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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, MAY 7, 2019 @ 7:00 P.M.**

The City Council of the City of Papillion met in open and public session at Papillion City Hall on May 7, 2019, 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 City Administrator Christine Myers, Assistant City Administrator Amber Powers, City Attorney Karla Rupiper, Library Director Rebecca Sims, Planning Director Mark Stursma, Fire Chief Bill Bowes, Deputy City Engineer Alex Evans, 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.

Proclamation: Mayor Black presented a proclamation to Deputy City Engineer Alex Evans for National Public Works Week, which is May 19<sup>th</sup> – May 25<sup>th</sup>. Mr. Evans thanked Mayor Black for the proclamation and introduced himself to those present.

**ADMINISTRATOR'S REPORT:** City Administrator Christine Myers gave an update on the following: (1) National Police Week is May 5-11; (2) Assistant City Administrator Amber Powers has completed the Sarpy County Leadership Academy and will be graduating next week; (3) Papillion Half Marathon is Sunday, May 19 and SumTur Amphitheater will soon begin showing summer movies; (4) Departments will soon begin looking at their budgets for next fiscal year.

**CONSENT AGENDA ITEMS: (1) Approval of the agenda as presented; (2) Approval of the Minutes from April 16, 2019, City Council Meeting; (3) RES. R19-0083 – Approval of claims as presented – Nancy Hypse – 597-2020 (4) RES. R19-0064 – A resolution to approve a Memorandum of Understanding between the City of Papillion, City of Omaha, Nebraska Department of Transportation (NDOT), City of Ralston, and City of La Vista for design, operation, and maintenance of the Adaptive Signal Control Technology System (ASCT) – Jeff Thompson – 597-2043 (5) RES. R19-0078 – A resolution to acknowledge formal compliance with statutory annexation notification requirements related to the City of Papillion's annexation of property outlined in ORD. 1838 – Nicole Brown – 597-2021 (6) RES. R19-0082 – A**

**resolution to approve an Interlocal Cooperation Agreement with the City of Bellevue, City of La Vista, and Sarpy County for the creation of the Sarpy County Law Enforcement Records Management System (LRMS) Executive Board to govern the affairs of the ProPhoenix LRMS project – Scott Lyons – 597-2035 (7) RES. R19-0088 – A resolution to approve Special Designated Liquor Licenses for Old Chicago on June 7, 2019, June 29, 2019, and July 12, 2019, from 5:00-9:00 PM each day at the Shadow Lake Towne Center Amphitheater for the Sounds of Summer Concert Series – Nicole Brown – 597-2021 (8) RES. R19-0090 – A resolution to approve a Special Designated Liquor License for Pint Nine Holdings LLC on June 13, 2019 from 12:00 PM to 11:00 PM, June 14 and June 15, 2019 from 12:00 PM to 12:00 AM, and June 16, 2019 from 12:00 PM to 6:00 PM for Papillion Days – Nicole Brown – 597-2021 (9) RES. R19-0091 – A resolution to approve a Special Designated Liquor License for Glacial Till on June 13, 2019 from 12:00 PM to 11:00 PM, June 14 and June 15, 2019 from 12:00 PM to 12:00 AM, and June 16, 2019 from 12:00 PM to 6:00 PM for Papillion Days – Nicole Brown – 597-2021 (10) RES. R19-0093 – A resolution to appoint David Barker to the Board of Adjustment for a three (3) year term from May 2019 to May 2022 – Introduced by Mayor David P. Black, Staff Report by Mark Stursma – 597-2077 (11) RES. R19-0094 – A resolution to appoint Jim Hrabik to the Planning Commission to fill an unexpired term from May 2019 to July 2020 – Introduced by Mayor David P. Black, Staff Report by Mark Stursma – 597-2077.**

Motion to approve the Consent Agenda by Councilmember Engberg, 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 carried.

