
MINUTE RECORD

PAPILLION CITY COUNCIL MINUTES
TUESDAY, MARCH 5, 2019 @ 7:00 P.M.

The City Council of the City of Papillion met in open and public session at Papillion City Hall on March 5, 2019, at 7:00 PM. City Clerk Nicole Brown called the roll. Present were Councilmembers Steve Sunde, Jason Gaines, Jim Glover, Gene Jaworski, Lu Ann Kluch, Bob Stubbe, Steve Engberg, and Mayor David P. Black. Councilmember Tom Mumgaard was absent. Also present were City Administrator Christine Myers, Assistant City Administrator Amber Powers, City Attorney Karla Rupiper, Library Director Rebecca Sims, Planning Director Mark Stursma, Deputy Fire Chief Jeff Jones, City Engineer Jeff Thompson, Deputy Police Chief Chris Whitted, Parks & Facilities Director Tony Gowan, Recreation Director Lori Hansen, and Finance Director Nancy Hypse.

Mayor Black led those present in the Pledge of Allegiance.

Affidavit of Publication: Notice of the meeting was given in the Papillion Times, the designated method of giving notice. A copy is available in the office of the City Clerk. Incorporated herein by reference as if fully set out herein is the audio and visual recording of the council meeting.

Public announcement that a current copy of the open meeting act is posted in the City Council Chambers.

ADMINISTRATOR'S REPORT: City Administrator Christine Myers gave an update on the following: (1) The Papillion Police Department held their Annual Awards Ceremony on Sunday, March 3rd; (2) Diana Houston won the City's Employee of the Year award; (3) There will be an F&A Committee meeting on Tuesday, March 19th at 5:00 PM; (4) The Sarpy County Chamber Grand Giveaway is on Tuesday, March 12th.

CONSENT AGENDA ITEMS: (1) Approval of the agenda as presented; (2) Approval of the Minutes from February 19, 2019, City Council Meeting; (3) Approval of the bills as presented. Motion to approve the Consent Agenda by Councilmember Kluch, second by Councilmember Sunde. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Mumgaard. Motion carried.

BILLS: 4 Seasons Awards: \$249.00 /supplies; 4imprint: \$392.36 /supplies; AA Wheel & Truck Supply Inc: \$105.73 /supplies; Abante Marketing: \$999.75 /service; Advanced Office Automation, Inc.: \$186.35 /service; AFLAC: \$404.16 /pyrl deduction; Amanda Floro: \$100.00 /service; Amber Smith, petty cash: \$2,400.00 /reimbursement; Anderson Print Group: \$1,498.07 /supplies; Associated Fire Protection: \$643.00 /service; Automotive Warehouse Distributors: \$177.87 /parts; AVI Systems, Inc.: \$14,459.20 /service; Badger Body & Truck Equipment Co.: \$30.00 /supplies; Baker & Taylor:

\$2,950.43 /books; Batteries Plus Bulbs 073: \$394.30 /supplies; BerganKDV, LLC.: \$15,000.00 /service; BGNE, Inc: \$98.55 /supplies; Black Hills Energy: \$15,258.97 /natural gas; BMI: \$322.20 /license; Bound Tree Medical, LLC: \$336.46 /supplies; Brian Malone: \$577.50 /reimbursement; Carollo Engineers, Inc.: \$18,499.50 /service; Chris Goley: \$82.50 /reimbursement; Cintas Loc 749: \$816.23 /service; City Of Omaha Cashier: \$259,809.79 /service; Club Forms, Inc.: \$191.54 /supplies; CNA Surety: \$20.00 /service; Cornhusker International Trucks Inc: \$120,691.44 /supplies; Cox Business: \$1,392.61 /utilities; Cummins Central Power: \$4,327.39 /supplies; Curbside Rewards, LLC: \$165.00 /service; D & K Products: \$404.25 /supplies; Dell Marketing L.P.: \$1,207.34 /equipment; Demco: \$881.79 /books; Depository Trust Company: \$903,293.75 /payment; DexYp: \$146.20 /service; DHHS - Dept of Health and Human Services: \$2,051.00 /license; Diamond Communication Solutions: \$5,995.69 /service; Donna Monteleagre: \$121.02 /reimbursement; Douglas County Treasurer: \$411.70 /service; Dultmeier Sales, LLC: \$937.60 /supplies; Eakes Office Solutions: \$30.49 /supplies; Electric Company of Omaha: \$928.95 /service; Envirotech Services, Inc: \$5,358.57 /chemicals; Exchange Bank Leasing Division: \$1,743.00 /lease; Express Enterprises: \$795.00 /service; FastSigns: \$476.69 /supplies; FedEx: \$62.92 /service; Feld Fire: \$1,315.07 /supplies; Felsburg Holt & Ullevig: \$2,672.24 /service; Findaway World, LLC: \$69.99 /books; Firefox Rescue Equipment: \$166.15 /supplies; FIREPAC: \$1,222.00 /pyrl deduction; First National Bank: \$21,202.66 /insurance; First Wireless, Inc.: \$1,438.20 /service; Force America Distributing, LLC.: \$13.90 /supplies; FP Design & Review Services, LLC: \$698.27 /service; Fraternal Order Of Police: \$1,452.50 /pyrl deduction; Funds by Hasler: \$257.00 /postage; Gale/CENGAGE Learning: \$75.72 /books; GCR Tires & Service: \$286.21 /supplies; Giff Property Services - GPS: \$1,500.00 /service; Global Equipment Company, Inc.: \$347.85 /supplies; Great Plains Uniforms LLC.: \$4,742.95 /supplies; H & H Chevrolet: \$688.12 /supplies; Hach Company: \$673.32 /supplies; Haney Shoe Store, Inc.: \$199.99 /supplies; Hawkins, Inc.: \$2,025.00 /supplies; Heartland Pest Control Inc.: \$586.00 /service; Heartland Refrigeration: \$866.50 /repair; Heartland Tires & Treads - Omaha: \$3,297.44 /supplies; Heiman, Inc.: \$130.49 /supplies; Helget Gas Products Inc: \$18.40 /supplies; hibu Inc. - West: \$114.70 /service; Hi-Line Inc.: \$418.07 /supplies; Home Depot Credit Services: \$758.29 /supplies; Hometown Leasing: \$168.14 /service; Host Coffee Service: \$92.31 /supplies; Hydro Optimization & Auto Solutions: \$285.00 /service; Hy-Vee: \$293.15 /supplies; Ideal Images, Inc.: \$362.00 /service; Infinity Software Solutions: \$61.25 /service; Jim Hawk Truck Trailers, Inc: \$49.89 /supplies; Jobi Drefs: \$357.00 /reimbursement; Jones Automotive, Inc: \$764.05 /supplies; K Electric Company, Inc.: \$2,012.12 /service; Kathy Andersen: \$7.19 /reimbursement; Koley Jessen PC, LLO: \$18,808.17 /legal; Kriha Fluid Power Co., Inc.: \$54.60 /supplies; Kronos SaaShr, Inc.: \$556,832.71 /payroll; League of Nebraska Municipalities: \$100.00 /membership; Libra Safety Products: \$68.00 /supplies; MacQueen Emergency Group: \$1,757.23 /supplies; Malloy Electric: \$182.04 /service; Marco Technologies LLC.: \$1,028.87 /contract; Mark H Baumann, Ind. dba Simply Golf: \$400.00 /service; Marlow White Uniforms, Inc.: \$3,562.00 /supplies; Martin Marietta Materials: \$672.39 /supplies; Mechanical Inc.: \$5,628.00 /service; Mellen & Associates, Inc: \$149.51 /supplies; Menards: \$270.49 /supplies; Metering & Technology Solutions: \$11.39 /supplies; Metropolitan Utilities District: \$229.88 /utilities; Michael Todd & Company, Inc.: \$31.84 /supplies; Midland

