

CITY OF PAPILLION

David P. Black, Mayor
122 East Third Street
Papillion, NE 68046

Phone 402-827-1111

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PAPILLION CITY COUNCIL AGENDA

TUESDAY, AUGUST 17, 2021 @ 7:00 P.M.
Chrysalis Event Center, 1046 W Lincoln St, Papillion

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 the Event Center
5. Proclamations: Louise Greco Retirement
6. Oath of Office
7. Presentations

2. Administrator's Report

Documents:

[B 2021-08-17 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 AUGUST 3, 2021, CITY COUNCIL MEETING](#)
3. [RES. R21-0150](#) – A resolution to approve claims as presented – Nancy Hypse – 597-2020
4. [RES. R21-0151](#) – A resolution to approve the auctioning of surplus vehicles and equipment – Jeff Thompson – 597-2043
5. [RES. R21-0155](#) – A resolution to approve the City of Papillion's participation in a five-year lobbying agreement between the United Cities of Sarpy County and Kissel, Kohout, ES Associates, LLC – Amber Powers – 827-1111
6. [RES. R21-0156](#) – A resolution to approve a Special Designated Liquor License for Midwest Catering and Events, 432 Galvin Rd N, Bellevue, NE 68005, for a wedding reception to be held at Papillion Landing on September 4, 2021, from 5:00 PM to 11:00 PM – Nicole Brown – 597-2021

7. [RES. R21-0159](#) – A resolution to approve the reappointment of Raymond E Keller Jr to the Planning Commission for a term of three years from September 2021 to September 2024 – Introduced by Mayor David P Black, Staff Report by Mark Stursma – 597-2077
8. [RES. R21-0161](#) – A resolution to approve a Memorandum of Understanding between the Cities of Papillion, La Vista, and Bellevue, and Sarpy County to create the Sarpy County Force Investigation Team (SCFIT) – Chris Whitted – 597-2035

4. Ordinances First Reading

1. [ORD. 1940](#) – An ordinance to approve the issuance of Water Revenue Refunding Bonds, Series 2021, with principal not to exceed \$3,000,000 – Nancy Hypse – 597-2020 **(Staff is recommending the waiver of second and third ordinance readings. If granted, then public testimony may be heard at this first reading.)**
2. [ORD. 1941](#) – An ordinance to approve the issuance of Highway Allocation Refunding Bonds, Series 2021B, with principal not to exceed \$3,000,000 – Nancy Hypse – 597-2020 **(Staff is recommending the waiver of second and third ordinance readings. If granted, then public testimony may be heard at this first reading.)**
3. [ORD. 1943](#) – An ordinance to approve the vacation of the unimproved part of Rose St right-of-way in part of the NW ¼ of the SE ¼ of Section 34, T14N, R12E of the 6th P.M., Sarpy County, Nebraska with title thereto retained by the City of Papillion – Mark Stursma – 597-2077
4. [ORD. 1944](#) – An ordinance to approve the conveyance of title for Rose St right-of-way to be vacated by Ordinance #1943 from the City of Papillion to VKB, Properties, LLC – Mark Stursma – 597-2077
5. [ORD. 1945](#) – An ordinance to Amend Chapter 195 Water to allow for the implementation of a residential meter replacement program – Alex Evans – 597-2043

5. Ordinances Second Reading And Public Hearings

1. [ORD. 1936](#) – An ordinance to amend the FY2020-2021 Budget – Nancy Hypse – 597-2020
2. [ORD. 1938](#) – An ordinance to approve the vacation of the unimproved part of Conestoga Rd abutting Lots 47A and 51, Prairie Corners with title to vest in the abutting property owner (Wickersham Family Limited Partnership) – Jeff Thompson – 597-2043
3. [ORD. 1939](#) – An ordinance to rename Conestoga Rd within Prairie Corners to be Werner Way – Mark Stursma – 597-2077

6. Ordinances Third Reading And Resolutions

1. [RES. R21-0149](#) – **PUBLIC HEARING AND VOTE** – A resolution to approve the One & Six Year Road Plan for years 2021-2027 – Jeff Thompson – 597-2043
2. [RES. R21-0152](#) – **PUBLIC HEARING AND VOTE** – A resolution to approve a Class C Liquor License for High Life Papillion LLC d/b/a The Good Life Sports Bar & Grill, 11336 S 96th St Ste 109, Papillion, NE 68046, and Manager Application for Aaron L McKeever – Nicole Brown – 597-2021
3. [RES. R21-0154](#) – A resolution to approve school zone signage changes near Papillion-La Vista High School – Jeff Thompson – 597-2043
4. [RES. R21-0157](#) – A resolution to approve a Final Plat for the property

legally described as Lot 6 and Outlot B, North Shore Commercial Replat 1, generally located on the NW corner of S 126th St and HWY 370. The applicant is BHI Development, Inc. (North Shore Commercial Replat 1) – Mark Stursma – 597-2077