**BILLS:** AA Wheel & Truck Supply Inc: \$380.47 /supplies; Abante Marketing: \$10,566.17 /service; ABM: \$4,449.00 /service; Acushnet Company: \$5,064.32 /merchandise; Adidas America, Inc.: \$1,903.55 /supplies; Advanced Office Automation, Inc.: \$125.92 /service; Advantage Tape Advertising, Inc.: \$720.00 /service; AE Supply: \$103.00 /supplies; Aetna: \$334,194.92 /insurance; All Star Pro Golf: \$395.66 /merchandise; AmeriPride Services Inc.: \$71.69 /service; Anderson Industrial Engines: \$33.24 /supplies; April Komaskinski: \$335.50 /reimbursement; A-Relief Services, Inc.: \$926.00 /service; Arthur J. Gallagher Risk Mgmt. Serv. Inc: \$100.00 /service; Artistic Sign & Design, Inc: \$1,100.00 /contract; Asphalt & Concrete Materials Co.: \$237.99 /supplies; Associated Fire Protection: \$90.50 /service; Audio Visions Production Services: \$20,000.00 /service; Baker & Taylor: \$10,867.15 /books; Batteries Plus Bulbs 073: \$415.86 /supplies; Baxter Ford: \$933.67 /parts; Bermuda Sands: \$1,595.64 /apparel; Black Hills Energy: \$5,541.06 /natural gas; Blackburn Mfg. Co.: \$109.03 /supplies; Blue Cross Blue Shield: \$524.59 /insurance; Body Basics Fitness Equipment: \$1,908.00 /equipment; Border States Industries, Inc.: \$36.12 /supplies; Bound Tree Medical, LLC: \$1,287.44 /supplies; Bridgestone Golf, Inc.: \$664.09 /supplies; Bryan Rock Products, Inc.: \$1,709.48 /supplies; CALEA: \$75.00 /training; Callaway Golf: \$4,352.57 /merchandise; Career Consultants, LLC: \$23,167.00 /service; Carollo Engineers, Inc.: \$17,920.43 /service; Cash-Wa Distributing: \$8,828.86 /merchandise; Chief Supply Corporation: \$326.47 /supplies; Chris Goley: \$283.18 /reimbursement; Christopher Langlois: \$300.00 /services; Cintas Loc 749: \$279.35 /service; City Of La Vista: \$3,014.31 /agreement; Cobra Puma Golf: \$3,482.13 /supplies;

