
MINUTE RECORD

PAPILLION CITY COUNCIL MINUTES
TUESDAY, AUGUST 16, 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 August 16, 2022, at 7:00 PM. City Clerk Nicole Brown called the roll. Present were Councilmembers Steve Sunde, Tom Mumgaard, Jason Gaines, Jim Glover, Gene Jaworski, Lu Ann Kluch, Bob Stubbe, Steve Engberg, and Mayor David P. Black. Also present were Deputy City Administrator Phil Green, Deputy Administrator of Community Development Mark Stursma, City Attorney Alan Thelen, Fire Chief Bill Bowes, Police Chief Chris Whitted, Public Works Director Mike Kleffner, Parks & Facilities Director Tony Gowan, Recreation Director Tracy Stratman, Finance Director Nancy Hypse, Library Director Matt Kovar, Human Resources Director Carrie Svendsen, Chief Building Official Brad Sojka, and Administrative Assistant Taylor Baratta.

Mayor Black 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.

Presentation: Chief Whitted briefly explained Commission on Accreditation for Law Enforcement Agencies (CALEA) and introduced Sgt. Mattern. Sgt. Mattern explained what CALEA is and the reaccreditation process. Mayor Black asked of all the law enforcement agencies in the United States, how many are certified as advanced. Sgt. Mattern stated less than ten percent and that the Papillion Police Department is one of the agencies certified as advanced.

Councilmember Stubbe asked about the level of training SROs (school resource officers) receive. Sgt. Mattern explained that SROs receive the same level of training as other officers. Chief Whitted explained that there is a state statute that mandates how SROs are used and the training they are required to have.

ADMINISTRATOR'S REPORT: Deputy City Administrator Phil Green provided an update: (1) The Budget Public Hearing will be on September 6 at 7:30pm or immediately following the City Council Meeting; (2) the last night of the Papillion Farmer's Market will be August 24; (3) City offices will be closed on September 5 in observance of Labor Day; (4) Mr. Stursma will be participating in Leadership Nebraska program.

CONSENT AGENDA ITEMS: (1) Approval of the agenda as presented; (2) Approval of the minutes from the August 2, 2022, City Council Meeting; (3) RES. R22-0138 – A resolution to approve claims as presented – Nancy Hypse – 597-2020; (4) RES. R22-0137 – A resolution to approve Change Order 2 for the Fire Station #3 remodel project – Bill Bowes – 339-8617; (5) RES. R22-0140 – A resolution to approve a Professional Services Agreement between the City of Papillion and HDR Engineering Inc for the southwest booster station pressure reducing valves project – Alex Evans – 597-2043. Motion to

