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## M I N U T E R E C O R D

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### PAPILLION CITY COUNCIL MINUTES TUESDAY, JANUARY 2, 2018 @ 7:00 P.M.

The City Council of the City of Papillion met in open and public session at Papillion City Hall on January 2, 2018, at 7:00 PM. Building Department Assistant Laura Rogers called the roll. Present were Councilmembers Troy Florance, Tom Mumgaard, Jason Gaines, James Glover, Gene Jaworski, Lu Ann Kluch, Bob Stubbe, and Mayor David P. Black. Councilmember Steve Engberg was absent. Also present were City Administrator Christine Myers, Assistant City Administrator Amber Kummer, City Attorney Karla Rupiper, Assistant Planning Director Travis Gibbons, Fire Chief Bill Bowes, City Engineer Jeff Thompson, Police Chief Scott Lyons, 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.

#### Presentations:

2017 Papillion Race Series Winners: Mayor Black gave an overview of the City's race series, and discussed the number of participants and staff/volunteers. He then announced the 2017 Papillion Race Series Winners: youth age group 10 and under – Leo Kriegler (Papillion); youth age group 11-14 – Payton Jorczak (Papillion); youth/young adult age group 15-19 – Aeron Stahl (Bellevue); overall female adult age group – Sarah Stahl (Bellevue); overall male adult age group – Nathan Stahl (Bellevue).

2017 Sponsors: Mayor Black discussed sponsored events that promote economic development. Sponsors collectively donated approximately \$30,000 in cash and \$17,500 in products and in-kind services in 2017. Gold Sponsors: CHI Health Midlands, Black Hills Energy, Gina V. Physical Therapy, TD2, Alley Poyner Macchietto, and Urgent Care of Papillion. Silver Sponsors: Essentials Natural Family Health, Schemmer Associates, Pinnacle Bank, Edge Physical Therapy, Payroll Maxx LLC, Walmart-Papillion, The Lerner Company, American National Bank, and Sam's Club-Papillion. Bronze Sponsors: Papillion Junior Women's Club, Silverstone, Tobacco Free Sarpy, Bellino Enterprises, and Behm Muscle and Joint Clinic. In-Kind Sponsors: Papillion Times, Coca-Cola, Chick-Fil-A of Papillion, and Fairfield Inn and Suites.

**ADMINISTRATOR'S REPORT:** City Administrator Christine Myers gave an update on the following: (1) Names for the new community center have been narrowed down to five

for final discussion and review; (2) Council Retreat is being scheduled for some time in February.

**CONSENT AGENDA ITEMS: 1) Approval of the agenda as presented; (2) Approval of the Minutes from the December 19, 2017, City Council Meeting; (3) Approval of the bills as presented; (4) RES. R18-0004 – A resolution to approve final payment for Schram Rd from 84<sup>th</sup> St to 90<sup>th</sup> St – Jeff Thompson – 898-9092; (5) RES. R18-0005 – A resolution to approve Maintenance Agreement 106 with NDOT – Jeff Thompson – 898-9092; (6) RES. R18-0011 – A resolution to approve final payment for Sump Memorial Library renovations to Hausmann Construction, Inc., of Lincoln, NE in the amount of \$23,500 – Rebecca Sims – 597-2040; (7) RES. R18-0012 – A resolution to approve management/exempt salary ranges – Christine Myers – 827-1111; (8) RES. R18-0013 – A resolution to approve Special Designated Liquor Licenses for St. Columbkille Church, 200 E 6<sup>th</sup> Street, for events on February 16, February 23, March 2, March 9, March 16, and March 23, 2018, from 5:00 PM to 8:00 PM each day – Nicole Brown – 597-2021; (9) RES. R18-0014 – A resolution to approve a Special Designated Liquor License for Archbishop Bergan Knights of Columbus #6429 on February 9, 2018, from 5:00 PM to 8:00 PM at St. Columbkille Church, 200 E 6<sup>th</sup> Street – Nicole Brown – 597-2021; (10) RES. R18-0018 – A resolution to approve the lease and Operating Agreement between the Friends of the Library of Papillion, Nebraska and the City of Papillion, Nebraska – Rebecca Sims – 597-2040.** Motion to approve the Consent Agenda by Councilmember Kluch, second by Councilmember Gaines. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Florance, Mumgaard, Gaines, Glover, Jaworski, Kluch, and Stubbe all voted yes. Voting no: none. Absent: Engberg. Motion carried.