Coca-Cola of Omaha: \$3,553.45 /merchandise; Conner Psychological Services PC: \$800.00 /service; Consolidated Management Company: \$7.88 /service; Constellation NewEnergy - Gas Division: \$613.08 /utilities; Core & Main: \$782.32 /supplies; Cornhusker International Trucks Inc: \$2,069.72 /supplies; Cox Business: \$3,149.84 /utilities; Cross Dillon Tire Omaha-West: \$942.07 /service; Cummins Central Power: \$258.58 /supplies; Curbside Rewards, LLC: \$165.00 /service; D & K Products: \$20,735.55 /supplies; Danko Emergency Equipment Co: \$174.22 /supplies; Dexter Pump Service LLC: \$595.00 /supplies; DexYp: \$144.00 /service; DH Wireless Solutions: \$2,248.22 /re-sale items; DHHS - Dept of Health and Human Services: \$143.00 /license; Ditch Witch UnderCon: \$168.00 /service; Doug Kelley Concrete Construction LLC: \$12,350.00 /service; Douglas County Treasurer: \$287.50 /service; Dugan Printing & Promotions, LLC: \$473.40 /supplies; Dultmeier Sales, LLC: \$568.29 /supplies; Eakes Office Solutions: \$495.32 /supplies; Echo Group, Inc.: \$1,053.17 /supplies; Exchange Bank Leasing Division: \$769.02 /lease; Express Enterprises: \$247.50 /service; Expressions For Your Image, LLC.: \$249.50 /service; Factory Motor Parts Co: \$882.97 /supplies; Family Fun in Omaha, LLC.: \$600.00 /service; Farm Focused: \$650.00 /supplies; Feld Fire: \$27.00 /supplies; Ferguson Enterprises, Inc.: \$48.14 /supplies; Findaway World, LLC: \$384.70 /books; FP Design & Review Services, LLC: \$2,000.35 /service; Funds by Hasler: \$420.00 /postage; Gale/CENGAGE Learning: \$429.68 /books; Galls, LLC: \$5.43 /supplies; GCR Tires & Service: \$462.42 /supplies; Global Equipment Company, Inc.: \$325.28 /supplies; Great Plains Uniforms LLC.: \$1,773.50 /supplies; H & H Chevrolet: \$459.57 /supplies; H2 Sales: \$2,295.02 /supplies; Haney Shoe Store, Inc.: \$174.99 /supplies; Happy Trees: \$800.00 /service; Harm's Concrete: \$894.00 /goods; Hawkins, Inc.: \$2,364.50 /supplies; Hayes Mechanical: \$451.52 /service; HD Supply Construction and Industrial: \$159.14 /supplies; HDR Engineering, Inc.: \$713.80 /service; Heartland Pest Control Inc.: \$380.00 /service; Heartland Refrigeration: \$152.25 /repair; Heartland Tires & Treads - Omaha: \$49.97 /supplies; Heimes Corp.: \$3,971.28 /supplies; Helget Gas Products Inc: \$17.96 /supplies; hibu Inc. - West: \$113.00 /service; Hi-Line Inc.: \$246.70 /supplies; Hockenbergs: \$63.90 /supplies; Home Depot Credit Services: \$919.62 /supplies; Hometown Leasing: \$168.14 /service; Host Coffee Service: \$162.76 /supplies; House of Beers Wholesale, LLC: \$130.00 /concessions; Hy-Vee: \$720.00 /supplies; Image360 Omaha Central: \$325.55 /supplies; Infinity Software Solutions: \$8.25 /service; Inland Truck Parts & Service: \$138.30 /supplies; Interstate Battery Systems of Omaha: \$488.95 /parts; Interstate Power Systems: \$36.49 /supplies; Iowa Prison Industries: \$2,682.00 /supplies; Jacob Neill: \$56.72 /reimbursement; JEO Consulting Group, Inc.: \$10,975.00 /services; Jessica Moore: \$335.50 /reimbursement; Johnson Brothers of Nebraska: \$537.52 /supplies; Jumpers 4 You: \$185.00 /service; Koley Jessen PC, LLO: \$2,960.50 /legal; Kriha Fluid Power Co., Inc.: \$278.77 /supplies; Kronos SaaShr, Inc.: \$6,103.54 /payroll; Lands' End Business Outfitters: \$166.57 /supplies; Landscape Forms, Inc: \$2,155.00 /supplies; Larsen Supply Company: \$1,410.82 /supplies; League of Nebraska Municipalities: \$105.00 /membership; Libra Safety Products: \$81.05 /supplies; Lincoln Financial Group: \$7,085.67 /insurance; Lisa Tooker, petty cash: \$4,025.00 /petty cash; Logan Contractors Supply, Inc.: \$165.99 /supplies; LogMeln USA, Inc.: \$117.00 /service; Logo Logix Embroidery & Screen: \$5,201.60 /service; Madden Enterprises, Inc: \$4,956.00 /service; Marco Technologies LLC.: \$261.94 /contract; Martin Asphalt: \$558.70 /supplies; Martin Marietta Materials: \$608.60 /supplies; Mary Matuszewski: \$24.07 /reimbursement; Masek

