
MINUTE RECORD

PAPILLION CITY COUNCIL MINUTES TUESDAY, MAY 3, 2022 @ 7:00 P.M.

The City Council of the City of Papillion met in open and public session in the City Council Chambers at Papillion City Hall, 122 E Third St, on May 3, 2022, at 7:00 PM. City Clerk Nicole Brown called the roll. Present were Councilmembers Steve Sunde, Tom Mumgaard, Jason Gaines, Gene Jaworski, Bob Stubbe, Steve Engberg, and Mayor David P. Black. Councilmembers Jim Glover and Lu Ann Kluch were absent. Also present were City Administrator Amber Powers, City Attorney Alan Thelen, Police Chief Chris Whitted, Parks & Facilities Director Tony Gowan, Recreation Director Tracy Stratman, Finance Director Nancy Hypse, Planning Director Mark Stursma, Fire Chief Bill Bowes, Library Director Matt Kovar, Deputy City Engineer Alex Evans, Assistant Planning Director Travis Gibbons, and Human Resources Director Carrie Svendsen.

Mayor Black and Boy Scouts from Troop #463 led those present in the Pledge of Allegiance.

Affidavit of Publication: Notice of the meeting was given in the Sarpy County Guide & News, 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 Meetings Act is posted in the Council Chambers.

Proclamation: Mayor Black presented a proclamation to Water Superintendent Rich Heydenreich and thanked him for his service to the City. Chief Water Superintendent Nick Adams discussed Rich's contributions to the Water Department.

Presentation: Andrew Rainbolt presented the Grow Sarpy First Quarter Report.

ADMINISTRATOR'S REPORT: City Administrator Amber Powers provided an update: (1) Thanks to the Public Works Department for hosting Spring Clean-Up Days; (2) Full-Time Employee of the Year award was presented to Jill Reteneller in the Public Works Department; (3) Thank you to Parks & Facilities Director Tony Gowan and the Tree Board for hosting the Arbor Day event; (4) The Sarpy County and Cities Wastewater Agency's ground breaking ceremony was held April 20th; (5) The State Legislature adjourned on April 20th so United Cities will now be focusing on potential bills for future sessions; (6) The Half-Marathon will be held May 15th; (7) The Sarpy County Chamber's State of the County event will be held at Papillion Landing on May 19th.

CONSENT AGENDA ITEMS: (1) Approval of the agenda as presented; (2) Approval of the minutes from the April 19, 2022, City Council Meeting; (3) RES. R22-0060 – A resolution to approve claims as presented – Nancy Hypse – 597-2020; (4) RES. R22-0061 – A resolution to approve the reappointment of Bob Lapke to the Board of Adjustment for a term of three years from June 2021 to June 2024 – introduced by Mayor David P. Black, Staff Report by Mark Stursma – 597-2077; (5) RES. R22-0062 – A resolution to approve the reappointment of David Barker to the Board of Adjustment for a term of three years from May 2022 to May 2025 – Introduced by Mayor David P. Black, Staff Report by Mark Stursma – 597-2077; (6) RES. R22-0063 – A resolution to approve the reinstatement of Leanne Sotak as a regular

member of the Planning Commission for a term of three years from May 2022 to May 2025
– Introduced by Mayor David P. Black, Staff Report by Mark Stursma – 597-2077.

Motion to approve the Consent Agenda by Councilmember Engberg, second by Councilmember Sunde. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Gaines, Jaworski, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Glover and Kluch. Motion passed.

