

# CITY OF PAPILLION

David P. Black, Mayor  
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Papillion, NE 68046

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## PAPILLION CITY COUNCIL AGENDA TUESDAY, MAY 2, 2023 @ 7:00 P.M.

### 1. Call To Order

1. Roll Call
2. Pledge of Allegiance
3. Affidavit of Publication
4. Public announcement that a current copy of the Open Meeting Act is posted in Council Chambers
5. Proclamations: Kids to Parks Day
6. Oath of Office
7. Presentations

### 2. Administrator's Report

Documents:

[B 2023-05-02 ADMIN REPORT.PDF](#)

### 3. Consent Agenda Items

(Note: all consent items are automatically approved when the agenda is approved unless REMOVED by a council member. Removed items will be placed under REGULAR AGENDA ITEMS for action by the City Council)

1. [APPROVAL OF THE AGENDA AS PRESENTED](#)
2. [APPROVAL OF THE MINUTES FROM THE APRIL 18, 2023, CITY COUNCIL MEETING](#)
3. [RES. R23-0068](#) - A resolution to approve claims as presented - Nancy Hypse - 597-2020
4. [RES. R23-0067](#) - A resolution to approve a Request for Proposals for Janitorial Services for City buildings - Tony Gowan - 597-2049
5. [RES. R23-0069](#) - A resolution to approve an agreement with Associated Fire Protection Inc for the inspection and maintenance of fire suppression systems within City facilities - Tony Gowan - 597-2049
6. [RES. R23-0070](#) - A resolution to approve a professional services agreement for development of North Water Tower Painting Specifications and project documents between the City of Papillion and JEO Consulting Group, Inc. - Alex Evans - 597-2043

### 4. Ordinances First Reading

1. [ORD. 1992](#) - An ordinance to annex certain real estate to the City of Papillion, Nebraska, and to provide for an effective date thereof - Mark Stursma - 597-2077
2. [ORD. 1993](#) - An ordinance to change the official zoning map of the City of Papillion in accordance with Section 205-32 of the Papillion Municipal Code to adopt a zoning map and to apply existing or future zoning regulations, property use regulations, building ordinances, electrical ordinances, plumbing ordinances, and all other regulatory ordinances of the City of Papillion pursuant to Neb. Rev. Stat. §16-901 and to provide for an effective date thereof - Travis Gibbons - 597-2077

#### 5. Ordinances Second Reading And Public Hearings

1. [ORD. 1995](#) - An ordinance to approve an amendment to the FY2022/2023 Budget - Nancy Hypse - 597-2020
2. [ORD. 1997](#) - An ordinance to approve a Change of Zone from MU (Mixed Use) to R-4 (Multiple-Family Residential) for the property legally described Lot 205, Founders Ridge, generally located on the SW corner of S 126th St and HWY 370. The applicant is Carlson Consulting Engineers. (Founders Ridge (Senior Living)) - Travis Gibbons - 597-2077

