

# CITY OF PAPIILLION

David P. Black, Mayor  
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## PAPILLION CITY COUNCIL AGENDA

TUESDAY, AUGUST 18, 2020 @ 7:00 P.M.

### 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 City Council Chambers
5. Proclamations
6. Oath of Office
7. Presentations

### 2. Administrator's Report

Documents:

[B 2020-08-18 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 4, 2020, CITY COUNCIL MEETING](#)
3. [RES. R20-0136](#) – A resolution to approve claims as presented – Nancy Hypse – 597-2020
4. [RES. R20-0137](#) – A resolution to approve final payment for Ultra-Thin Bonded Asphalt System (UBAS) to McAnany Construction Inc. of Shawnee, KS in the amount of \$787,429.15 – Jeff Thompson – 597-2043
5. [RES. R20-0139](#) – A resolution to approve the reappointment of Gene Klein to the Civil Service Commission for a term of five years from August 2020 to August 2025 – Introduced by Mayor David P. Black, Staff Report by Carrie Svendsen – 827-7619

### 4. Ordinances First Reading

1. [ORD. 1893](#) –An ordinance to approve a Change of Zone from AG (Agricultural) to CC (Community Commercial) and R-4 (Multiple-Family Residential) for the property legally described as a tract of land being Tax Lot 24, a tax lot located in part of the NW ¼ of the NW ¼ of Section 36, also together with part of the SW ¼ of Section 25, T13N, R12E of the 6<sup>th</sup> P.M., Sarpy County, generally located on the NE corner of S 72<sup>nd</sup> St and Schram Rd. The applicant is Rose Park, LLC. (Rose Park) – Mark Stursma – 597-2077
2. [ORD. 1894](#) – An ordinance to approve a Change of Zone from R-4 (Multiple

Family Residential) to R-4/PUD-2 (Multiple Family Residential with a Specific Planned Unit Development overlay) for the property legally described as Lots 48 – 57, Lots 62 – 69, Lots 74 – 89, and Lots 122 – 125, Ashbury Hills, a subdivision generally located NW of 120<sup>th</sup> St and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills Replat 1) – Mark Stursma – 597-2077

3. [ORD. 1895](#) – An ordinance to approve a Change of Zone from R-2 (Single-Family Residential (Medium-Density)) to R-4 (Multiple-Family Residential) for the property legally described as a replatting of Lots 142 – 150 and Lots 174 – 203, SumTur Crossing, a subdivision generally located on the SE corner of S 114<sup>th</sup> St and Schram Rd. The applicant is Boyer Young Development Co. (SumTur Crossing Replat 2) – Mark Stursma – 597-2077

#### 5. Ordinances Second Reading And Public Hearings

1. [ORD. 1889](#) – An ordinance to amend the FY2019/2020 Budget – Nancy Hypse – 597-2020
2. [ORD. 1891](#) – An ordinance to amend Table 205-38 of Article IV (Zoning District Regulations) of Chapter 205 of the Papillion Zoning Ordinance to allow Custom Manufacturing in the LC (Limited Commercial District) by special use permit. The applicant is the City of Papillion. (Custom Manufacturing Ordinance Amendment) – Mark Stursma – 597-2077
3. [ORD. 1892](#) – An ordinance to approve a Change of Zone from AG (Agricultural) to R-4 (Multiple Family Residential) for the property legally described as a tract of land being part of Tax Lot 4, a tax lot located in the NW ¼ of Section 5, T13N, R12E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located on the SW corner of S 114<sup>th</sup> St and Schram Rd. The applicant is Felker Family Farms, LLC. (Belterra) – Mark Stursma – 597-2077

#### 6. Ordinances Third Reading And Resolutions

1. [RES. R20-0109](#) – A request for approval of a Special Use Permit to authorize the construction of a principal structure within the Downtown Overlay District pursuant to § 205-118(A)(1) and parking facility pursuant to § 205-118(A)(6) to add an additional dwelling unit with a garage and associated parking to expand the Multiple-Family Residential use established on the property legally described as the N 2/3 of Lot 7 and all of Lot 8, Block 12, Papillion, generally located at 243 N Jefferson St. The applicant is Mark Jatczak. (243 N Jefferson Street) – Mark Stursma – 597-2077 **(Continued from the August 4, 2020, City Council Meeting)**
2. [RES. R20-0130](#) – **PUBLIC HEARING AND VOTE** – A resolution to approve a revised Preliminary Plat for the property legally described as a tract of land being part of Tax Lot 4, a tax lot located in part of the NW1/4 of Section 5, T13N, R12E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located on the SW corner of S 114<sup>th</sup> St and Schram Rd. The applicant is Felker Family Farms, LLC. (Belterra) – Mark Stursma – 597-2077
3. [RES. R20-0140](#) – A resolution to approve the First Amendment to the I-80 Logistics Hub Subdivision Agreement – Mark Stursma – 597-2077
4. [RES. R20-0142](#) – A resolution to approve a revision to the Willa Subdivision Agreement to name USRE WILLA, LLC as the Developer in place of Ryan Companies US – Mark Stursma – 597-2077
5. [RES. R20-0143](#) – A resolution to approve a revision to the Willa Planned

Unit Development Agreement to name USRE WILLA, LLC as the Developer in place of Ryan Companies US – Mark Stursma – 597-2077

6. RES. R20-0144 – A resolution to approve a Waiver of Maximum Permitted South Levels for that part of property legally described as a tract of land located in the SW ¼ of Section 25, T14N, R11E of the 6th P.M., Sarpy County, NE proposed to be platted as Lot 1, Willa, generally located on the NE corner of HWY 370 and HWY 50. The applicant is Ryan Companies US, Inc. (Willa) – 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: Budget Hearing - Tuesday, August 18, 2020 @ 8:00 PM  
City Council Meeting – Tuesday, September 1, 2020 @

7:00 PM