
MINUTE RECORD

PAPILLION CITY COUNCIL MINUTES TUESDAY, SEPTEMBER 5, 2023 @ 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 September 5, 2023, at 7:00 PM. City Clerk Nicole Brown called the roll. Present were Councilmembers Steve Sunde, Tom Mumgaard, Jason Gaines, Jim Glover, David Fanslau, Lu Ann Kluch, Bob Stubbe, Steve Engberg, and Mayor David P. Black. Also present were City Administrator Amber Powers, Deputy City Administrator Mark Stursma, Finance Director Nancy Hypse, Recreation Director Tracy Stratman, Parks and Facilities Director Tony Gowan, City Attorney Nicole Hutter, Planning Director Travis Gibbons, Fire Chief Robb Gottsch, Public Works Director Michael Kleffner, Human Resources Director Carrie Svendsen, Chief Building Official Brad Sojka, Library Director Matt Kovar, and Communications Manager Trent Albers.

Mayor Black led those present in the Pledge of Allegiance.

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

ADMINISTRATOR'S REPORT: City Administrator Amber Powers provided an update: (1) The Recreation Department will be hosting Friday Night Bites on September 15th and October 20th; (2) Sump Memorial Library will be hosting Papillion Book Fest on September 16th; (3) There will be a Butterfly Garden Party on September 24th; (4) The 55+ Club will be holding its Annual Fall Festival on October 7th.

CONSENT AGENDA ITEMS: (1) **Approval of the agenda as presented;** (2) **Approval of the minutes from the August 15, 2023, City Council Meeting;** (3) **RES. R23-0138 – A resolution to approve claims as presented – Nancy Hypse – 597-2020;** (4) **RES. R23-0143 – A resolution to approve the engagement of FORVIS, LLP to perform the City's audit for fiscal year ending 9/3/2023 – Nancy Hypse – 597-2020;** (5) **RES. R23-0144 – A resolution to approve a Master Service Agreement for the purchase and deployment of online procurement and contract management software from OpenGov – Nancy Hypse – 597-2020;** (6) **RES. R23-0146 – A resolution to approve the appointment of Craig Mielke to the Planning Commission for a term of three years from September 2023 to September 2026 – Introduced by Mayor David P. Black, Staff Report by Travis Gibbons – 597-2077.** Motion to approve the Consent Agenda by Councilmember Gaines, second by Councilmember Glover. Mayor Black called for proponents and opponents. None came forward. Mayor Black briefly explained the vacancy on the Planning Commission and introduced Mr. Mielke. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed.

BILLS: A X Plumbing: \$3815.50/services; AA Wheel & Truck Supply Inc: \$70.62/supplies; Abante Marketing: \$1013.47/service; Action Batteries Unlimited Inc: \$350.40/supplies; Acushnet