**BILLS:** Abante Marketing: \$260.20 /service; Acushnet Company: \$322.39 /merchandise; Advanced Office Automation, Inc: \$895.25 /service; AFLAC: \$404.16 /pyrl deduction; All Makes: \$1,597.43 /supplies; Alley Poyner Macchietto Architecture PC: \$15,162.67 /service; Amanda Floro: \$272.00 /service; American Planning Association: \$790.00 /service; APWA: \$660.00 /membership; Arthur J. Gallagher & Co.: \$919,630.00 /service; Artistic Sign & Design, Inc: \$26,775.00 /contract; Associated Fire Protection: \$1,301.60 /service; Baker & Taylor: \$661.38 /books; Batteries Plus 074: \$98.53 /supplies; Baxter Ford: \$473.30 /parts; BGNE, Inc: \$151.41 /supplies; Black Hills Energy: \$2,101.07 /natural gas; Bobcat Of Omaha: \$56.70 /supplies; Boot Barn: \$369.98 /apparel; Bound Tree Medical, LLC: \$187.90 /supplies; Brite Ideas Decorating, Inc.: \$54.37 /supplies; Capstone Photography, Inc: \$521.50 /service; Cathy McMahon: \$10.69 /reimbursement; Chas. Vrana & Son Construction Co.: \$1,070,761.32 /service; Cintas Loc 749: \$487.62 /service; City Of Omaha Cashier: \$884.34 /service; Colonial Life Insurance Co: \$686.00 /pyrl deduction; Computer Cable Connection: \$160.71 /supplies; Constellation: \$600.01 /utilities; Cornhusker International Trucks: \$182.26 /supplies; Cox Business: \$1,890.11 /utilities; Curbside Rewards, LLC: \$165.00 /service; DataShield Corporation: \$1,125.00 /service; Demco: \$294.36 /books; DHHS - Dept of Health and Human Services: \$89.00 /license; Diamond Communication Solutions: \$5,875.30 /service; Double K Feed Inc: \$104.00 /supplies; Doug Moeller: \$816.00 /reimbursement; Douglas County Treasurer: \$175.00 /service; Dultmeier Sales, LLC: \$926.26 /supplies; DXP Enterprises: \$741.45