Scientific, Inc.: \$68.43 /supplies; Midlands Printing & Business Forms: \$541.75 /supplies; Mid-States Utility Trailer Sales: \$84.72 /supplies; Midwest Tape: \$521.22 /audio; Midwest Turf & Irrigation: \$1,112.31 /supplies; Monroe Truck Equipment, Inc.: \$434.46 /supplies; Municipal Supply, Inc. of Omaha: \$965.33 /supplies; Napa Auto Parts: \$403.55 /supplies; Nebraska Air Filter, Inc.: \$62.49 /supplies; Nebraska Department of Revenue: \$5,429.59 /government; Nebraska Environmental Products: \$327.55 /supplies; Nebraska Liquor Control Commission: \$45.00 /service; Nebraska Salt & Grain Co: \$1,715.63 /supplies; Nebraska Snow Equipment: \$384.80 /supplies; Nebraska-Iowa Industrial Fasteners Corp.: \$8.81 /supplies; Networkfleet, Inc.: \$130.70 /parts; Nicole Brown: \$378.34 /refund; NMC Exchange, LLC: \$1,142.12 /supplies; O'Keefe Elevator Company, Inc.: \$204.74 /service; Olsson, Inc.: \$4,081.79 /consulting; Omaha Compound Company: \$741.96 /supplies; O'Reilly Auto Parts: \$708.93 /supplies; Papillion Professional Fire Fighters: \$845.00 /pyrl deduction; Patrick Nastase: \$165.00 /reimbursement; Pay-LESS Office Products, Inc.: \$87.18 /supplies; PCEA: \$210.00 /pyrl deduction; Penguin Random House, LLC: \$101.25 /books; Personnel Committee: \$159.50 /employee fund; Plains Equipment Group: \$37.62 /supplies; Police & Firemen's Insurance Association: \$2,706.85 /pyrl deduction; Pop Fund: \$1,068.17 /reimbursement; Postmaster: \$3,000.00 /service; Quill Corporation: \$541.49 /supplies; Recorded Books, Inc.: \$2,225.50 /books; Regal Plastic Supply Co.: \$158.42 /supplies; Sapp Bros., Inc - Omaha: \$2,372.99 /fuel; Sarpy County: \$296.00 /service; Shawn Hovseth: \$169.99 /reimbursement; Sid Dillon Ford: \$35,762.00 /vehicle; Spaustat Energy Group, LLC: \$34.94 /service; TD2 Nebraska Office: \$37.50 /engineering; Teresa's Cleaning: \$210.00 /service; The Omaha World-Herald: \$1,285.74 /service; The Sherwin-Williams Co.: \$97.85 /supplies; Thomson Reuters - West Payment Center: \$360.07 /supplies; Truck Center Companies: \$9.14 /supplies; Tumbleweed Press Inc.: \$799.00 /visuals; Ty's Outdoor Power & Service: \$1,148.75 /supplies; Uline, Inc.: \$315.85 /supplies; Utility Equipment Company: \$90.30 /supplies; Verizon Wireless: \$684.23 /utilities; Voya Financial Fire: \$29,067.87 /pyrl pension; Voya Financial: \$62,430.62 /deferred comp; Walmart Community/SYNCB: \$370.01 /supplies; Washington National Insurance Co.: \$44.80 /insurance; Waste Management: \$363.26 /service; Waystar Health: \$124.00 /service; Weldon Parts Omaha: \$148.48 /parts; Wells Fargo Financial Leasing: \$333.00 /service; Westlake Ace Hardware: \$7.87 /merchandise; **BILLS TOTAL: \$2,196,266.57.**

ORDINANCES FIRST READING:

ORD. 1835 – An ordinance to approve a Change of Zone from AG (Agricultural) to R-4 (Multiple-Family Residential) for the property legally described as a replatting of Lot 1, Seibold Acres, a subdivision as surveyed, platted, and recorded in Sarpy County, NE, together with Tax Lots 3 and 4 in the S½ of the SW¼ of Section 32, T14N, R12E of the 6th PM, Sarpy County, NE, generally located on the NW Corner of S 114th St and Schram Rd. The applicant is Pinecrest Homes, LLC. (Ashbury Creek 2) – Mark Stursma – 597-2077. Introduced by Councilmember Gaines.

ORD. 1837 – An ordinance to approve a Change of Zone from AG (Agricultural) to MU (Mixed Use) for the property legally described as Tax Lot 3A1A1, located in the SW¼ of Section 2, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the NW corner of S 150th St and Capehart Rd. The applicant is Raven

Northbrook, LLC. (Sarpy County Power Park West Addition) – Mark Stursma – 597-2077. Introduced by Councilmember Kluch.

ORDINANCES SECOND READING:

ORD. 1831 – An ordinance to amend Chapter 205 (Zoning Ordinance), Article XXII having to do with MU Mixed Use District. The applicant is the City of Papillion – Mark Stursma – 597-2077. Mayor Black opened the public hearing and called for proponents and opponents. No one came forward and the public hearing was closed.

ORD. 1832 – An ordinance to amend Section 205-270, Section 205-272, and Section 205-288, all of Article XXXVIII (Wireless Telecommunications Facilities) of Chapter 205 of the Papillion Municipal Code, having to do with Small Wireless Facilities and Small Wireless Facility Support Poles. The applicant is the City of Papillion – Mark Stursma – 597-2077. Mayor Black opened the public hearing and called for proponents and opponents. No one came forward and the public hearing was closed.

ORD. 1833 – An ordinance to approve a Change of Zone from LC (Limited Commercial) to CC (Community Commercial) for the property legally described as Lot 4, Summerfield 2nd Addition, generally located at 780 Pinnacle Dr. The applicant is Jarrod Reece. (St. Martha’s Episcopal Church) – Mark Stursma – 597-2077. Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Jarrod Reece, Board Member of St. Martha’s Episcopal Church, stepped forward as the applicant to answer any questions.

Angela Olafson, owner of All About Kidz Childcare, stepped forward and stated that approval of this ordinance would allow increased signage for the daycare.

Opponents: None forthcoming.