Golf Car Company: \$660.00 /supplies; Matthew Kovar: \$251.00 /reimbursement; McGrath North Mullin & Kratz, PC LLO: \$1,276.00 /legal; Mechanical Inc.: \$8,211.17 /service; Menards: \$675.43 /supplies; Metering & Technology Solutions: \$947.70 /supplies; Metro Landscape Mat & Recycling: \$7,640.00 /supplies; Metropolitan Utilities District: \$266.41 /utilities; Meyer Laboratory, Inc.: \$300.00 /supplies; Michael Management Inc.: \$476.00 /service; Michael Todd & Company, Inc.: \$1,527.48 /supplies; Microfilm Imaging Systems, Inc: \$77.00 /service; Midlands Printing & Business Forms: \$881.42 /supplies; Midwest Tape: \$606.71 /audio; Midwest Turf & Irrigation: \$9,752.48 /supplies; Miracle Recreation: \$151.36 /supplies; MNJ Technologies Direct, Inc.: \$2,990.00 /supplies; Mower Doctor: \$70.20 /service; Municipal Emergency Services, Inc: \$908.90 /supplies; MWC Wrestling Academy: \$2,050.25 /service; Napa Auto Parts: \$444.44 /supplies; Nate Stahlecker: \$19.97 /reimbursement; Nebraska Environmental Products: \$10.03 /supplies; Nebraska Salt & Grain Co: \$20,782.83 /supplies; Nebraska Turf Products: \$47.03 /supplies; Nebraska.Gov: \$50.00 /government; Nebraska-Iowa Industrial Fasteners Corp.: \$403.68 /supplies; NMC Exchange, LLC: \$17,602.08 /supplies; Novotx, LLC.: \$8,000.00 /service; Nuts And Bolts, Inc: \$67.76 /supplies; Office Depot, Inc.: \$1,672.46 /supplies; O'Keefe Elevator Company, Inc.: \$204.74 /service; Olsson, Inc.: \$5,317.29 /consulting; Omaha Compound Company: \$8,600.48 /supplies; Omaha Public Power District: \$110,980.71 /electricity; One Call Concepts, Inc.: \$227.25 /service; One Source The Background Check: \$122.65 /service; O'Reilly Auto Parts: \$1,138.82 /supplies; Papillion Sanitation: \$222.53 /refuse; Pay-LESS Office Products, Inc.: \$23.41 /supplies; Penguin Random House, LLC: \$161.25 /books; Ping: \$222.10 /merchandise; Pioneer Manufacturing Company: \$1,484.00 /supplies; Plains Equipment Group: \$234.16 /supplies; Police Chiefs Association Of Nebraska: \$75.00 /membership; Postmaster: \$200.00 /service; Praxair Distribution Inc: \$47.41 /supplies; Premier-Midwest Beverage Co: \$3,898.45 /merchandise; Presto-X: \$91.00 /service; Quality Brands of Omaha, Inc: \$8,238.95 /merchandise; Quill Corporation: \$177.43 /supplies; Racom Corporation: \$77,139.90 /supplies; Rainbow Glass & Supply Inc.: \$49.95 /service; Rebecca Sims: \$20.00 /reimbursement; Recorded Books, Inc.: \$341.62 /books; Redshaw Paint Supply Inc: \$98.50 /supplies; Regal Awards, Inc: \$107.00 /service; Rick Corcoran: \$195.00 /service; RNDC: \$879.75 /merchandise; Rotella's Italian Bakery, Inc.: \$403.02 /supplies; Roth Enterprises, Inc: \$800.00 /goods; Samantha Beaman: \$251.00 /reimbursement; Sam's Club/Synchrony Bank: \$31.86 /supplies; Sandra Stepanek: \$90.00 /refund; Sapp Bros., Inc - Omaha: \$11,021.28 /fuel; Sarpy County: \$15,939.21 /service; Scott Lyons: \$54.05 /reimbursement; Security Equipment Inc.: \$233.75 /service; Service One: \$65.26 /service; Shamrock Concrete Company: \$245.50 /supplies; Shawn Hovseth: \$60.00 /reimbursement; Soccer Internationale: \$170.00 /supplies; Sol Lewis Engineering Co: \$3,240.31 /service; SolutionOne: \$112.86 /service; Southern Glazer's Wine & Spirits of NE: \$1,460.41 /merchandise; Sprint: \$62.12 /utilities; SRIXON/Cleveland Golf/XXIO: \$1,362.95 /merchandise; Standard Iron Works: \$657.06 /supplies; Steve Haffke Plumbing, Inc.: \$4,160.00 /service; Sunice: \$40.19 /re-sale; Sunset Law Enforcement, Ltd.: \$15,989.90 /supplies; Supreme International, LLC: \$1,485.88 /supplies; Sutphen Corporation: \$20.03 /supplies; Tactical Medical Solutions, LLC.: \$891.31 /supplies; TCF Equipment Finance: \$11,210.00 /lease; TeamSideline: \$599.00 /service; Teresa's Cleaning: \$280.00 /service; Terracon Consultants, Inc.: \$610.00 /service; The Omaha World-Herald: \$1,410.10 /service; The Sherwin-Williams