BILLS: Abante Marketing: \$8,099.69 /service; Access Information Protected: \$753.74 /service; Acushnet Company: \$2,848.55 /merchandise; Adidas America Inc: \$1,694.12 /supplies; Advanced Bionics: \$75.00 /refund; Advanced Office Automation Inc: \$3.50 /service; AKRS Equipment Solutions Inc: \$80.94 /supplies; Alfred Benesch & Company: \$6,240.71 /service; All Copy Products Inc: \$64.91 /supplies; Andrew Stewart: \$250.00 /refund; Aramark: \$235.27 /service; Arcoro Holdings Corp: \$8.25 /service; A-Relief Services Inc: \$392.00 /service; ASP Enterprises Inc: \$250.00 /supplies; Associated Fire Protection: \$982.68 /service; Baker & Taylor: \$2,459.13 /books; Beyond All Stars: \$1,000.00 /refund; Black Hills Energy: \$15,519.38 /natural gas; Blackburn Mfg Co: \$139.62 /supplies; Blackstone Publishing: \$127.13 /supplies; Blue Cross Blue Shield: \$390,480.34 /insurance; Blue Tees Enterprises LLC: \$814.73 /supplies; Blue Valley Public Safety Inc: \$819.50 /service; Bound Tree Medical LLC: \$3,147.06 /supplies; Bridgestone Golf Inc: \$1,353.34 /supplies; Callaway Golf: \$2,399.82 /merchandise; Catholic Charities of Omaha: \$500.00 /refund; Cengage Learning Inc / Gale: \$177.21 /books; Christopher Goley: \$206.50 /reimbursement; Cintas Loc 749: \$202.15 /service; City Of La Vista: \$659.00 /agreement; City Of Omaha Cashier: \$357,312.37 /service; CivicPlus Inc: \$339.94 /service; Cobra PUMA Golf Inc: \$2,085.04 /supplies; Coca-Cola of Omaha: \$1,785.63 /merchandise; Cornerstone Christian School: \$225.00 /refund; Cornhusker International Trucks Inc: \$463.87 /supplies; Cox Business: \$984.74 /utilities; Culligan of Omaha: \$12.80 /supplies; D & K Products: \$9,777.72 /supplies; Daniel Svasek: \$75.00 /refund; Danielson / Tech Supply: \$5,272.32 /supplies; Deere & Company: \$40,623.52 /supplies; Depository Trust Company: \$19,518,887.69 /payment; DIY Holding Company LLC: \$33,643.04 /service; Doug Kelley Concrete Construction LLC: \$1,250.00 /service; Dultmeier Sales LLC: \$64.88 /supplies; Eakes Office Solutions: \$528.90 /supplies; Electronic Contracting Company: \$2,155.00 /service; Elizondo Enterprises LLC: \$1,850.00 /service; Elliott Equipment Co: \$2,038.53 /supplies; Empac Dance: \$500.00 /refund; Ergometrics Inc: \$32.60 /training; Express Enterprises: \$171.50 /service; Factory Motor Parts Co: \$175.28 /supplies; Farmers Union Co-Operative Assn: \$2,600.00 /supplies; Fastenal Company: \$53.50 /supplies; FastSigns: \$1,942.36 /supplies; Felsburg Holt & Ullevig: \$24,690.00 /service; Ferguson Enterprises Inc: \$585.89 /supplies; Fire Protection Services LLC: \$855.00 /service; First Management: \$26.68 /refund; First Tee Omaha: \$2,358.75 /service; First Wireless Inc: \$116.99 /service; Fred Sianez: \$66.90 /refund; George Flock: \$125.00 /refund; Grainger Inc: \$590.26 /supplies; Gretna Guide & News: \$759.26 /subscription; Happy Trees: \$400.00 /service; Hawkins Inc: \$6,723.41 /supplies; Heartland Pest Control Inc: \$100.00 /service; Heartland Refrigeration: \$270.70 /repair; Helget Gas Products Inc: \$66.18 /supplies; Hi-Line Inc: \$287.79 /supplies; Hockenbergs: \$88.02 /supplies; Home Depot Credit Services: \$1,788.48 /supplies; Hornung's Golf Products Inc: \$161.92 /merchandise; Host Coffee Service: \$45.44 /supplies; Hotsy Equipment Co / A NE Corp: \$256.50 /supplies; Hy-Vee: \$806.25 /supplies; IDEXX Laboratories: \$420.59 /supplies; InfoSafe Shredding Inc: \$90.00 /service; Ingram Library Services: \$14.00 /books; Interstate Power Systems: \$167.48 /supplies; Jackie Quelette: \$196.75 /refund; James Williams: \$75.00 /refund; JE Dunn Construction: \$228.13 /refund; Jensen Well Co Inc: \$1,720.00 /service; Jochim Precast Concrete: \$6,370.00 /service; Jody Kingery: \$68.07 /refund; Johnson Brothers of Nebraska: \$999.50 /supplies; Johnson Hardware Co: \$4,042.00 /supplies; Jones Automotive Inc: \$1,934.68 /supplies; Joseph LaPuzza: \$102.50 /reimbursement; Kapco: \$202.20 /supplies; Kidwell Inc: \$660.85 /refund; Kubota of Omaha: \$191.05 /supplies; Larsen Supply Company: \$645.10 /supplies; Legendary Headwear LLC: \$1,163.97 /re-sale; Lincoln Financial