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

BILLS: Abante Marketing: \$657.00 /service; ABM: \$5,203.40 /service; Access Information Protected: \$753.74 /service; Action Batteries Unlimited Inc: \$1,140.00 /supplies; Acushnet Company: \$2,942.91 /merchandise; Adam Boehmer: \$1,217.67 /reimbursement; Administrative Services Corp: \$11,287.82 /pehp; Adscreen Group: \$33,484.00 /service; Advanced Office Automation Inc: \$974.31 /service; Advanced Turf Solutions Inc: \$2,055.00 /supplies; Albert Rhea: \$71.60 /reimbursement; Alfred Benesch & Company: \$3,846.13 /service; All About Doors Inc: \$921.15 /service; All Copy Products Inc: \$32.71 /supplies; All Makes: \$1,718.42 /supplies; American Fence Company: \$442.97 /service; Ameritas Life Insurance Corp: \$13,714.35 /insurance; Aqua-Chem Inc: \$2,710.34 /supplies; Aramark: \$229.00 /service; A-Relief Services Inc: \$542.00 /service; Associated Fire Protection: \$2,788.95 /service; Automotive Warehouse Distributors: \$60.02 /parts; AVI Systems Inc: \$5,391.13 /service; B & D Turf Cars LLC: \$61.05 /service; Back9 Marketing: \$700.00 /service; Badger Meter Inc: \$2,029.20 /service; BairdHolm LLP: \$140.00 /legal; Baker & Taylor: \$4,089.03 /books; Batteries Plus Bulbs 073: \$171.29 /supplies; Baxter Ford of Papillion: \$740.83 /parts; Best Buy Signs: \$3,824.00 /merchandise; Bishop Business Equipment Co: \$8,750.00 /supplies; Blackburn Mfg Co: \$168.27 /supplies; Blackstone Publishing: \$28.00 /supplies; Blue Valley Public Safety Inc: \$540.00 /service; Bluebird Nursery Inc: \$148.50 /supplies; Bobcat Of Omaha: \$135.68 /supplies; Boot Barn Inc: \$377.98 /apparel; Bound to Stay Bound Books Inc: \$189.55 /supplies; Bound Tree Medical LLC: \$3,391.43 /supplies; Brandon Stigge: \$903.66 /reimbursement; Bridgestone Golf Inc: \$395.71 /supplies; Broadcast Microwave Services LLC: \$10,679.00 /supplies; Caleb Budin: \$25.00 /reimbursement; Callaway Golf: \$25.94 /merchandise; Caselle Inc: \$1,909.00 /service; Cash-Wa Distributing: \$1,294.49 /merchandise; Cengage Learning Inc / Gale: \$218.16 /books; Champion Enterprises Inc: \$660.00 /service; Chem-Sult Inc: \$9,446.68 /supplies; Cintas Loc 749: \$310.62 /service; City Of Omaha Cashier: \$370,379.46 /service; City of Papillion Recreation Department: \$425.00 /service; CivicPlus Inc: \$73.63 /service; Coca-Cola of Omaha: \$3,567.17 /merchandise; Commonwealth Communications: \$2,340.84 /service; Comp Choice Inc: \$154.00 /service; Constellation NewEnergy Gas Division: \$7.74 /utilities; Cook's Heating & Air Conditioning: \$4,140.00 /service; Cornhusker Auto Wash Inc: \$165.00 /service; Cornhusker International Trucks Inc: \$2,618.66 /supplies; Cox Business: \$5,644.26 /utilities; Crane Sales & Service: \$2,714.88 /service; Culligan of Omaha: \$66.85 /supplies; CXT Concrete Products: \$98,312.00 /service; D & K Products: \$5,146.08 /supplies; Danko Emergency Equipment Co: \$332.46 /supplies; Daugherty Lawn and Landscape LLC: \$1,400.00 /service; Dell Marketing LP: \$118.47 /equipment; EBSCO Industries Inc: \$3,749.21 /service; Echo Group Inc: \$1,536.00 /supplies; Ennis Flint Inc: \$8,326.00 /supplies; Eric Van Sky: \$814.07 /refund; FAC Print & Promo Company: \$3,782.29 /supplies; Factory Motor Parts Co: \$98.39 /supplies; Felsburg Holt & Ullevig: \$14,323.75 /service; Fifth Asset Inc: \$9,750.00 /subscription; Fikes Commercial Hygiene LLC: \$77.70 /service; Fontenelle Nature Association: \$320.00 /fees; Fritz Weiss: \$300.00 /LOSAP; Galls-Quartermaster: \$223.79 /supplies; General Traffic Controls Inc: \$10,810.00 /supplies; GPS Technologies Inc: \$110.00 /service; Grainger Inc: \$4,922.36 /supplies; Great Plains Uniforms LLC: \$12,835.93 /service; Gretna Guide & News: \$238.17 /subscription; Gretna Sanitation Inc: \$117.00 /service; Grunwald Mech Contr and Eng: \$715.00 /service; Haney Shoe Store Inc: \$344.98 /supplies; Harm's Concrete: \$172.75 /goods; Hawkins Inc: \$10,731.61 /supplies; Heartland Pest Control Inc: \$120.00 /service; Heartland Tires & Treads - Omaha: \$1,933.92 /supplies; Helget Gas Products Inc: \$771.40 /supplies; Herb Thompson: \$450.00 /reimbursement; hibu Inc - West: \$52.75 /service; Hobby Lobby Stores Inc: \$44.90 /supplies; Hometown Leasing: \$357.90 /service; Hornung's Golf Products Inc: \$48.75 /merchandise; Host Coffee Service:

