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

PAPILLION CITY COUNCIL MINUTES
WEDNESDAY, JANUARY 2, 2019 @ 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, 2019, at 7:00 PM. City Clerk Nicole Brown called the roll. Present were Councilmembers Steve Sunde, Tom Mumgaard, Jason Gaines, James Glover, Gene Jaworski, Lu Ann Kluch, Bob Stubbe, Steve Engberg and Mayor David P. Black. Also present were Assistant City Administrator Amber Powers, City Attorney Karla Rupiper, Planning Director Mark Stursma, Fire Chief Bill Bowes, City Engineer Jeff Thompson, Police Chief Scott Lyons, Finance Director Nancy Hypse, Parks & Facilities Director Tony Gowan, and Recreation Director Lori Hansen.

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: Recreation Director Lori Hansen presented the Nebraska Humane Society Friends Forever Founder's Award to Doug Huggins. Ms. Hansen congratulated Mr. Huggins and thanked him for his dedication.

ADMINISTRATOR'S REPORT: Assistant City Administrator Amber Powers gave an update on the following: (1) Congratulations to the Library Board Director Rebecca Sims and her staff for receiving Gold Level Reaccreditation; (2) Papillion Landing is continuing to see great use and is open for use Monday-Friday 8:00 a.m.-5:00 p.m.; (3) The City received four proposals for the downtown redevelopment project and will begin working with the Selection Advisory Committee to rank the proposals to send to the LCRA for consideration; (4) The Facebook facility tour is scheduled for Friday, January 4th at 2:00 p.m.

CONSENT AGENDA ITEMS: (1) Approval of the agenda as presented; (2) Approval of the Minutes from December 18, 2018, City Council Meeting; (3) Approval of the bills as presented; (4) RES. R19-0001 – A resolution to approve a Memorandum of Understanding (MOU) with the City of La Vista for shared maintenance of Giles Rd – Jeff Thompson – 597-2043; (5) RES. R19-0002 – A resolution to award the bid for Water Treatment Plant (WTP) Standby Power Electrical Upgrade to Muth Electric of Mitchell, SD in the amount of \$435,307.00 – Jeff Thompson – 597-2043). Councilmember Sunde requested to remove item C(4) from the Consent Agenda; Councilmember Glover requested to remove item C(5). Mayor Black called for a motion

to approve all other consent agenda items except C(4) and C(5). Motion to approve Consent Agenda by Councilmember Kluch, second by Councilmember Gaines. 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 carried.

C(4) RES. R19-0001 – A resolution to approve a Memorandum of Understanding (MOU) with the City of La Vista for shared maintenance of Giles Rd – Jeff Thompson – 597-2043. Motion to approve RES. R19-0001 by Councilmember Stubbe, second by Councilmember Engberg. Mayor Black called for proponents and opponents. None came forward.

Councilmember Sunde asked City Engineer Jeff Thompson why the traffic signal at the intersection of Giles Rd and Edgewood Blvd doesn't switch to blinking amber on Giles and blinking red on Edgewood during non-peak hours. Mr. Thompson stated that he could request a traffic study from the City of La Vista, as they own and operate those lights. Councilmember Mumgaard asked Mr. Thompson if this approval should be delayed until more research has been done. Mr. Thompson stated that he didn't believe that to be necessary.

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

C(5) RES. R19-0002 – A resolution to award the bid for Water Treatment Plant (WTP) Standby Power Electrical Upgrade to Muth Electric of Mitchell, SD in the amount of \$435,307.00 – Jeff Thompson – 597-2043. Motion to approve RES. R19-0002 by Councilmember Engberg, second by Councilmember Stubbe. Mayor Black called for proponents and opponents. None came forward.

Councilmember Glover asked for a summary of the scope of this project due to the amount of money being used and asked if there would be any disruption in service during the project. Mayor Black gave a brief update regarding the necessity of the project. Mr. Thompson stated that there will be a short period of time when the hard power will be cut but there will be no disruption in the water service.