Group: \$9,295.34 /insurance; Linde Gas & Equipment: \$59.26 /supplies; Marco Technologies LLC NW 7128: \$315.65 /contract; Menards - Bellevue: \$113.29 /supplies; Menards - Ralston: \$194.75 /supplies; Metro Landscape Mat & Recycling: \$240.00 /supplies; Metro: \$784.00 /service; Metropolitan Utilities District: \$233.03 /utilities; Michael Todd & Company Inc: \$86.80 /supplies; Micki's Dance Studio: \$500.00 /refund; Microfilm Imaging Systems Inc: \$77.00 /service; Midlands Printing & Business Forms: \$116.01 /supplies; Midwest Petroleum Equipment: \$451.25 /service; Midwest Tape: \$357.56 /audio; Midwest Turf & Irrigation: \$3,194.31 /supplies; Mike Grieb: \$600.00 /reimbursement; Mower Doctor: \$37.00 /service; Napa Auto Parts: \$1,269.81 /supplies; NE Dept of Environment and Energy: \$260.00 /license; NE Public Health Environ Laboratory: \$18.00 /service; Nebraska Lutheran Outdoor Ministries: \$80.00 /service; Nebraska Sports Council: \$125.00 /refund; Nebraska UC Fund: \$5,069.51 /service; Nebraska Wind Symphony: \$500.00 /refund; Nebraska-Iowa Industrial Fasteners Corp: \$88.49 /supplies; NeRPA: \$33.75 /organization; Newman Signs Inc: \$800.32 /supplies; Niche Academy LLC: \$1,600.00 /service; NICREX Machine Inc: \$90.00 /service; Omaha Compound Company: \$3,112.16 /supplies; Omaha Public Power District: \$3,042.12 /electricity; OMNI Engineering: \$525.01 /supplies; O'Reilly Auto Parts: \$495.17 /supplies; Outdoor Recreation Products: \$706.92 /supplies; OverDrive: \$839.93 /audio; Overhead Door Co of Omaha: \$269.00 /service; Overland Construction: \$21.41 /refund; Papio Valley Nursery Inc: \$57.00 /landscaping; PING: \$469.00 /merchandise; Pomp's Tire Service Inc: \$171.94 /supplies; Postmaster: \$200.00 /service; Premier-Midwest Beverage Co: \$1,031.20 /merchandise; Quadient Finance USA Inc: \$770.00 /service; Quality Brands of Omaha Inc: \$2,400.45 /merchandise; Quill Corporation: \$132.35 /supplies; R & S Press Inc: \$181.00 /supplies; Ready Mixed Concrete Company: \$6,451.60 /supplies; Red Wing Business Advantage Account: \$495.47 /supplies; Richland Homes: \$41.45 /refund; RNDC: \$1,065.48 /merchandise; Rose Equipment Inc: \$402.19 /supplies; Rotella's Italian Bakery Inc: \$123.64 /supplies; Roth Enterprises Inc: \$5,890.00 /supplies; Sampson Construction Co Inc: \$28,523.00 /service; Sandbox Custom Pubs: \$6,130.00 /service; Sapp Bros Inc - Omaha: \$4,777.00 /fuel; Sarpy County GOP: \$250.00 /refund; Sarpy County Treasurer: \$1,559.63 /service; Sarpy County: \$40,447.49 /service; Schaeffer Mfg Co: \$1,035.00 /supplies; Shelley Hill: \$500.00 /refund; SHI International Corp: \$1,288.43 /supplies; Showcase Homes: \$76.50 /refund; SignIT: \$385.00 /supplies; Southern Glazer's Wine & Spirits of NE: \$2,124.94 /merchandise; SpeedPro Imaging: \$354.37 /service; Spin Linen Management: \$307.80 /supplies; SRIXON/Cleveland Golf/XXIO: \$2,012.40 /merchandise; Stacia Luther: \$100.00 /service; Swan Engineering LLC: \$56.72 /supplies; Swank Motion Pictures Inc: \$4,830.00 /supplies; Taylor Made Golf Company: \$819.56 /merchandise; TD2 Nebraska Office: \$1,395.85 /engineering; The Home Depot Pro: \$156.96 /supplies; The Honor Group LLC: \$500.00 /refund; The Sherwin-Williams Co: \$9.29 /supplies; The UPS Store - 5359: \$56.04 /service; Thryv Inc: \$151.44 /service; Tilmer's Tree Care Inc: \$100.00 /service; Tool Supply Inc: \$48.96 /supplies; Tractor Supply Company: \$21.99 /supplies; Travis M Rozeboom: \$170.48 /reimbursement; Tred-Mark Communications: \$11,725.00 /service; Triple Play Turf Inc: \$1,180.00 /service; TruePoint Solutions LLC: \$3,547.50 /service; Tyler Miller: \$75.00 /refund; Ty's Outdoor Power & Service: \$240.27 /supplies; Uline Inc: \$111.66 /supplies; UMB Bank NA: \$4,287.50 /service; University of Nebraska Medical Center: \$500.00 /service; US Foods Inc: \$1,199.72 /supplies; USABlue Book: \$606.01 /supplies; Utilities Service Group: \$1,075.00 /service; Utility Equipment Company: \$175.50 /supplies; Verizon Connect NWF Inc: \$80.95 /parts; Verizon Wireless: \$809.08 /utilities; Vierregger Electric Company Inc: \$2,335.00 /service; Walmart Community/Capital One: \$2,209.31 /supplies; Wells Fargo Financial Leasing: \$893.00 /service; Westlake Ace Hardware: \$11.50 /merchandise; White Cap LP: \$440.62 /supplies; Wise Heavy Equipment LLC: \$470.00 /service; ZOLL Medical Corporation: \$571.40 /supplies; Zoll: \$373.75 /supplies; Payroll: /929,400.01 /; **Total: \$21,603,288.04.**