Company: \$2401.37/merchandise; Advanced Office Automation Inc: \$637.60/service; Affordable Solutions Inc: \$14.00/service; AKRS Equipment Solutions Inc: \$510.26/supplies; All Copy Products Inc: \$183.56/supplies; Anderson Auto Group: \$112340.00/vehicles; Andrew J Rivera: \$973.15/service; Applied Concepts Inc: \$2695.00/parts; Aqua-Chem Inc: \$2869.60/supplies; Aramark: \$1111.54/service; Arcoro Holdings Corp: \$5.50/service; A-Relief Services Inc: \$2640.00/service; Associated Fire Protection: \$3678.44/service; Athletico Physical Therapy: \$185.00/medical service; AVI Systems Inc: \$6245.00/service; Badger Body & Truck Equipment Co: \$5387.00/supplies; Baker & Taylor: \$6823.64/books; Batteries Plus Bulbs 073: \$50.30/supplies; Bauer Built Tire: \$250.00/parts; Baxter Ford of Papillion: \$1054.61/parts; Big Rig Truck Accessories: \$710.00/parts; Black Hills Energy: \$5837.21/natural gas; Blackburn Mfg Co: \$610.28/supplies; Blue Cross Blue Shield: \$416231.58/insurance; Bobcat Of Omaha: \$9871.72/supplies; Bomgaars: \$1559.89/supplies; Boot Barn Inc: \$332.98/apparel; Bound Tree Medical LLC: \$2531.74/supplies; Caleb Budin: \$48.47/reimbursement; Callaway Golf: \$938.16/merchandise; CCH Incorporated: \$1327.55/supplies; Celebrity Homes: \$44918.81/refund; Cengage Learning Inc / Gale: \$209.17/books; Chem-Sult Inc: \$24229.62/supplies; Chemtrade Chemicals Corporation: \$4706.49/supplies; CHI Health Clinic: \$6417.65/Medical; Cintas Loc 749: \$214.80/service; City of Council Bluffs: \$150.00/government; City of La Vista: \$1882.63/agreement; City of Papillion Recreation Department: \$375.00/service; CivicPlus Inc: \$6066.78/service; Club Forms Inc: \$1966.14/supplies; Cobra PUMA Golf Inc: \$2766.21/supplies; Coca-Cola of Omaha: \$6086.86/merchandise; Conner Psychological Services PC: \$425.00/service; Conney Safety Products LLC: \$17.86/supplies; Core & Main: \$14522.08/supplies; Cornhusker International Trucks Inc: \$1420.96/supplies; Cox Business: \$2060.80/utilities; Creative Product Sourcing Inc - DARE: \$614.40/supplies; D & K Products: \$22880.28/supplies; Daugherty Lawn and Landscape LLC: \$645.00/service; David Black: \$65.50/reimbursement; Dell Marketing LP: \$1130.00/equipment; Depository Trust Company: \$2966737.58/payment; Dexter Pump Service LLC: \$810.40/service; Diamond Vogel: \$1526.95/supplies; Diventures LLC: \$21648.55/services; Double K Feed Inc: \$990.00/supplies; Douglas County Sheriff's Office: \$337.50/service; DXP Enterprises Inc: \$1150.00/supplies; Eakes Office Solutions: \$263.79/supplies; EBSCO Industries Inc: \$2362.00/service; Exchange Bank Leasing Division: \$1175.92/lease; FAC Print & Promo Company: \$351.00/supplies; Farmers Union Co-Operative Assn: \$106.00/supplies; FastSigns: \$220.20/supplies; Feld Fire: \$150.00/supplies; Felsburg Holt & Ullevig: \$27225.55/service; Ferguson Enterprises Inc: \$529.31/supplies; Fikes Commercial Hygiene LLC: \$56.00/service; Findaway World LLC: \$365.70/books; Fire Protection Services LLC: \$2752.50/service; FNIC: \$464.00/insurance; Forcible Entry Inc: \$9690.00/supplies; Gear For Sports Inc: \$1105.59/advertising; Getzchman Heating LLC: \$54.35/refund; Golden Designs Inc NA: \$3600.00/supplies; GPS Technologies Inc: \$1494.00/service; Grainger Inc: \$812.24/supplies; Great Plains Contractor Services LLC: \$889.25/services; Great Plains Uniforms LLC: \$1067.46/service; Harm's Concrete: \$14170.35/goods; Hawkins Inc: \$7131.34/supplies; Hayes Mechanical LLC: \$374.13/service; HDR Engineering Inc: \$625.48/service; Heartland Pest Control Inc: \$385.00/service; Heartland Refrigeration: \$150.00/repair; Heartland Tires & Treads - Omaha: \$1189.78/supplies; hibu Inc - West: \$53.52/service; Hi-Line Inc: \$140.80/supplies; Home Depot Credit Services: \$684.78/supplies; Host Coffee Service: \$138.64/supplies; Hotsy Equipment Co / A NE Corp: \$434.00/supplies; HUB International Great Plains LLC: \$368.00/service; Hy-Vee: \$663.81/supplies; Ideal Pure Water: \$22.00/supplies; InfoSafe Shredding Inc: \$30.00/service; iProjectSolutions LLC: \$8050.00/supplies; Jaelynn M Bremer: \$20.57/reimbursement; Jamie Olmer: \$251.98/reimbursement; Jeffrey Payton: \$123.26/reimbursement; JEO Consulting Group Inc: \$16322.50/services; Jessica Hubbard: \$43.23/reimbursement; John Lindsay: \$19.65/reimbursement; Johnson Brothers of Nebraska: \$1466.69/supplies; JP Cooke Company: \$110.65/supplies; K Electric Company Inc: \$506.50/service; Katie Wardell: \$255.00/refund; Kersten Precast Concrete LLC: \$6622.00/supplies; Kevin Eischeid: \$34.95/reimbursement;