\$193.98 /supplies; Huntington National Bank: \$4,949.81 /service; Hy-Vee: \$275.00 /supplies; InfoSafe Shredding Inc: \$90.00 /service; Ingram Library Services: \$43.42 /books; International Code Council Inc: \$405.10 /supplies; Invoice Cloud Inc: \$9,149.73 /service; Isabella Kessinger: \$8.75 /reimbursement; Jack Miller: \$300.00 /LOSAP; Jessica Hubbard: \$56.25 /reimbursement; Jessica Moore: \$936.07 /reimbursement; Jochim Precast Concrete: \$10,168.35 /service; John Schendt: \$300.00 /LOSAP; Johnson Brothers of Nebraska: \$2,291.28 /supplies; Jones Automotive Inc: \$17,710.05 /supplies; Jones Polygraph Service: \$350.00 /service; Jumpers 4 You: \$511.00 /service; K Electric Company Inc: \$654.15 /service; Kanopy Inc: \$307.00 /service; Kathie Cooper: \$70.61 /reimbursement; Kathy Andersen: \$35.00 /reimbursement; Kriha Fluid Power Co Inc: \$83.22 /supplies; Larsen Supply Company: \$1,492.55 /supplies; Lewis Implement Company: \$634.25 /supplies; Librarica LLC: \$773.70 /service; Lions Automotive Upholstery: \$375.00 /service; Logan Contractors Supply Inc: \$932.80 /supplies; Logo Logix Embroidery & Screen: \$1,581.00 /service; Lowe's Business Account/SYNCB: \$1,503.54 /supplies; Lueder Construction Company: \$261,660.25 /service; Marco Technologies LLC NW 7128: \$942.65 /contract; Mark Nygaard: \$2,240.00 /service; Mark Stursma: \$380.45 /reimbursement; Marketing Inc: \$192.55 /supplies; Martin Asphalt: \$324.00 /supplies; Matheson Tri-Gas Inc: \$309.59 /supplies; Menards - Bellevue: \$133.52 /supplies; Menards - Ralston: \$94.94 /supplies; Metro: \$2,797.00 /service; Meyer Laboratory Inc: \$1,250.00 /supplies; Michael Todd & Company Inc: \$545.50 /supplies; Microfilm Imaging Systems Inc: \$70.00 /service; Midlands Printing & Business Forms: \$601.55 /supplies; Midwest Laboratories Inc: \$800.00 /service; Midwest Tape: \$897.20 /audio; Midwest Turf & Irrigation: \$35,188.66 /supplies; Miller & Sons Golf Cars LLC: \$4,960.02 /parts; Motorola Solutions Inc: \$34,630.20 /supplies; Mower Doctor: \$82.08 /service; Nancy Zaraya: \$229.04 /service; Napa Auto Parts: \$619.10 /supplies; National Safety Council Nebraska: \$650.00 /training; NE Dept of Environment and Energy: \$345.00 /license; NE Dept of Revenue: \$110,174.30 /government; Nebraska Air Filter Inc: \$1,231.44 /supplies; Nebraska Golf Association: \$92.00 /membership; Nebraska Home Appliance: \$115.00 /service; Nebraska Library Commission: \$2,047.10 /dues; Nebraska-Iowa Industrial Fasteners Corp: \$808.19 /supplies; OCLC Inc: \$778.18 /supplies; ODP Business Solutions: \$1,663.81 /supplies; Omaha Compound Company: \$3,054.48 /supplies; Omaha Public Power District: \$162,218.44 /electricity; Omaha World-Herald: \$261.44 /advertising; OMNI Engineering: \$1,313.39 /supplies; One Call Concepts Inc: \$576.12 /service; One Source The Background Check Co: \$122.00 /service; O'Reilly Auto Parts: \$1,281.94 /supplies; Papillion La Vista School District: \$125.00 /service; Papillion Sanitation: \$4,553.63 /refuse; Papillion-La Vista South High School: \$400.00 /books; Papiro Valley Nursery Inc: \$199.50 /landscaping; Papiro-Missouri River NRD: \$1,289,428.84 /service; PepperBall: \$1,614.00 /supplies; Personnel Evaluation Inc: \$53.00 /supplies; PING: \$737.13 /merchandise; Pitney Bowes Global Financial Services: \$159.57 /service; Pomp's Tire Service Inc: \$1,912.49 /supplies; Postmaster: \$3,200.00 /service; Premier-Midwest Beverage Co: \$2,166.52 /merchandise; Quadient Finance USA Inc: \$1,317.75 /service; Quality Brands of Omaha Inc: \$8,370.05 /merchandise; Quill Corporation: \$174.31 /supplies; RAKA: \$477.05 /supplies; Ray Martin Company of Omaha: \$3,844.72 /service; Raymond D Higgins: \$300.00 /LOSAP; Ready Mixed Concrete Company: \$8,159.77 /supplies; Reams Sprinkler Supply: \$643.20 /supplies; Regal Awards Inc: \$22.32 /service; Reserve Account: \$1,000.00 /postage; Revela: \$490.00 /supplies; Revolution Wraps LLC: \$3,924.05 /service; Rich Higgins: \$300.00 /LOSAP; Richard Tucker: \$274.34 /refund; Rose Equipment Inc: \$184.02 /supplies; Rotella's Italian Bakery Inc: \$447.59 /supplies; Russell L Zeeb: \$300.00 /LOSAP; Sam's Club - Golf: \$4,590.23 /supplies; Sam's Club - Rec: \$1,105.98 /supplies; Sandbox Custom Pubs: \$1,985.00 /service; Sapp Bros Inc - Omaha: \$45,324.42 /fuel; Sarpy County Chamber of Commerce: \$425.00 /membership; Sarpy County Register of Deeds: \$302.00 /service; Sarpy County SID 97: \$5,246.27 /service; Sarpy County Treasurer: \$6,422.00 /service; Secretary of State: \$110.00 /fee; Security Equipment Inc: \$4,834.52 /service; Signs Now: \$54.00 /service; Spin Linen Management: \$339.08 /supplies; Springshare LLC: \$856.00 /service; Standard Heating & Air Inc:

\$2,367.90 /service; Targets Online: \$911.50 /supplies; Ted's Mower Sales & Service Inc: \$138.17 /supplies; The Lifeguard Store: \$271.58 /supplies; The Schemmer Associates Inc: \$205.50 /service; Tilmer's Tree Care Inc: \$488.00 /service; Timothy J Bazar: \$3,011.70 /service; TK Elevator Corporation: \$408.98 /service; Tracy Stratman: \$36.20 /reimbursement; Traf-Sys Inc: \$557.00 /supplies; TransUnion Risk and Alternative: \$111.00 /service; Travis M Rozeboom: \$37.81 /reimbursement; TruGreen Commercial: \$520.80 /service; Tuff Turf Lawn Care Inc: \$1,512.00 /service; Ty's Outdoor Power & Service: \$58.57 /supplies; Union Bank & Trust Company: \$101,741.82 /bonds; Unite Private Networks LLC: \$6,568.40 /service; US Bank Corporate Payment Systems: \$39,405.23 /service; US Foods Inc: \$2,222.45 /supplies; USABlue Book: \$5,139.48 /supplies; Utility Equipment Company: \$3,884.79 /supplies; Valentino's: \$1,609.75 /food; Van Wall Equipment: \$288.74 /supplies; Verizon Wireless: \$3,135.55 /utilities; Vermeer High Plains: \$1,079.94 /supplies; Vierregger Electric Company Inc: \$118,258.67 /service; Walkers Inc dba Max I Walker: \$591.65 /service; Waste Management: \$148.20 /service; Wells Fargo Financial Leasing: \$132.00 /service; Westlake Ace Hardware: \$65.75 /merchandise; White Cap LP: \$573.29 /supplies; Zimco Supply Co: \$1,913.50 /supplies; Bank Transaction Fees: \$30,742.75 /; Payroll: \$968,738.86 /; **Total: \$3,124,854.82.**

ORDINANCES FIRST READING:

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 SW 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. Introduced by Councilmember Engberg.

ORD. 1974 – An ordinance to approve the FY2022-2023 Budget – Nancy Hypse – 597-2020. Introduced by Councilmember Kluch.

ORDINANCES SECOND READING AND PUBLIC HEARINGS:

ORD. 1971 – An ordinance to approve a Change of Zone from AG (Agricultural), R-2 (Single-Family Residential), R-4 (Multiple-Family Residential), and GC (General Commercial) to R-4 (Multiple-Family Residential) for the property legally described as a tract of land being a replatting of the following described properties: Tax Lot 6A1B3, Tax Lots 8A and 8B, Tax Lot 7A, Tax Lot 14B1A, Tax Lot 34A and Tax Lot 38, in the N ½ of Section 27, T14N, R12E of the 6th P.M., Sarpy County, NE; Tax Lot 7B in the SE ¼ of the NE ¼ of Section 28, T14N, R12E said Sarpy County; Lots 1, 2 and 3, Chapman's and Horn's Addition, Lot 2, Dlouhy Addition Replat 1, and Lots 1 and 2, Dlouhy Addition Replat 2, generally located on the NW corner of S Washington St and Lincoln St. The applicant is the City of Papillion. (Papillion Landing) – Travis Gibbons – 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. 1972 – An ordinance to approve a Change of Zone from AG (Agricultural) to CC (Community Commercial), MU (Mixed Use), R-4 (Multiple-Family Residential), R-4/PUD-2 (Multiple-Family Residential/Planned Unit Development (Specific)), and RE (Residential Estates) for the property legally described as part of Tax Lot 7, Section 12, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 72nd St and Capehart Rd. The applicant is Gene Graves. (Oak Leaf) – Travis Gibbons – 597-2077. Mayor Black opened the public hearing and called for proponents and opponents.