Co.: \$237.22 /supplies; The UPS Store - 5359: \$111.75 /service; Thomson Reuters - West Payment Center: \$86.00 /supplies; Tim Moran, petty cash: \$300.00 /petty cash; Timothy J. Bazar: \$359.60 /service; Titan Exteriors: \$5,141.60 /service; TMS Production Integration: \$14,129.30 /service; Tool Supply, Inc.: \$35.25 /supplies; Tour Edge: \$850.00 /merchandise; Turfwerks: \$292.74 /supplies; Ty's Outdoor Power & Service: \$116.03 /supplies; Union Bank & Trust Company: \$1,524.00 /bonds; US Foods, Inc: \$3,266.10 /supplies; Utility Equipment Company: \$1,499.03 /supplies; Van Wall Equipment: \$4,325.88 /supplies; Verizon Connect NWF, Inc.: \$130.70 /parts; Verizon Wireless: \$1,680.15 /utilities; Vierregger Electric Company, Inc.: \$5,656.50 /service; Volvik USA, Inc.: \$1,723.30 /merchandise; Walmart Community/SYNCB: \$618.41 /supplies; Waste Management: \$886.92 /service; Waystar Health: \$130.20 /service; Weldon Parts Omaha: \$1,048.11 /parts; Wells Fargo Financial Leasing: \$352.30 /service; Western Sand & Gravel Co: \$1,181.81 /supplies; Westlake Ace Hardware: \$148.91 /merchandise; Wick's Sterling Trucks Inc: \$322.15 /supplies; Zep Sales & Service: \$637.57 /supplies; Zimco Supply Co.: \$162.50 /supplies; ZOLL Medical Corporation: \$140.54 /supplies; Payroll: /1,417,641.29 /; **BILLS TOTAL: \$2,443,927.73.**

**ORDINANCES FIRST READING:**

**ORD. 1843 – An ordinance to amend the FY2018-2019 Budget – Nancy Hypse – 597-2020.** Introduced by Councilmember Stubbe.

**ORD. 1844 – An ordinance to approve a modification to existing water rates – Jeff Thompson – 597-2043.** Introduced by Councilmember Glover.

**ORD. 1845 – An ordinance to amend Section 158-10, Section 158-11, and Section 158-13 of Chapter 158 of the Papillion Municipal Code to align language relative to the setting of sewer rates with Neb. Rev. Stat. §16-694, and to modify language relative to cost variance between inside city limit and outside city limit sewer rates – Jeff Thompson – 597-2043.** Introduced by Councilmember Jaworski.

**ORD. 1846 – An ordinance to approve a modification to existing sewer connection fees, services charges, and sewer use fees and rates– Jeff Thompson – 597-2043.** Introduced by Councilmember Engberg.

**ORDINANCES SECOND READING:**

**ORD. 1840 – An ordinance to approve a Change of Zone from R-2 (Single-Family Residential (Medium Density)) to R-4/PUD-2 (Multiple-Family Residential – Specific Planned Unit Development) for the property legally described as Lot 1, Block 33, Beadles Addition, together with the N 55' of Lot 2, Block 33, Beadles Addition, together with Lot 4, Block 33, Beadles Addition, together with Block 32, Beadles Addition, all located in the NW ¼ of Section 26, T14N, R12E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located at 224 E 5th St, 546 N Jefferson St, 538 N Jefferson St, and 504 N Jefferson St. The applicant is St. Columbkille Church. (St. Columbkille Catholic Parish Campus) – Mark Stursma – 597-2077 (The applicant has requested a waiver of the third ordinance reading).** Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Kyle Haase, E&A Consulting, 10909 Mill Valley Rd, Ste 100, Omaha, stepped forward representing the applicant. Mr. Haase gave a brief presentation of the project and the rezoning request for school improvements.

Father Dave Reeson, St. Columbkille Church, 200 E 6<sup>th</sup> St, gave a brief update on the parish, school, and activities within both. Father Reeson stated the improvements would not only help the school and parish, but also the neighborhood.

Brandi Redburn, Principal, St. Columbkille Catholic School, 224 E 5<sup>th</sup> St, explained planned space uses with the new improvements. She then outlined the plan for traffic flow during construction.

Councilmember Mumgaard asked Ms. Redburn how the project would improve school drop-off and pick-up procedures. Ms. Redburn stated they will have a new parking lot for parents/visitors to use during the day, and a designated drop-off and pick-up zone for before and after school. Councilmember Mumgaard asked what the plan was for the properties on the west side of Jefferson St. Ms. Redburn stated that the plan is to eventually obtain ownership of the properties, which would allow for additional parking and potentially another playground.