Councilmember Gaines asked Mr. Thompson how long the new electrical system will be able to provide power in the event of an outage, and what the cost was to utilize generators during the extended power outage in 2017. Mr. Thompson stated that the cost to relocate the generators was negligible, but that the higher cost was in staff hours. Mr. Thompson noted that the standby system will be able to keep the plant operational as long as fuel can be accessed.

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

BILLS: ABM: \$4,449.00 /service; Action Batteries Unlimited, Inc.: \$350.35 /supplies; Adidas America, Inc.: \$216.94 /supplies; Advanced Office Automation, Inc.: \$27.92 /service; AFLAC: \$404.16 /pyrl deduction; AmeriPride Services Inc.: \$102.79 /service; Amy Schmit: \$128.39 /reimbursement; Anderson Industrial Engines: \$307.15 /supplies; April Komasinski: \$266.00 /reimbursement; Baker & Taylor: \$1,390.00 /books; Bankers Trust Company: \$2,925.00 /service; Baxter Ford: \$35.68 /parts; Best Buy Signs: \$3,500.00 /merchandise; Bibliotheca, LLC.: \$1,506.34 /equipment; Black Hills Energy: \$8,391.72 /natural gas; Board Of Examiners for County Hwy: \$105.00 /membership; Bob's Radiator Repair Co, Inc: \$240.00 /service; Border States Industries, Inc.: \$302.70 /supplies; Bound Tree Medical, LLC: \$27.79 /supplies; Brite Ideas Decorating, Inc.: \$3,925.02 /supplies; Broadcast Microwave Services/: \$475.00 /supplies; Central States Group: \$77.74 /supplies; Chem-Sult, Inc.: \$20,890.47 /supplies; Cintas Loc 749: \$653.74 /service; City Of Omaha Cashier: \$270,080.71 /service; Colonial Life Insurance Co: \$616.42 /pyrl deduction; Constellation NewEnergy - Gas Division: \$205.40 /utilities; Cornhusker International Trucks Inc: \$406.48 /supplies; Cox Business: \$1,470.75 /utilities; Cross Dillon Tire Omaha-West: \$375.02 /service; Cummins Central Power: \$533.44 /supplies; Curbside Rewards, LLC: \$165.00 /service; D & K Products: \$404.25 /supplies; Darden-Gloeb-Reeder, Inc.: \$658.00 /service; Dash Medical Gloves, Inc: \$471.20 /supplies; Diamond Vogel: \$131.16 /supplies; Douglas County Treasurer: \$200.00 /service; Dugan Printing & Promotions, LLC: \$377.39 /supplies; Echo Group, Inc.: \$143.85 /supplies; Encompas Corporation: \$47,389.97 /supplies; EZLinks Golf, LLC: \$4,302.37 /service; Fastenal Company: \$30.27 /supplies; FIREPAC: \$1,269.00 /pyrl deduction; First National Bank: \$20,199.68 /insurance; FP Design & Review Services, LLC: \$927.90 /service; Fraternal Order Of Police: \$1,417.50 /pyrl deduction; Funds by Hasler: \$194.00 /postage; Gale/CENGAGE Learning: \$1,575.00 /books; GameTime: \$24,763.35 /goods; Global Equipment Company, Inc.: \$1,599.60 /supplies; Grainger, Inc.: \$356.40 /supplies; Great Plains Uniforms LLC.: \$569.50 /supplies; Hach Company: \$154.51 /supplies; Haney Shoe Store, Inc.: \$462.97 /supplies; Happy Trees: \$600.00 /service; Helget Gas Products Inc: \$29.86 /supplies; Home Depot Credit Services: \$251.67 /supplies; Hometown Leasing: \$168.14 /service; Hotsy Equipment Co. / A NE. Corp: \$204.24 /supplies; Hy-Vee: \$240.00 /supplies; Ideal Pure Water: \$35.00 /supplies; Infinity Software Solutions: \$5.25 /service; InfoArmor, Inc.: \$310.02 /service; Ingram Library Services: \$14.83 /books; Inland Truck Parts & Service: \$248.63 /supplies; Interstate Power Systems: \$115.70 /supplies; Jacob Neill: \$68.02 /reimbursement; Jesse Robinson: \$34.91 /reimbursement; Jones Automotive, Inc: \$640.85 /supplies; Karen's Fireside: \$240.00 /service; Koley Jessen PC, LLO: \$235.50 /legal; Kriha Fluid Power Co., Inc.: \$370.76 /supplies; Kronos SaaShr, Inc.: \$539,175.38 /payroll; Lands' End Business Outfitters: \$199.84 /supplies; Lyman-Richey Sand & Gravel Company: \$310.22 /supplies; MacQueen Emergency Group: \$296.08 /supplies; Malloy Electric: \$417.07 /service; Mary Matuszewski: \$61.80 /reimbursement; Matheson Tri-Gas, Inc.: \$194.73 /supplies; McGrath North Mullin & Kratz, PC LLO: \$300.00 /legal; Mechanical Inc.: \$257.00 /service; Menards: \$27.44 /supplies; Metering & Technology Solutions: \$185.53 /supplies; Metropolitan Utilities District: \$131.56 /utilities; Michael Todd & Company, Inc.: \$254.04 /supplies; Mid-Iowa Solid Waste Equip. Co, Inc: \$218.77 /service; Midlands Community Foundation: \$250.00 /organization; Midlands Printing & Business Forms: \$364.36 /supplies; Mid-States Utility Trailer Sales: \$20.76