5. [RES. R21-0153](#) – **PUBLIC HEARING AND VOTE** – A resolution to approve the First Amendment to the North Shore Commercial Mixed Use Development Agreement – Mark Stursma – 597-2077
6. [RES. R21-0158](#) – A resolution to approve the Third Amendment to the North Shore Commercial Subdivision Agreement – Mark Stursma – 597-2077
7. [RES. R21-0160](#) – A resolution to approve the proposed Real Estate Exchange Agreement between VKB Properties, LLC, a Nebraska limited liability company, and the City of Papillion, and to authorize the execution of all documents necessary to facilitate the simultaneous exchange contemplated therein – Mark Stursma – 597-2077
8. [ORD. 1932](#) – An ordinance to amend § 205-249 (Parking for Commercial, Personal, and Recreational Vehicles) of Article XXXVI (Off-Street Parking) of Chapter 205 Zoning having to do with the parking regulations for recreational vehicles and trailers – Mark Stursma – 597-2077
9. [ORD. 1934](#) – An ordinance to approve minor amendments to the 2018 IRC and IBC, and the 2017 NEC, in order to make them consistent with fence and pool regulations in the zoning code, as well as current inspection practices – Shawn Hovseth – 597-2072
10. [ORD. 1935](#) – An ordinance to amend § 205-11 of Article II (Development Definitions) and § 205-215(B) of Article XXXIV (Supplemental Site Development Regulations), of Chapter 205 Zoning Regulations having to do with patios. The applicant is the City of Papillion. (Patio Ordinance Amendment) – Mark Stursma – 597-2077

7. Administrative Reports

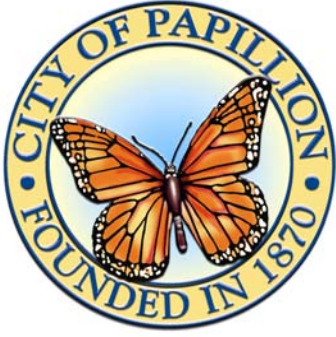
1. Committee Reports: Finance & Administration Committee
2. Comments from the Floor
3. Comments from Mayor and Council
4. Closed Session: Litigation, Personnel Matters, and Negotiations

8. Adjournment

UPCOMING EVENTS: City Council Budget Hearing – Tuesday August 17, 2021 @ 8:00 PM

City Council Meeting – Tuesday, September 7, 2021 @

7:00 PM



City Administrator Report

August 17, 2021

CITY OF PAPIILLION
AMBER POWERS
CITY ADMINISTRATOR
PHONE: 597-2032
EMAIL:
APOWERS@PAPIILLION.ORG

News Articles

Grow Sarpy: County Boom
Continues - PT 8/11/21

Upcoming Events

- Ribbon Cutting at Tangeman Training Systems (249 Olson Dr Ste 105) - August 18 @ 4:00 PM
- Ribbon Cutting at Millard Family Chiropractic (1401 S Washington St) - August 27 @ 12:00 PM
- League of Nebraska Municipalities Annual Conference - September 22-24

Information Report

- Department Heads participated in a monthly leadership training program facilitated by Revela.
- I participated in interviews for the Wastewater Agency's Engineer position.
- Phil Green and I participated in an NCMA Board Meeting.
- Mayor Black, Phil Green, several staff members, and I participated in a COVID-19 update meeting with the Sarpy/Cass Health Department.
- Staff attended the Ribbon Cutting for the Pave the Path Project.
- Staff attended the annual employee event hosted by the Personnel Committee.

https://omaha.com/community/papillion/grow-sarpy-county-boom-continues/article_72428b6c-0311-5a09-9691-cfa008d57395.html

Grow Sarpy: County Boom Continues

Adam Branting

Aug 12, 2021

Sarpy County's economic boom continues unabated for the second quarter of 2021.

The numbers are gob smacking, with nearly \$1.2 billion in property valuations in April, May and June. Added to the \$700 million in valuations in the first quarter, and 2021's year-to-date \$1.9 billion already bests 2019's total yearly record of \$1.5 billion in valuations.

The city councils of La Vista and Papillion, as well as the Sarpy County Board of Commissioners, each received a second quarter economic report card from the Sarpy County Economic Development Corporation at their scheduled meetings last Tuesday.

While building permit valuations are not the same as capital investment numbers, they are proxy in analysis when estimating coming economic growth, with valuations over \$75,000 tracked.

"We are really rocking and rolling out there," said Andrew Rainbolt, Executive Director of the Sarpy County Economic Development Corporation.

Actually, scrap that. Rainbolt told the board that things were going so well for Sarpy, the organization has rebranded and updated itself to "continue to sell to the outside world." The "economic development corporation" didn't roll off the tongue as well as the new name, "Grow Sarpy." Grow Sarpy is still the same nonprofit group which has served the county and its entities since 1975.

Sarpy County has seen substantial growth since the arrival of Facebook. Prior to Facebook's 2017 announcement, the previous decade saw yearly valuations between \$300 and \$500 million.

"I really couldn't have a better story to tell here," Rainbolt said to the Papillion City Council. "We are really knocking it out of the park in the year so far."

"Bottom line is there is a lot of new construction going on out there."

Facebook continues to be the building behemoth, with two valuations of nearly 885,000 square feet totaling nearly \$698 million in the second quarter. The next five biggest builders include the Sarpy County Correctional Center (\$68,489,774 in valuation for 153,000 square feet,) Amazon (\$54,255,085 in valuation for 2,692,288 square feet), Google (\$45,138,000 in valuation for 171,209 square feet,) Avamere (\$28,850,000 in valuation for 196,693 square feet,) and FXG Commercial Distribution Center (\$27,903,949 in valuation for 321,696 square feet.)

Lower down the list, but no less important to the members of the Facebook group "Let's Talk Papillion": Yes, the Olive Garden is coming to town.

Rainbolt said unemployment remains low at 2.6%, while the labor force is almost up to pre-pandemic levels. With more jobs coming, businesses are raising wages to expand the county's base of employees. He said future manufacturing jobs, particularly in the medical field, look promising.

Adam Branting

Reporter - Papillion Times