Kronos SaaS Inc: \$8709.31/payroll; Landport Systems Inc: \$125.00/service; Larsen Supply Company: \$1504.90/supplies; LeadsOnline LLC: \$3995.00/service; Life-Assist Inc: \$94.40/supplies; Lincoln Financial Group: \$9840.75/insurance; Lincoln Winwater Works Co: \$12045.53/supplies; Linde Gas & Equipment: \$63.11/supplies; Logan Contractors Supply Inc: \$2118.51/supplies; Loveland Grass Pad Inc: \$44.90/supplies; Lyman-Richey Sand & Gravel: \$542.16/supplies; M&J's Precision Caulking LLC: \$300.00/service; Malloy Electric: \$5962.97/service; Marco Technologies LLC NW 7128: \$201.07/contract; Mellen & Associates Inc: \$18711.48/supplies; Menards - Bellevue: \$142.58/supplies; Menards - Ralston: \$346.58/supplies; Metering & Technology Solutions: \$7499.52/supplies; Metro Landscape Materials & Recycling: \$630.00/supplies; Metropolitan Utilities District: \$457.92/utilities; Michael Kleffner: \$779.40/reimbursement; Michael Todd Industrial Supply: \$38431.00/supplies; Microfilm Imaging Systems Inc: \$70.00/service; Midlands Printing & Business Forms: \$1088.13/supplies; Midwest Petroleum Equipment: \$442.31/service; Midwest Turf & Irrigation: \$7761.17/supplies; Miller & Sons Golf Cars LLC: \$3605.00/parts; Municipal Supply Inc of Omaha: \$3039.96/supplies; mySidewalk Inc: \$1500.00/service; Napa Auto Parts: \$584.00/supplies; NE Public Health Environ Laboratory: \$2069.00/service; Nebraska Air Filter Inc: \$314.04/supplies; Nebraska Furniture Mart Inc: \$117.54/merchandise; Nebraska Notary Association: \$38.99/supplies; Nebraska State Fire Marshal Agency: \$72.00/registration; Nebraska-Iowa Industrial Fasteners Corp: \$28.28/supplies; Newman Signs Inc: \$819.24/supplies; NMC Inc: \$728.27/supplies; No Pressure Power Washing LLC: \$300.00/services; Novelty Lights Inc: \$991.00/supplies; Omaha Compound Company: \$10828.95/supplies; OMNI Engineering: \$1822.50/supplies; O'Reilly Auto Parts: \$946.77/supplies; Papillion Rural Fire District: \$82989.00/service; Papillion Sanitation: \$2222.65/refuse; Petersen Printing: \$760.00/supplies; Pioneer Manufacturing Company: \$1755.60/supplies; Planet Boom Productions: \$1200.00/service; Pomp's Tire Service Inc: \$695.46/supplies; Pop Fund: \$8324.85/reimbursement; Prairie Mechanical Corporation: \$3630.52/service; Praters Flooring: \$184.92/supplies; Premier-Midwest Beverage Co: \$6190.68/merchandise; Prestige Construction, Inc.: \$533.96/refund; Prier Tire Supply Inc: \$565.99/supplies; Quadiant Finance USA Inc: \$775.00/service; Quality Brands of Omaha Inc: \$14277.40/merchandise; Raymond Dessel: \$600.00/reimbursement; Ready Mixed Concrete Company: \$518.98/supplies; Regal Awards Inc: \$15.00/service; RND: \$32.00/merchandise; Rogue Fitness: \$5986.94/supplies; Rotella's Italian Bakery Inc: \$821.74/supplies; S&S Pumping Service LLC: \$2100.00/service; Sally Jones: \$145.67/reimbursement; Sam's Club - Public Works: \$71.52/supplies; Sandry Fire Supply LLC: \$1440.50/supplies; Sapp Bros Inc - Omaha: \$9369.73/fuel; Sarpy County GOP: \$341.00/refund; Sarpy County Treasurer: \$4934.96/service; Security Equipment Inc: \$90.00/service; Shawn Davis: \$600.00/reimbursement; Shirt Shack Omaha Inc: \$297.60/supplies; Silex Group LLC: \$593.34/supplies; Southern Carlson Inc: \$455.00/supplies; Spin Linen Management: \$550.74/supplies; Sprint: \$50.28/utilities; St Andrews Products Co: \$545.36/products; Standard Heating & Air Inc: \$2367.90/service; Standard Plumbing Service Inc: \$90.00/service; Staples Inc: \$1151.65/supplies; Suburban Newspapers Inc: \$2133.34/service; Sweetwater Sound LLC: \$4280.45/supplies; TacticalGear.com: \$1980.00/supplies; Targets Online: \$900.00/supplies; Taylor Made Golf Company: \$276.74/merchandise; Ted's Mower Sales & Service Inc: \$6.51/supplies; The Home Depot Pro: \$183.90/supplies; The Library Store Inc: \$530.33/supplies; The Schemmer Associates Inc: \$3629.25/service; The Sherwin-Williams Co: \$166.11/supplies; The UPS Store - 5359: \$23.11/service; Thermo King Christensen: \$80.14/supplies; Thomson Reuters - West Payment Center: \$397.55/supplies; Thryv Inc: \$151.24/service; Tilmer's Tree Care Inc: \$620.00/service; TJN Enterprises Inc: \$675.00/service; TK Elevator Corporation: \$423.30/service; TMS Production Integration: \$1519.00/service; Tool Shed Of Omaha Inc: \$1367.05/supplies; Toro NSN: \$350.00/service; Torqbuddy LLC: \$4793.97/supplies; Tuff Turf Lawn Care Inc: \$1500.00/service; Turfwerks: \$210.82/supplies; Ty's Outdoor Power & Service: \$9740.08/supplies; Uline Inc: \$372.17/supplies; Union Bank & Trust Company: \$98969.82/bonds; Unite Private Networks LLC:

\$13000.00/service; United Healthcare: \$236.31/reimbursement; University of Nebraska Medical Center: \$107.00/service; US Foods Inc: \$4141.17/supplies; USABlueBook: \$4990.46/supplies; Utility Equipment Company: \$867.05/supplies; Valentino's: \$756.00/food; Verizon Wireless: \$1418.83/utilities; Vierregger Electric Company Inc: \$1888.00/service; Walmart Community/Capital One: \$142.46/supplies; Waystar Health: \$164.35/service; Wells Fargo Financial Leasing: \$901.00/service; Westlake Ace Hardware: \$4.99/merchandise; White Cap LP: \$25.98/supplies; Wireless CCTV LLC: \$44294.46/service; Woodhouse Parts Direct: \$1857.01/service; Yost Excavating Inc: \$201915.90/services; Zimco Supply Co: \$4012.56/supplies; ZOLL Medical Corporation: \$314.12/supplies; Payroll: \$990,040.68; **Total: \$5,560,749.02.**

ORDINANCES FIRST READING:

ORD. 2008 – An ordinance to amend Papillion Municipal Code §150-3 and to repeal §166-2 and §166-11 to clearly address permitted obstructions within right-of-way – Michael Kleffner – 597-2043. Introduced by Councilmember Engberg.

ORDINANCES SECOND READING AND PUBLIC HEARING:

ORD. 2006 – An ordinance to amend Papillion Municipal Code Chapter 69 regarding salaries – Carrie Svendsen – 916-9645. Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: None.

Opponent: Edward Weniger, 1709 Ridgeview Dr, stated that he appreciates all that staff does but would like to know when money will be returned to the taxpayers.