ORDINANCES FIRST READING:

ORD. 1963 – An ordinance to approve a Change of Zone from AG (Agricultural) to LI (Limited Industrial) for the property legally described as a tract of land located in the NE ¼ of Section 3, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the SW corner of S 156th St and Schram Rd. The applicant is Hubbell Realty. (Sarpy West Industrial) – Mark Stursma – 597-2077. Introduced by Councilmember Stubbe.

ORD. 1964 – An ordinance to create special revenue funds for Papio Bay and Papillion Landing – Nancy Hypse – 597-2020. Introduced by Councilmember Jaworski.

ORDINANCES SECOND READING AND PUBLIC HEARINGS: None.

ORDINANCES THIRD READING AND RESOLUTIONS:

ORD. 1962 – An ordinance to approve an amendment to the FY2021-2022 Budget – Nancy Hypse – 597-2020. Motion to approve ORD. 1962 by Councilmember Engberg, second by Councilmember Jaworski. Mayor Black provided information relative to the questions posed during the public hearing. He stated that when adopting each year's budget, the City takes a conservative approach to anticipating sales tax and property tax revenues. Unanticipated revenues collected during the year are included in a budget amendment. He also noted that use of Cares Act funds is limited in scope. Mayor Black then discussed specific items included in this budget amendment. Councilmember Sunde noted that property and sales tax revenues appear to have increased significantly since 2019 and that he believes property tax relief should be passed on to residents in the form of a levy reduction. Mayor Black explained that the large increase in sales tax receipts is due to a State refunding program through which companies that have applied to the program can receive rebates on sales tax. He stated that large unanticipated receipts are tracked and placed in a reserve fund so that when rebates are called the money is available. Mayor Black then noted that a levy reduction took place earlier in this budget year and that the City's goal is to keep monitoring the levy. Upon roll call vote, Sunde, Mumgaard, Gaines, Jaworski, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Glover and Kluch. Motion passed.