/supplies; Eakes Office Solutions: \$239.46 /supplies; Echo Group: \$686.05 /supplies; ECOLAB, Inc.: \$323.44 /supplies; Elliott Equipment Co: \$156.02 /supplies; Exchange Bank: \$1,743.00 /lease; Expressions For Your Image, LLC.: \$1,070.00 /service; Fastenal Company: \$172.29 /supplies; FastSigns: \$572.00 /supplies; Feld Fire: \$796.03 /supplies; FIREPAC: \$1,269.00 /pyrl deduction; First National Bank: \$19,964.08 /insurance; FP Design & Review Services, LLC: \$831.72 /service; Fraternal Order Of Police: \$1,417.50 /pyrl deduction; Funds by Hasler: \$409.00 /postage; Futureware: \$613.00 /supplies; Gale/Cengage Learning: \$38.38 /books; GCR Tires & Service: \$160.39 /supplies; Greenlife Gardens: \$116,889.82 /supplies; Griffin Homes: \$1,628.29 /refund; H & H Chevrolet: \$60.25 /supplies; Heartland Tires & Treads, Inc: \$1,694.64 /supplies; Helget Gas Products Inc: \$42.97 /supplies; Hi-Line, Inc: \$221.41 /supplies; Home Depot Credit Services: \$1,503.97 /supplies; Hometown Leasing: \$168.14 /service; Hornung's Golf Products, Inc.: \$192.13 /merchandise; HyVee Accounts Receivable: \$283.75 /supplies; Immanuel Trinity Village: \$3,288.36 /reimbursement; Ingersoll Rand: \$150.00 /supplies; Ingram Library Services, Inc.: \$34.58 /books; Inland Truck Parts & Service: \$1,276.08 /supplies; Iowa Prison Industries: \$3,205.85 /supplies; J.P. Cooke Company: \$212.96 /supplies; Jacob Neill: \$32.64 /reimbursement; Karen's Fireside: \$384.00 /service; Kriha Fluid Power Co., Inc.: \$61.56 /supplies; Kriz-Davis Company: \$195.18 /supplies; Kubota of Omaha: \$65,734.20 /supplies; Landport Systems, Inc: \$125.00 /service; LaRue Coffee: \$165.15 /supplies; Logan Contractors Supply Inc: \$110.00 /supplies; MacQueen Emergency Group: \$100.78 /supplies; Madden Enterprises, Inc: \$10,135.00 /service; Marco Technologies LLC: \$83.10 /contract; Matheson Tri-Gas, Inc.: \$239.40 /supplies; Menards: \$132.81 /supplies; Metropolitan Area Planning Agency: \$1,500.00 /supplies; Metropolitan Utilities District: \$229.42 /utilities; Michael Todd & Company, Inc.: \$1,520.90 /supplies; Microfilm Imaging Systems, Inc: \$1,938.05 /service; Midwest Tape: \$186.92 /audio; Midwest Turf & Irrigation: \$1,429.05 /supplies; Millard Metal Services Inc: \$199.00 /supplies; MMS - A Medical Supply Company: \$1,314.94 /supplies; Mower Doctor: \$37.50 /service; Napa Auto Parts: \$24.57 /supplies; Nebraska Chapter IAAI: \$100.00 /membership; Nebraska Environmental Products: \$62.06 /supplies; Nebraska Golf Association: \$18.00 /membership; Nebraska Licensed Beverage Association: \$400.00 /dues; Nebraska State Library: \$66.70 /books; Nebraska-Iowa Industrial Fasteners: \$55.22 /supplies; Networkfleet, Inc.: \$117.89 /parts; NGC Group: \$12,960.00 /refund; NL&L Concrete, Inc.: \$4,228.00 /service; Norm's Door Service, Inc.: \$120.00 /service; Northern Tool & Equipment: \$186.08 /goods; O'Keefe Elevator Company: \$193.01 /service; Olsson Associates: \$14,687.77 /consulting; Omaha Compound Company: \$132.45 /supplies; O'Reilly Auto Parts: \$899.21 /supplies; Overhead Door Co. of Omaha: \$816.60 /service; Papillion Professional Fire Fighters: \$877.50 /pyrl deduction; Papillion Sanitation: \$876.97 /refuse; Papillion Welding: \$865.05 /service; Pay-LESS Office Products: \$52.66 /supplies; Payroll Maxx, LLC: \$532,545.75 /pyrl; PCEA: \$200.00 /pyrl deduction; Personnel Committee: \$161.50 /employee fund; Pitlor Mechanical Corporation: \$3,957.57 /employee fund; Plains Equipment Group: \$260.83 /supplies; Police & Firemen's Insurance Association: \$2,856.25 /pyrl deduction; Postmaster: \$200.00 /service; ProTech Electric Service: \$26,500.00 /service; PVFD, Inc: \$1.00 /service; R&R Products Inc: \$1,276.20 /service; Ray Higgins: \$127.50 /reimbursement; RDO Truck Centers: \$59.54 /parts; Recorded Books, Inc.: \$245.24 /books; Regal Awards, Inc: \$36.82 /service; Rick Corcoran: \$195.00 /service; Robert Roth: \$600.00 /rental; Roth

Enterprises, Inc: \$3,190.00 /goods; Samantha Jack: \$95.00 /reimbursement; Sam's Club/Synchrony Bank: \$362.04 /supplies; Sapp Bros., Inc: \$1,007.10 /fuel; Sarpy County: \$378.00 /service; Seagrave Fire Apparatus, LLC: \$66.34 /supplies; Silex Group, LLC: \$700.00 /supplies; Sol Lewis Engineering Co: \$3,005.00 /service; SolutionOne: \$198.19 /service; Sports Awards: \$3,882.00 /merchandise; Sprint: \$60.80 /utilities; Srixon/Cleveland Golf/XXIO: \$60.00 /merchandise; Steve Haffke Plumbing, Inc.: \$716.00 /service; Superior Home Improvement: \$2.31 /refund; Ted's Mower Sales & Service: \$45.00 /supplies; Thacker Electric Co., Inc.: \$51.21 /supplies; Thomson Reuters - West Payment Center: \$577.00 /supplies; Thorpe's Body Shop: \$2,738.60 /service; Tool Supply, Inc: \$169.00 /supplies; Truck Center Companies: \$42.20 /supplies; Ty's Outdoor Power, Inc: \$1,971.83 /supplies; Utility Equipment Company: \$560.98 /supplies; Vaughn Electric, Inc: \$2,545.90 /service; Verizon Wireless: \$560.14 /utilities; Vessco Inc: \$631.58 /supplies; Vierregger Electric Company, Inc.: \$29,375.00 /service; Volvo Trucks Of Omaha: \$137.27 /parts; Voya Financial Fire: \$31,287.60 /pyrl pension; Voya Financial: \$59,184.69 /deferred comp; Walmart Community: \$166.05 /supplies; Washington National Insurance Co.: \$58.80 /insurance; Weldon Parts Omaha: \$246.86 /parts; Wells Fargo Financial Leasing: \$760.30 /service; Wesley Fulton: \$2.50 /refund; Westlake Ace Hardware: \$74.34 /merchandise; Windstream: \$219.19 /service; ZirMed, Inc: \$124.00 /service; **BILLS TOTAL: \$3,058,106.19.**