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

ORD. 2007 – An ordinance to establish the 2023/2024 salary ranges for management and exempt positions – Carrie Svendsen – 916-9645. Mayor Black opened the public hearing and called for proponents and opponents. None came forward and the public hearing was closed.

ORDINANCES THIRD READING AND RESOLUTIONS:

ORD. 2003 – An ordinance to approve an amendment to the FY2022-2023 Budget – Nancy Hypse – 597-2020. Motion to approve ORD. 2003 by Councilmember Glover, second by Councilmember Stubbe. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed.

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 SW of S 156th St and Schram Rd. The applicant is Hubbell Realty. (Sarpy West Industrial) – Travis Gibbons – 597-2077. Motion to approve ORD. 1963 by Councilmember Kluch, second by Councilmember Stubbe. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed.

RES. R23-0139 – A resolution to approve a Final Plat for the property legally described as tract of land located in the NE ¼ of Section 3, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located SW of S 156th St and Schram Rd. The applicant is Hubbell Realty. (Sarpy West Industrial) – Travis Gibbons – 597-2077. Motion to approve RES. R23-0139 by

Councilmember Fanslau, second by Councilmember Stubbe. Mayor Black called for proponents and opponents.

Proponent: Larry Jobeun of Fullenkamp, Jobeun, Johnson, and Beller, 11440 W Center Rd, Ste C, Omaha, came forward on behalf of the applicant.

Opponents: None.

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

RES. R23-0140 – A resolution to approve the Sarpy West Industrial Subdivision Agreement – Travis Gibbons – 597-2077. Motion to approve RES. R23-0140 by Councilmember Fanslau, second by Councilmember Kluch. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed.

RES. R23-0141 – A resolution to approve Christi A Reynolds as the Corporate Manager for Sam’s Club #6181 for their Class C Liquor License – Nicole Brown – 597-2021. Motion to approve RES. R23-0141 by Councilmember Gaines, second by Councilmember Glover. Mayor Black called for proponents and opponents. None came forward. Mayor Black noted for the record that the applicant was present. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed.

RES. R23-0148 – A resolution to call the General Fund Warrants of SID 151 Schwer Industrial Park – Nancy Hypse – 597-2020. Motion to approve RES. R23-0148 by Councilmember Kluch, second by Councilmember Stubbe. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed.

RES. R23-0149 – A resolution to call the Construction Fund Warrants of SID 151 Schwer Industrial Park – Nancy Hypse – 597-2020. Motion to approve RES. R23-0149 by Councilmember Stubbe, second by Councilmember Gaines. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed.

ADMINISTRATIVE REPORTS:

Committee Reports: Public Safety Committee: Chairperson Kluch stated that the Committee was provided an update on the Property Maintenance Code.

Comments from the Floor: None.

Comments from Mayor and Council: Mayor Black provided an update on his events: (1) Mayor Black and staff attended the Grow Sarpy VIP Reception Event; (2) Mayor Black attended the PLV Schools Gala; (3) Mayor Black and staff attended Google’s expansion announcement; (4) Mayor Black and staff attended the LONM Large Cities Legislative Meeting; (5) Mayor Black and staff attended the 2023 CRE Summit.

Mayor Black reminded those present of upcoming events: (1) There will be a ribbon cutting for All Seasons Medical on September 8th; (2) Sump Memorial Library will be hosting the Papillion Book Fest on September 16th; (3) The Nation of Patriots will be hosting the Patriot Tour Homecoming on September 16th; (4) The Sarpy Chamber will be holding the Annual Economic Development

Forum on September 21st; (5) The Garden Club will be holding a Garden Party at the Butterfly Garden on September 24th.

ADJOURNMENT:

Motion to adjourn by Councilmember Glover, second by Councilmember Gaines. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed. Meeting adjourned at 7:12 PM.

CITY OF PAPIILLION

DAVID P. BLACK, MAYOR

ATTEST:

NICOLE BROWN, CITY CLERK

(SEAL)

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