RES. R22-0059 – PUBLIC HEARING AND VOTE – A resolution to approve a Catering Liquor License for Elegant Edge Events LLC d/b/a The Fireside, 841 Tara Plz, Papillion, NE 68046 – Nicole Brown – 597-2021. Mayor Black opened the public hearing and called for proponents and opponents.

Proponent: Natalie Kotrc, The Fireside, 841 Tara Plz, stepped forward as the applicant and stated that The Fireside already holds a retail liquor license for events held at their location; this application is to allow them to cater alcohol at off-site events.

Opponents: None.

No one else came forward and the public hearing was closed. Motion to approve RES. R22-0059 by Councilmember Gaines, second by Councilmember Stubbe. Upon roll call vote, Sunde, Mumgaard, Gaines, Jaworski, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Glover and Kluch. Motion passed.

RES. R22-0066 – A resolution to amend the 2021/2022 salary ranges for management and exempt positions and to include newly created positions – Carrie Svendsen – 827-7619. Motion to approve RES. R22-0066 by Councilmember Jaworski, second by Councilmember Stubbe. Mayor Black called for proponents and opponents. None came forward. Upon roll call

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

RES. R22-0067 – A resolution to approve the appointment of Mark Stursma as Deputy Administrator of Community Development – Mayor David P. Black – 827-1111. Motion to approve RES. R22-0067 by Councilmember Sunde, second by Councilmember Gaines. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Gaines, Jaworski, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Glover and Kluch. Motion passed.

RES. R22-0068 – A resolution to approve the appointment of Travis Gibbons as Planning Director – Mayor David P. Black – 827-1111. Motion to approve RES. R22-0068 by Councilmember Engberg, second by Councilmember Jaworski. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Gaines, Jaworski, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Glover and Kluch. Motion passed.

RES. R22-0069 – A resolution to approve the appointment of Deputy Public Works Director of Engineering Alex Evans as City Engineer – Mayor David P. Black – 827-1111. Motion to approve RES. R22-0098 by Councilmember Jaworski, second by Councilmember Stubbe. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Gaines, Jaworski, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Glover and Kluch. Motion passed.

Mayor Black administered the Oath of Office to Mr. Stursma, Mr. Gibbons, and Mr. Evans.

ADMINISTRATIVE REPORTS:

Committee Reports: Finance & Administration Committee: Councilmember Engberg stated that the Committee met to discuss the leasing of City right-of-way and related Master Fee Schedule updates, which will be presented to the Council at a future date.

Comments from the Floor: Edward Weniger, 1709 Ridgeview Dr, asked for an update regarding the HWY 370 and 84th St development.

Comments from Mayor and Council: Mayor Black provided an update on his events: (1) Mayor Black and staff members attended the ground breaking ceremony for the Sarpy County and Cities Wastewater Agency; (2) Mayor Black and staff members attended the Google announcement event; (3) Mayor Black and staff members attended a tour of the Papillion Foods facility; (4) Mayor Black and Amber Powers attended a meeting with the Papillion Community Foundation; (5) Mayor Black and Tony Gowan attended the Honor & Remember Flag Presentation Ceremony.

Councilmember Stubbe asked if the City is aware in advance when rebates related to the Imagine Nebraska Act (previously addressed by Mayor Black during discussion of ORD. 1962) are requested. Mayor Black noted that the State will not disclose to Cities how much sales tax they will be receiving nor how much rebates will be. He added that Finance Director Nancy Hypse has developed a model to identify large unanticipated sales tax receipts and place those funds into a reserve fund to be held until a rebate is claimed. Mayor Black then stated that the State is now required to give advanced notice of claims over a certain dollar amount.

ADJOURNMENT:


Motion to adjourn by Councilmember Gaines, second by Councilmember Sunde. Upon roll call vote, Sunde, Mumgaard, Gaines, Jaworski, Stubbe, and Engberg all voted yes. Voting no: none. Absent: Glover and Kluch. Motion passed. Meeting adjourned at 7:40 PM.

CITY OF PAPIILLION



DAVID P. BLACK, MAYOR

ATTEST:



NICOLE BROWN, CITY CLERK