**ORDINANCES FIRST READING:**

**ORD. 1800 – An ordinance to approve the sale and conveyance of certain unimproved real property consisting of approximately 1.87 acres located in the Papillion Business and Technology Park on the SW corner of 72<sup>nd</sup> Street and Cornhusker Road, Papillion, Nebraska, legally described as a part of Tax Lot 30 Exc Pts Taken for Plat 26-14-12, in Sarpy County, Nebraska, depicted as Parcel 1 on Exhibit “A” attached to the ordinance and incorporated therein, to Family Emergency Rooms, LLC, and to provide for an effective date thereof – Christine Myers – 827-1111.** Introduced by Councilmember Jaworski.

**ORDINANCES SECOND READING AND PUBLIC HEARINGS:**

**ORD. 1797 – An ordinance to approve a Change of Zone from R-2 (Single-Family Residential (Medium Density)) to R-3 (Urban Family Residential) for the property legally described as Lot 278, Walnut Creek Hills, generally located on the SW corner of 90th Street and HWY 370. The applicant is the Trinity Evangelical Lutheran Church. (Trinity Evangelical Lutheran Church) – Mark Stursma – 597-2077.** Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Doug Pikop, 330 W Halleck St, stepped forward as the applicant.

Opponents: None forthcoming.

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

**ORDINANCES THIRD READING AND RESOLUTIONS:**

**ORD. 1779 – A request for a Change of Zone from AG (Agricultural District) to MU Mixed Use) for the property legally described as Tract 1: a tract of land located in the W1/2 of the NW1/4 of Section 30, T14N, R12E of the 6th P.M., Sarpy County, NE, and Tract 2: that part of the NW1/4 of Section 30, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located near the intersection of S 132nd Street & Lincoln Road. The applicant is Jerry Reimer, Prairie Queen, LLC. (Prairie Queen)– Mark Stursma – 597-2077.** Motion to approve ORD. 1779 by Councilmember Stubbe, second by Councilmember Glover. Mayor Black called for proponents and opponents.

Proponents: Jerry Reimer, 4880 S 131<sup>st</sup> St Ste 3, Omaha, stepped forward on behalf of the applicant. Mr. Reimer explained the unique aspects of the project.

Councilmember Stubbe asked for additional information regarding timing and phasing of the project. Mr. Reimer stated that grading for the first phase is intended to begin in the spring. He added that lumber pricing has been up due to last year's hurricanes, but there are at least six to eight months of infrastructure to complete prior to purchasing lumber. He also noted that there will be up to six phases included in the project, which is due to staging of infrastructure required because of private financing.

Opponents: None forthcoming.

Councilmember Mumgaard commented on the large-scale impact of lumber pricing.

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

**RES. R18-0006 – Approval of a recommendation to approve an application received by Sarpy County from Prairie Queen, LLC to connect nine residential lots with future phases adding an additional thirty residential lots and two limited commercial lots to the Hilltop Outfall Sewer pursuant to the County Industrial Sewer Construction Act – Mark Stursma – 597-2077.** Motion to approve RES. R18-0006 by Councilmember Stubbe, second by Councilmember Kluch. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Florance, Mumgaard, Gaines, Glover, Jaworski, Kluch, and Stubbe all voted yes. Voting no: none. Absent: Engberg. Motion carried.