Proponent: Larry Jobeun, Fullenkamp Jobeun Johnson and Beller, 11440 W Center Rd, Omaha, came forward on behalf of the applicant. Mr. Jobeun briefly explained the project and stated he was available for questions.

Councilmember Sunde asked what will be done to widen S 72nd St. Mr. Jobeun explained that S 72nd Street will ultimately be widened once this development is built out.

Opponents: None.

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

ORDINANCES THIRD READING AND RESOLUTIONS:

RES. R22-0125 – PUBLIC HEARING AND VOTE – A resolution to approve a Preliminary Plat for the property legally described as a tract of land being a replatting of the following described properties: Tax Lot 6A1B3, Tax Lots 8A and 8B, Tax Lot 7A, Tax Lot 14B1A, Tax Lot 34A and Tax Lot 38, in the N ½ of Section 27, T14N, R12E of the 6th P.M., Sarpy County, NE; Tax Lot 7B in the SE ¼ of the NE ¼ of Section 28, T14N, R12E said Sarpy County; Lots 1, 2 and 3, Chapman's and Horn's Addition, Lot 2, Dlouhy Addition Replat 1, and Lots 1 and 2, Dlouhy Addition Replat 2, generally located on the NW corner of S Washington St and Lincoln St. The applicant is the City of Papillion. (Papillion Landing) – Travis Gibbons – 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. R22-0125 by Councilmember Stubbe, second by Councilmember Jaworski. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed.

RES. R22-0126 – PUBLIC HEARING AND VOTE – A resolution to approve a Preliminary Plat for the property legally described as part of Tax Lot 7, Section 12, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 72nd St and Capehart Rd. The applicant is Gene Graves. (Oak Leaf) – Travis Gibbons – 597-2077. Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Larry Jobeun, Fullenkamp Jobeun Johnson and Beller, 11440 W Center Rd, Omaha, came forward on behalf of the applicant. Mr. Jobeun briefly explained the Preliminary Plat, the phases of the project, and the types of lots that will be built and where they would be built within the development. Councilmember Mumgaard asked for more information regarding the proposed PUD-2 area and why there are proposed 5-ft setbacks. Mr. Jobeun stated that this area will be completely maintained by the homeowners' association, homes are expected to start around \$500,000, and the PUD will include its own clubhouse and pool. Councilmember Mumgaard asked if this area will be a gated community. Mr. Jobeun stated it will not.

Councilmember Mumgaard stated that conceptually the 5-ft setbacks would have lowered prices of houses, but that is not the case here. Mr. Jobeun stated that is correct. Councilmember Mumgaard explained that he is not opposed to what is being proposed but does not want to establish that the City will permit the 5-ft setbacks generally when they do not have a corresponding reduction in housing prices. Councilmember Mumgaard stated that he does not typically want to modify the 10-ft setbacks unless there is a benefit. Mr. Jobeun explained that the benefit is the diversity in housing and that this would provide a different lifestyle and housing option. Councilmember Jaworski explained that he does not agree with the 5-ft setbacks, but if they are to be allowed then the houses should be cheaper.

Councilmember Gaines asked if there is any information available on what the savings on maintenance cost would be if the services proposed were not provided within the PUD area. Mr. Jobeun explained that he does not have exact costs, but the more houses built then the lower the homeowners' association costs would be.

Councilmember Engberg asked if there are any duplexes, triplexes, etc., proposed to be built within the full development area. Mr. Jobeun stated that there are and explained what areas in the development duplexes are proposed to be built. The duplexes would be built in Phase 3 of this development.

Councilmember Sunde asked where the greenspaces would be located within the development. Mr. Jobeun identified the proposed greenspace areas.

Opponents: Matthew Davis, 6401 Capehart Rd, explained his concerns of the housing within the development not being affordable, greenspace areas that are not usable, and sewer capacity being nearly met. He then added that he does not believe that this development would benefit the community or bring it any value.