Doug McWilliams, 636 Bailey Cir, stepped forward as the owner of a property on Jefferson St. He noted that the homes being demolished for this project will first be used the Police and Fire Departments for training exercises. Mr. McWilliams lastly stated that he is pleased with the communication regarding this project between St. Columbkille and the neighboring property owners.

Mary Kisicki, 404 N Jefferson St, came forward and thanked the parish for keeping the neighbors informed about the project.

Opponents: Mike Lewis, 543 N Washington St, expressed his displeasure with the traffic volume around the church and school. He stated that he would like something done to help alleviate some of the congestion and would like better communication from the parish regarding the project.

No one else came forward and the public hearing was closed. Mayor Black stated that the applicant requested a waiver of the third ordinance reading, which requires a super majority vote. Motion to waive the third reading by Councilmember Jaworski, second by Councilmember Sunde. Mayor Black called for proponents and opponents. No one came forward.

Councilmember Mumgaard asked why the third reading should be waived. Mr. McWilliams came forward and explained they would like as much time as possible to complete the project over the school's summer break. Councilmember Mumgaard asked how the timeline would be affected if the third reading is not waived. Mr. McWilliams stated the project would be pushed back by a couple of weeks and run into the next school year,

putting the kids at potential risk due to construction. Councilmember Mumgaard explained he is usually against waiving readings, but in this instance he will vote in favor of the waiver.

Councilmember Glover expressed concern with waiving the third reading, stating that an ordinance was passed at the last City Council Meeting prohibiting the waiving of readings for certain types of ordinances. He also noted that he believes this could potentially open a door for other developers requesting readings to be waived.

Councilmember Engberg stated he doesn't think waiving this reading will cause any issues, as the neighborhood has been well informed about the project.

Councilmember Mumgaard restated that he is okay with waiving this reading due to the potential impact on students otherwise, but noted that he would not be in favor of waiving readings for other developments simply as a way for the developer to save money.

Councilmember Kluch agreed with Councilmember Glover's concerns, but stated that she would vote in favor of the waiver in this instance because of the potential impact on students if the project carries into the next school year.

Councilmember Jaworski also stated that he is okay with waiving the reading strictly for the safety of the students. Councilmember Sunde lastly stated his agreement, as well.

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

Motion to approve ORD. 1840 by Councilmember Jaworski, 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.

#### **ORDINANCES THIRD READING AND RESOLUTIONS:**

**RES. R19-0063 – A resolution to approve an application submitted by Julie A. Maben-Diril d/b/a Karen's Fireside to change the location of the premises of their Class "I" Liquor License from 1214 N Monroe St to 841 Tara Plz – Nicole Brown – 597-2021.** Motion to approve RES. R19-0063 by Councilmember Kluch, second by Councilmember Jaworski. 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.

**RES. R19-0073 – PUBLIC HEARING AND VOTE – A resolution to approve a Preliminary Plat for the property legally described as a replatting of Lot 15, 370 North, generally located on the NW corner of S 150th St and HWY 370. The applicant is 370 North, LLC. (370 North Replat 2) – Mark Stursma – 597-2077.** Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Doug Kellner, TD2, 10836 Old Mill Road, Omaha, stepped forward and provided an update on the project.

Opponents: None forthcoming.

No one else came forward and the public hearing was closed. Motion to approve RES. R19-0073 by Councilmember Jaworski, second by Councilmember Stubbe.

Councilmember Kluch stated the City has worked hard to limit debt ratios for new developments and asked if there was any indication that Phase 2 would be coming in a timely manner. Mayor Black explained the City's general philosophy regarding debt ratio and stated it is not unusual for developments to be broken into phases, having a higher debt ratio in the first phase and lower debt ratios in subsequent phases.

Councilmember Mumgaard asked how phasing of developments affects annexation. Mr. Stursma explained that debt for all phases is combined and averaged to find the cost-benefit. Councilmember Kluch asked if the City has historically annexed a project prior to the beginning of additional phases. Mayor Black stated that the City has completed a partial annexation in order to annex commercial properties where sales tax helps to offset debt.