/supplies; Midwest Turf & Irrigation: \$870.49 /supplies; MMS - A Medical Supply Company: \$435.31 /supplies; Municipal Supply, Inc. of Omaha: \$39.00 /supplies; Napa Auto Parts: \$466.26 /supplies; Nationwide Retirement Solutions: \$7,737.50 /PEHP; Nebraska Golf Association: \$1,063.00 /membership; Nebraska Licensed Beverage Association: \$400.00 /dues; Nebraska Planning & Zoning Assoc: \$350.00 /conference; Nebraska Turfgrass Association: \$480.00 /membership; Nebraska-Iowa Industrial Fasteners Corp.: \$31.98 /supplies; Neels Trailer Outlet, Inc: \$2,848.00 /merchandise; NeRPA: \$360.00 /organization; Networkfleet, Inc.: \$130.70 /parts; NMC Exchange, LLC: \$216,757.08 /supplies; Olsson, Inc.: \$10,703.23 /consulting; Omaha Compound Company: \$145.23 /supplies; O'Reilly Auto Parts: \$145.85 /supplies; Pacesetter Homes, Inc.: \$116.39 /refund; Papillion Professional Fire Fighters: \$877.50 /pyrl deduction; Pay-LESS Office Products, Inc.: \$74.65 /supplies; PCEA: \$210.00 /pyrl deduction; Personnel Committee: \$160.50 /employee fund; Plains Equipment Group: \$40.15 /supplies; Police & Firemen's Insurance Association: \$2,759.36 /pyrl deduction; Police Executive Research Forum: \$220.00 /dues; Quill Corporation: \$56.98 /supplies; Recorded Books, Inc.: \$51.37 /books; Regal Awards, Inc: \$86.82 /service; Richard Sayers: \$253.00 /reimbursement; Rick Corcoran: \$195.00 /service; RJ Thomas Mfg. Co., Inc.: \$726.00 /supplies; Rose Equipment Inc: \$256,027.00 /supplies; Rosie Myers: \$10.95 /reimbursement; Roxanne Meyer: \$25.00 /refund; Sapp Bros., Inc - Omaha: \$41,196.70 /fuel; Sarpy County: \$406.00 /service; SRIXON/Cleveland Golf/XXIO: \$200.00 /merchandise; State Steel of Omaha: \$97.27 /supplies; Steve Haffke Plumbing, Inc.: \$720.00 /service; The Omaha World-Herald: \$1,535.57 /service; Thomson Reuters Tax & Accounting: \$315.75 /periodicals; Tool Supply, Inc.: \$1,258.14 /supplies; Ty's Outdoor Power & Service: \$6,722.52 /supplies; Utility Equipment Company: \$536.60 /supplies; Verizon Wireless: \$834.10 /utilities; Volvo Trucks Of Omaha Inc.: \$270.95 /parts; Voya Financial Fire: \$32,080.20 /pyrl pension; Voya Financial: \$58,978.09 /deferred comp; Walmart Community/SYNCB: \$106.84 /supplies; Washington National Insurance Co.: \$44.80 /insurance; Weldon Parts Omaha: \$1,884.79 /parts; Wells Fargo Financial Leasing: \$352.30 /service; Westlake Ace Hardware: \$100.85 /merchandise; Wick's Sterling Trucks Inc: \$8.04 /supplies; Winter Equipment Co., Inc: \$486.69 /supplies; ZirMed, Inc.: \$124.00 /service; Zoll: \$4,500.00 /supplies; **BILLS TOTAL: \$1,636,242.45.**