**RES. R18-0007 – A request for a Final Plat for the property legally described as a tract of land located in the NW1/4 of Section 30, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located near the intersection of S 132nd Street and Lincoln Road. The applicant is Jerry Reimer - Prairie Queen, LLC. (Prairie Queen) – Mark Stursma – 597-2077.** Motion to approve RES. R18-0007 by Councilmember Kluch second by Councilmember Florance. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Florance, Mumgaard, Gaines, Glover, Jaworski, Kluch, and Stubbe all voted yes. Voting no: none. Absent: Engberg. Motion carried.

**RES. R18-0008 – Approval of the Prairie Queen Subdivision Agreement – Mark Stursma – 597-2077.** Motion to approve RES. R18-0008 by Councilmember Stubbe, second by Councilmember Gaines. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Florance, Mumgaard, Gaines, Glover, Jaworski, Kluch, and Stubbe all voted yes. Voting no: none. Absent: Engberg. Motion carried.

**RES. R18-0009 – A request for approval of the Prairie Queen Mixed Use Development Agreement – Mark Stursma – 597-2077.** Motion to approve RES. R18-0009 by Councilmember Jaworski, second by Councilmember Kluch. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Florance, Mumgaard, Gaines, Glover, Jaworski, Kluch, and Stubbe all voted yes. Voting no: none. Absent: Engberg. Motion carried.

**RES. R18-0010 – Approval of the Construction and Reimbursement Agreement with Prairie Queen – Mark Stursma – 597-2077.** Motion to approve RES. R18-0010 by Councilmember Glover, second by Councilmember Florance. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Florance, Mumgaard, Gaines, Glover, Jaworski, Kluch, and Stubbe all voted yes. Voting no: none. Absent: Engberg. Motion carried.

**ORD. 1796 – An ordinance to approve the vacation of Shepard Street right-of-way at the corner of S 114th Street and Shepard Street – Mark Stursma – 597-2077.** Motion to approve ORD. 1796 by Councilmember Stubbe, second by Councilmember Jaworski. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Florance, Mumgaard, Gaines, Glover, Jaworski, Kluch, and Stubbe all voted yes. Voting no: none. Absent: Engberg. Motion carried.

**RES. R18-0002 – A resolution to approve the appointment of Jeffrey Thompson as Public Works Director – Introduced by Mayor David P. Black, Staff Report by Christine Myers – 827-1111.** Motion to approve RES. R18-0002 by Councilmember Kluch, second by Councilmember Stubbe. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Florance, Mumgaard, Gaines, Glover, Jaworski, Kluch, and Stubbe all voted yes. Voting no: none. Absent: Engberg. Motion carried.

Mayor Black administered the oath of office to Mr. Thompson.

**ADMINISTRATIVE REPORTS:**

**Committee Reports:** None.

**Comments from the Floor:**

Autumn Sky Burns, 714 Janes View St, stated a desire to see additional communication regarding new ward boundaries.

**Comments from Mayor and Council:** Councilmember Mumgaard commended staff involved with downtown holiday lighting. He then stated that he will be exploring possible ordinance and legislative changes that could provide the council with better guidance in

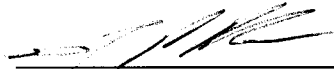
order to prevent situations where the council could be criticized, and invited other council members and staff members to provide any input they may have.

Councilmember Kluch thanked staff members involved in installing lighting on Lincoln Rd.

Mayor Black noted that new committee assignments will likely be available at the next council meeting. He then provided an update on his events: (1) Mayor Black, Fred Uhe, Martie Cordaro, Councilmember Glover, Tony Gowan, Jason Allen, Alex Schiphoff, and Greg Bendon met to discuss potential for an American Legion Post 32 bid for the 2018/2019 Regional American Legion Baseball Tournament in Papillion.; (2) Mayor Black met with the First Responders Foundation; (3) A United Cities meeting is coming up. Please let Ms. Myers know if there are any legislative items you would like addressed; (4) The Annual Report will be sent at the end of January. It was delayed this year in order to include the updated ward map and contact information for council members.

**ADJOURNMENT:** Motion to adjourn by Councilmember Glover, second by Councilmember Gaines. Upon roll call vote, Florance, Mumgaard, Gaines, Glover, Jaworski, Kluch, and Stubbe all voted yes. Voting no: none. Absent: Engberg. Motion carried. Meeting adjourned at 7:39 PM.

CITY OF PAPIILLION



DAVID P. BLACK, MAYOR

Attest:

  
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Nicole Brown, City Clerk

(SEAL)

