nd Street.

Recommendation

Council discussion

Attachments

Future Agenda Item Request
Ariel view of N. 2nd Street
Airel view of 870 N 2nd Street

SPRINGFIELD
NEBRASKA

Future Agenda Item Request

Date: 9Nov 26

Name: Jim Trumble Address: 870 N 2nd St

Phone: 402 660 8587 Email: jtrumble@papillion.org

Requested Topic: Access behind my house

Details of the topic:

Please submit all supporting documents with this form.

I will be attending the council meeting. [X] Yes [ ] No

FOR OFFICE USE ONLY

Date Received: 11-9-2026 Received by:

Action Taken:

Follow Up Needed:

Signed: Date:

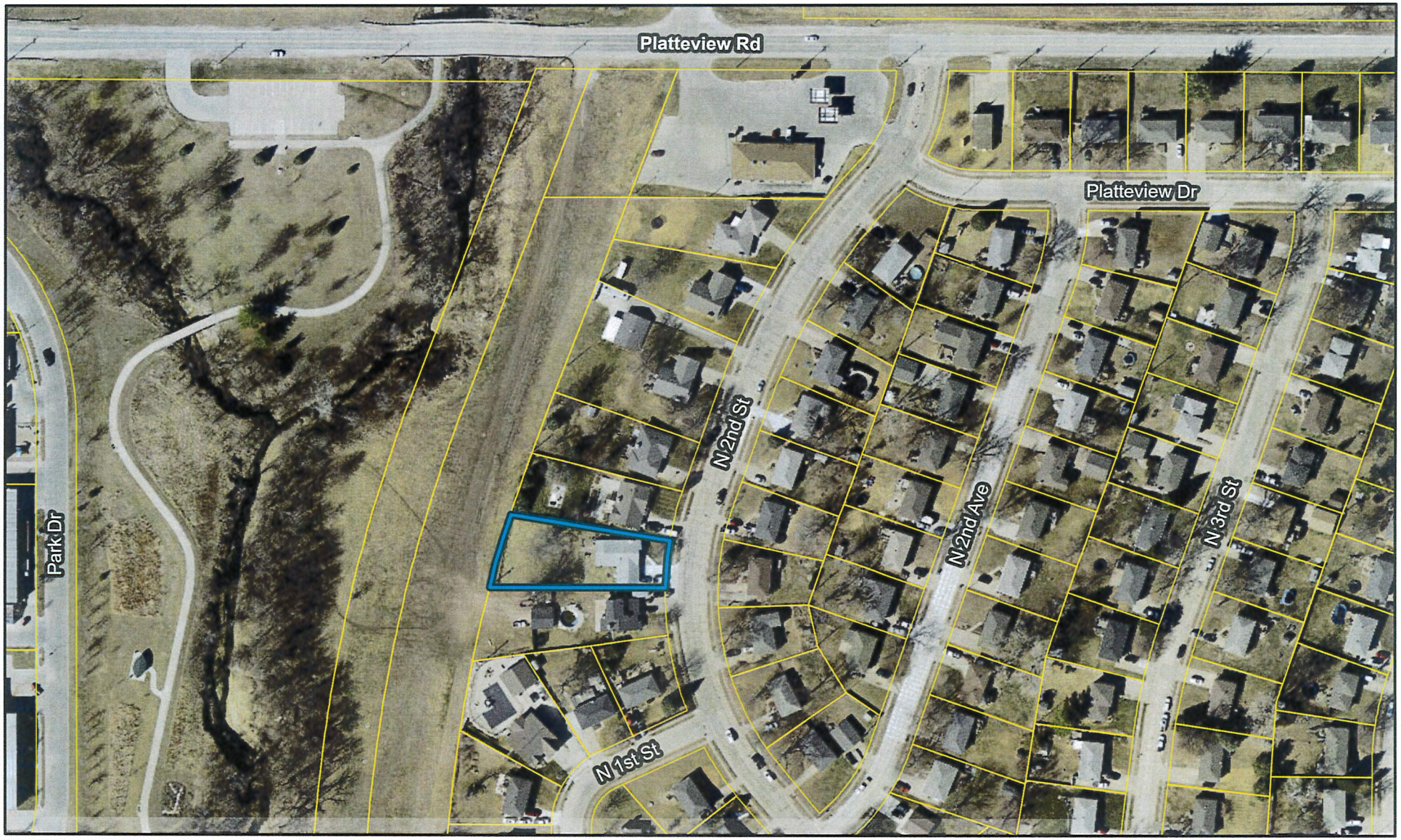
PO Box 189
170 N. 3rd Street
Springfield, NE 68059

Small Town, Big Heart

Phone: 402-253-2204
Fax: 402-387-5116
www.springfieldne.org

SARPY COUNTY NEBRASKA

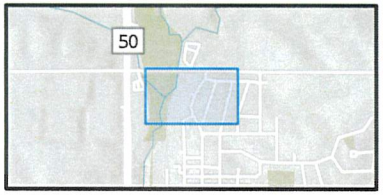
Map Title



0 160 320 480 640 ft

Map Scale 1 : 2665

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Notes

N

Tim Trumble
870 N 2nd St.

Pg 1 of 2

SARPY COUNTY
NEBRASKA

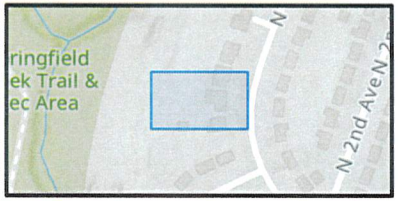
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Notes

N

Tim Trumble
870 N 2nd St

Pg 2 of 2