Mr. Jobeun explained the proposed park location and the greenspace areas. Many of the greenspace areas located within the drainage areas are not able to be built on or developed. Mr. Jobeun stated that this project is important to the Sarpy County and Cities Wastewater Agency (SCCWA) because it will be the first large development that will be connecting to the SCCWA sewer system.

Councilmember Mumgaard asked for confirmation of where the building will begin for the SCCWA sewer system along the ridgeline and how it would fit with the building of this development. Mayor Black explained how the SCCWA sewer system would be built and its proposed timeline. Mr. Jobeun explained that his understanding is that the sewer system is expected to be in service by Fall 2024, which will be about when houses will be ready to begin getting built on the lots within the development.

No one else came forward and the public hearing was closed. Motion to approve RES. R22-0126 by Councilmember Stubbe, second by Councilmember Gaines. Councilmember Jaworski explained he did not plan on supporting this project because he is not in favor of the 5-ft setbacks. Councilmember Mumgaard stated that he does not disagree with Councilmember Jaworski, but that he plans on supporting this project because the 5-ft setbacks in this proposed development aim at attracting a different kind of homeowner.

Councilmember Sunde stated that he agrees with Councilmember Jaworski and that he does not plan on supporting this project. Councilmember Jaworski explained that he does not want to start allowing 5-ft setbacks in every new neighborhood.

Councilmember Gaines asked if there is a similar type of development by Werner Park that has 5-ft setbacks. Mr. Stursma stated that there is and that these areas target homeowners who are not interested in having any outdoor maintenance or large yards and would rather have features such as a clubhouse and pool. These PUD areas create a neighborhood within a neighborhood. Councilmember Gaines stated that his recollection of the only time when the City has waived the 10-ft setback is when the PUD is full service. Councilmember Kluch stated that she plans on supporting this project.

Upon roll call vote, Mumgaard, Gaines, Glover, Kluch, Stubbe, Engberg all voted yes. Voting no: Sunde and Jaworski. Motion passed.

RES. R22-0136 – A resolution to approve a request for Private Water Supply Well Permit for 13309 S 72nd St – Alex Evans – 597-2043. Motion to approve RES. R22-0136 by Councilmember Gaines, second by Councilmember Glover. Mayor Black called for proponents and opponents. None came forward.

Councilmember Stubbe asked why the old well would not be decommissioned and why there is a new one being requested. He also wanted to clarify that the new well would eventually connect to the public water system once it is available and how the City would know and be able to enforce when the well is connected. Mayor Black explained that there is an existing farmhouse that is being serviced by an existing well. A new legal lot will be created during the process of platting the land that the proposed Oak Leaf development sits on, and with that new legal lot the new well permit will be servicing a new house. Mayor Black explained that there is a general rule when there is a municipal supply in a certain area and a well fails, then it must be connected to the municipal supply. Mr. Stursma added that the enforcement would be written in the subdivision agreement.

Councilmember Mumgaard asked why the second house was being built. Randy Sump, 9201 Plum Dale Rd, La Vista, stated that his parents live in the existing farmhouse and he is wanting to build a second house on the new lot to assist them with their farm.

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

RES. R22-0139 – A resolution to approve a Lease Agreement for 145 W 2nd St to 360 Community Services, Inc – Phil Green – 827-1778. Motion to approve RES. R22-0139 by Councilmember Jaworski, second by Councilmember Kluch. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed.

ADMINISTRATIVE REPORTS:

Committee Reports: Audit Ad Hoc Committee: Councilmember Kluch explained that the Committee discussed the Audit Plan and Engagement Letter and provided a tentative timeline for the plan.

Comments from the Floor: None.

Comments from Mayor and Council: Mayor Black provided an update on his events: (1) The Public Safety Committee will be meeting on September 6; (2) the City website now has a Visitor's Guide page for the public; (3) the last Papillion's Farmer's Market for the season will be on August 24; (4) Dog Day's at the Bay will be on August 27; (5) the League of Nebraska Municipalities Conference will be September 14-15; (6) the Sarpy County Chamber Economic Outlook 2022 will be on September 15.

ADJOURNMENT:


Motion to adjourn by Councilmember Glover, second by Councilmember Gaines. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all vote yes. Voting no: none. Motion passed. Meeting adjourned at 8:07 PM.

CITY OF PAPILLION



DAVID P. BLACK, MAYOR

ATTEST:



NICOLE BROWN, CITY CLERK