#### 6. Ordinances Third Reading And Resolutions

1. [ORD. 1973](#) - An ordinance to approve a Change of Zone from AG (Agricultural) to R-4 (Multiple-Family Residential), R-4 PUD-2 (Multiple-Family Residential with a Specific Planned Unit Overlay), and LC (Limited Commercial) for the property legally described as a tract of land being part of the NE ¼ of the SE ¼, part of the SE ¼ of the SE ¼, part of the SW ¼ of the SE ¼, part of the NW ¼ of the SE ¼, part of the NE ¼ of the SW ¼, and part of the SE ¼ of the SW ¼, all in Section 28, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SW corner of S 96th St and Lincoln Rd. The applicant is BHI Development, Inc. (Granite Creek East) - Travis Gibbons - 597-2077
2. [RES. R23-0072](#) - A resolution to approve a Final Plat for the property legally described as a tract of land being part of the NE ¼ of the SE ¼, part of the SE ¼ of the SE ¼, part of the SW ¼ of the SE ¼, part of the NW ¼ of the SE ¼, part of the NE ¼ of the SW ¼, and part of the SE ¼ of the SW ¼, all in Section 28, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SW corner of S 96th St and Lincoln Rd. The applicant is BHI Development, Inc. (Granite Creek East) - Travis Gibbons - 597-2077
3. [RES. R23-0073](#) - **PUBLIC HEARING AND VOTE** - A resolution to approve the Granite Creek East Subdivision Agreement - Travis Gibbons - 597-2077
4. [RES. R23-0074](#) - **PUBLIC HEARING AND VOTE** - A resolution to approve the Granite Creek East Planned Unit Development Agreement - Travis Gibbons - 597-2077
5. [RES. R23-0075](#) - A resolution to approve the Granite Creek East Sewer and Water Connection Agreement - Travis Gibbons - 597-2077
6. [RES. R23-0076](#) - A resolution to approve the Real Estate Purchase Agreement between Granite Creek Development, LLC and the City of Papillion for the Granite Creek East woodland park land acquisition - Travis Gibbons - 597-2077
7. [ORD. 1982](#) - An ordinance to rename Mesa St as dedicated by the Overland Hills V Final Plat to be S 97th St - Travis Gibbons - 597-2077
8. [ORD. 1986](#) - An ordinance to approve a Change of Zone from AG (Agricultural) to R-4 (Multiple-Family Residential) and R-4 PUD-2 (Multiple-Family Residential with a

Specific Planned Unit Overlay) for the property legally described as part of the SW ¼ of Section 28, together with part of the N ½ of Section 33, all in T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the NW and SW corners of S 102nd St and HWY 370. The applicant is BHI Development, Inc. (Granite Creek West) - Travis Gibbons - 597-2077

9. [RES. R23-0077](#) - A resolution to approve a Final Plat for the property legally described as part of the SW ¼ of Section 28, together with part of the N ½ of Section 33, all in T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the NW and SW corner of S 102nd St and HWY 370. The applicant is BHI Development, Inc. (Granite Creek West) - Travis Gibbons - 597-2077
10. [RES. R23-0078](#) - **PUBLIC HEARING AND VOTE** - A resolution to approve the Granite Creek West Subdivision Agreement - Travis Gibbons - 597-2077
11. [RES. R23-0079](#) - **PUBLIC HEARING AND VOTE** - A resolution to approve the Granite Creek West Planned Unit Development Agreement - Travis Gibbons - 597-2077
12. [RES. R23-0080](#) - A resolution to approve the Granite Creek West Sewer and Water Connection Agreement - Travis Gibbons - 597-2077
13. [ORD. 1994](#) - An ordinance to amend Papillion Municipal Code Chapter 100, currently entitled "Buildings, Unsafe," to be amended to be entitled "Property Maintenance;" to adopt the International Property Maintenance Code, 2018 Edition, with local amendments; to adopt procedures for enforcement and appeal; to repeal Chapter 89 entitled "Brush, Grass And Weeds" and Chapter 137 entitled "Nuisances;" to amend Chapter 9 and Sections 92-1 and 92-9 to define the Code Official and to provide for a Board of Appeals; to move Section 137-4 regarding plastic bags to new Section 125-24; to amend Chapter 184 now to be entitled "Abandoned Vehicles;" to amend Chapter 206 to include references to nuisances under Chapter 100; to repeal the amended sections as previously enacted; and to provide for an effective date. (Property Maintenance Code) - Brad Sojka - 597-2072
14. [RES. R23-0071](#) - A resolution to approve a wage adjustment for the position of City Administrator based on a market study of comparable positions - Mayor David P. Black - 827-1111

## 7. Administrative Reports

1. Committee Reports: Finance & Administration Committee
2. Comments from the Floor
3. Comments from Mayor and Council
4. Closed Session: Litigation, Personnel Matters, and Negotiations

## 8. Adjournment

### UPCOMING EVENTS:

1. Municipal Facilities Corp. Meeting - Tuesday, May 16, 2023 @ 6:30 PM
2. City Council Meeting - Tuesday, May 16, 2023 @ 7:00 PM

The agenda for City Council Meetings is kept continuously current and available for public inspection at the office of the City Clerk during normal business hours.