No one else came forward and the public hearing was closed.

ORDINANCES THIRD READING AND RESOLUTIONS:

RES. R19-0029 – A resolution to approve a Final Plat for the property legally described as a platting of Tax Lot 20E, the north ten feet of Tax Lot 21, and Tax Lot 20C, Section 27, T14N, R12E, Sarpy County, NE, generally located at 830 S Madison St & 831 S Harrison St. The applicants are Ashley and Jacob Miller. (Miller’s Paradise) – Mark Stursma – 597-2077. Motion to approve RES. R19-0029 by Councilmember Engberg, second by Councilmember Stubbe. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Mumgaard. Motion carried.

RES. R19-0038 – A resolution to approve a filing extension until December 31, 2019, for the Miller’s Paradise Final Plat for the property legally described as a

platting of Tax Lot 20E, the north ten feet of Tax Lot 21, and Tax Lot 20C, Section 27, T14N, R12E, Sarpy County, NE, generally located at 830 S Madison St & 831 S Harrison St. The applicants are Ashley and Jacob Miller. (Miller's Paradise) – Mark Stursma – 597-2077. Motion to approve RES. R19-0038 by Councilmember Sunde, second by Councilmember Engberg. Mayor Black called for proponents and opponents. None came forward.

Councilmember Kluch asked Planning Director Mark Stursma if this was the applicant's first extension request. Mr. Stursma confirmed that it was.

Upon roll call vote, Sunde, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Mumgaard. Motion carried.

RES. R19-0031 – PUBLIC HEARING AND VOTE – A resolution to approve a Preliminary Plat for the property legally described as Lot 72, North Shore Commercial, 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. Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Kyle Haase, E&A Consulting Group, 10909 Mill Valley Road, Omaha, stepped forward on behalf of the applicant and gave a brief description of the project.

Opponents: None forthcoming.

No one else came forward and the public hearing was closed. Motion to approve RES. R19-0031 by Councilmember Stubbe, second by Councilmember Engberg.

Councilmember Engberg asked Mr. Haase what part of the elevation would be facing Highway 370. Mr. Haase stated that the office fronts would face Highway 370.

Councilmember Stubbe asked Mr. Haase what would be included with the proposed bank space. Mr. Haase stated that, in addition to a bank branch, the building will house bank offices and additional office space for other businesses.

Councilmember Sunde asked Mr. Haase about the size of the project and if it includes retail space. Mr. Haase stated that there is about 17,000 square feet of office space and that no retail space is planned at this time.

Upon roll call vote, Sunde, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Mumgaard. Motion carried.

RES. R19-0032 – PUBLIC HEARING AND VOTE – A resolution to approve the Fourth Amendment to the Eagle View Subdivision Agreement – Mark Stursma – 597-2077. Mayor Black opened the public hearing and called for proponents and opponents. No one came forward and the public hearing was closed. Motion to approve

RES. R19-0032 by Councilmember Glover, second by Councilmember Jaworski. Upon roll call vote, Sunde, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Mumgaard. Motion carried.

ADMINISTRATIVE REPORTS:

Committee Reports: Audit Committee. Councilmember Engberg stated that the Audit Committee reviewed a draft of the 2017/2018 Audit Report and received an update from Finance Director Nancy Hypse regarding cash procedures.

Comments from the Floor: Students from Omaha Marian and Papillion-La Vista South High Schools introduced themselves.

Comments from Mayor and Council: Mayor Black gave an update on his events: (1) Mayor Black and staff attended the Personnel Committee Appreciation Luncheon; (2) Mayor Black and staff attended the League of Nebraska Municipalities 2019 Midwinter Conference; (3) Mayor Black and Assistant City Administrator Amber Powers attended a Wastewater Agency Meeting; (4) Mayor Black and staff attended the Topping-Off Ceremony at Papillion Landing; (5) Mayor Black and City Administrator Chris Myers attended a United Cities Meeting; (6) Mayor Black reminded Councilmembers and staff of the Grand Giveaway on March 12th; (7) Mayor Black also announced that the Police Department is holding 2 academies: a Citizens Academy, which is already full, and a Kids Academy, for which registration is now open.

Councilmember Sunde thanked Public Works Director/City Engineer Jeff Thompson and his staff for their continuous hard work removing the snow with each storm. Mayor Black also thanked Mr. Thompson and his staff.

ADJOURNMENT:

Motion to adjourn by Councilmember Glover, second by Councilmember Kluch. Upon roll call vote, Sunde, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Mumgaard. Motion carried. Meeting adjourned at 7:25 PM.

CITY OF PAPILLION



DAVID P. BLACK, MAYOR

ATTEST:



NICOLE BROWN, CITY CLERK