ORDINANCES FIRST READING:

ORD. 1827 – An ordinance to approve an amendment to the 2018/2019 Fiscal Budget – Nancy Hypse – 597-2020. Introduced by Councilmember Kluch.

ORD. 1828 – An ordinance to approve a Change of Zone from AG (Agricultural) to R-4 (Multiple Family Residential) and MU (Mixed Use) for the property legally described as a tract of land being part of the SE¼ of Section 31, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located NW of 120th St and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills) – Mark Stursma – 597-2077. Introduced by Councilmember Glover.

ORD. 1829 – An ordinance to approve a Change of Zone from AG (Agricultural) to R-4 (Multiple-Family Residential) for the property legally described as the W½ of

the NW¼ of Section 29, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located NW of 117th St and Lincoln Rd. The applicant is Pine Crest Homes, LLC. (North Shore 2) – Mark Stursma – 597-2077. Introduced by Councilmember Stubbe.

ORD. 1830 – An ordinance to approve a Change of Zone from R-4 (Multiple-Family Residential) to R-4/PUD-2 (Multiple-Family Residential – Specific Planned Unit Development) for the property legally described as Lot 123, Lincoln Way, generally located on the NW corner of S 96th St and Lincoln Rd. The applicant is SB Communities, LLC. (The Sterling Apartments) – Mark Stursma – 597-2077. Introduced by Councilmember Stubbe.

ORDINANCES SECOND READING: None.

ORDINANCES THIRD READING AND RESOLUTIONS:

RES. R19-0003 – PUBLIC HEARING AND VOTE – A resolution to approve a Large Project Special Use Permit for the property legally described as a tract of land located in part of the SE¼ of Section 24, T14N, R11E of the 6th P.M., Sarpy County, NE, generally located on the NW corner of S 132nd St and Cornhusker Rd. The applicant is Tribedo, LLC. (I-80 Logistics Hub) – Mark Stursma – 597-2077. Mayor Black opened the public hearing and called for proponents.

Proponents: Kyle Haase, E&A Consulting Group, 10909 Mill Valley Rd, Ste 100, Omaha, stepped forward on behalf of the applicant and gave a brief summary of the project.

Opponents: None forthcoming.

Mayor Black closed the public hearing. Motion to approve RES. R19-0003 by Councilmember Engberg, second by Councilmember Kluch. Mayor Black gave a brief summary of the concept of go-ready sites. Councilmember Mumgaard noted that this project could bring many employment opportunities.

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

ADMINISTRATIVE REPORTS:

Committee Reports: None.

Comments from the Floor: A Boy Scout from Troop #888 introduced himself.

Comments from Mayor and Council: Mayor Black gave an update on his events: (1) Mayor Black attended DARE Graduations; (2) Mayor Black attended a ceremony for County officials' retirements.

Mayor Black noted that the Annual Report has been mailed out to residents and reminded Council members of the Facebook tour on Friday, January 4th.

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 voted yes. Voting no: none. Motion carried. Meeting adjourned at 7:28 PM.

CITY OF PAPIILLION



DAVID P. BLACK, MAYOR

ATTEST:



NICOLE BROWN, CITY CLERK