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

**RES. R19-0084 – A resolution to approve a Final Plat for the property legally described Lot 15, 370 North, generally located on the NW corner of S 150th St and HWY 370. The applicant is 370 North, LLC. (370 North Replat 2) – Mark Stursma – 597-2077.** Motion to approve RES. R19-0084 by Councilmember Engberg, second by Councilmember Kluch. Mayor Black called for proponents and opponents.

Proponents: Doug Kellner, TD2, 10836 Old Mill Road, Omaha, stepped forward on behalf of the applicant.

Opponents: None forthcoming.

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

**RES. R19-0085 – A resolution to approve the First Amendment to the 370 North Subdivision Agreement – Mark Stursma – 597-2077.** Motion to approve RES. R19-0085 by Councilmember Gaines, second by Councilmember Stubbe. 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.



**RES. R19-0074 – PUBLIC HEARING AND VOTE – A resolution to approve a recommendation to approve an application received by Sarpy County from Prairie Queen, LLC to connect residential lots within Prairie Queen (Lots 10-18) to the Hilltop Outfall Sewer pursuant to the County Industrial Sewer Connection Act – Mark Stursma – 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. R19-0074 by Councilmember Jaworski, second by Councilmember Stubbe. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion carried.

**ORD. 1826 – An ordinance to approve a Change of Zone from AG (Agricultural) to R-2 (Single-Family Residential (Medium Density)) for the property legally described as a tract of land located in part of the NE ¼ of Section 29 along with part of the NW ¼ of Section 28, and all of Outlot A, Granite Lake, a subdivision located in said Section 28, all located in T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 114th St and Cornhusker Rd. The applicant is Stone Creek Plaza, LLC. (Granite Falls North (Phases 3-5)) – Mark Stursma – 597-2077.** Motion to approve ORD. 1826 by Councilmember Stubbe, second by Councilmember Engberg. Mayor Black stated that staff is recommending an amendment to ORD. 1826 to incorporate the following changes: 1. To require that Stone Creek Plaza, LLC become the sole undisputed owner of all property within a particular phase before the zoning district boundary is changed, modified, or amended; and 2. To require that the corresponding final plat be recorded with the Sarpy County Register of Deeds before the zoning district boundary is changed, modified, or amended.

Motion to amend ORD. 1826 by Councilmember Glover, 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 carried.

Mayor Black called for a vote on ORD. 1826 as amended. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion carried.

**RES. R19-0075 – A resolution to approve a Final Plat for the property legally described as a tract of land located in part of the NW ¼ of the NE ¼ and part of the NE ¼ of the NE ¼ of Section 29, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 114th St and Cornhusker Rd. The applicant is Stone Creek Plaza, LLC. (Granite Falls North (Phase 3)) – Mark Stursma – 597-2077.** Motion to approve RES. R19-0075 by Councilmember Stubbe, second by Councilmember Jaworski. Mayor Black called for proponents and opponents.

Proponents: Mark Westergard, E&A Consulting, 10909 Mill Valley Road, Omaha, stepped forward and provided an update on the project.

Opponents: None forthcoming.

Councilmember Mumgaard asked when Lincoln Road will be completed. Mr. Westergard stated that it should be completed within a week or two. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion carried.

**RES. R19-0076 – A resolution to approve a filing extension until December 31, 2019, for the Granite Falls North Final Plat for Phase 3, for the property legally described as a tract of land located in part of the NW ¼ of the NE ¼ and part of the NE ¼ of the NE ¼ of Section 29, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 114th St and Cornhusker Rd. The applicant is Stone Creek Plaza, LLC. (Granite Falls North (Phase 3)) – Mark Stursma – 597-2077.** Motion to approve RES. R19-0076 by Councilmember Jaworski, 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.

**RES. R19-0077 – A resolution to approve the Fourth Amendment to the Granite Falls North Subdivision Agreement – Mark Stursma – 597-2077.** Motion to approve RES. R19-0077 by Councilmember Stubbe, second by Councilmember Jaworski. 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.

**RES. R19-0080 – PUBLIC HEARING AND VOTE – A resolution to approve a Special Use Permit to authorize improvements within the Downtown Overlay District for the property legally is described as Lot 1, Block 33, Beadles Addition, together with the N 55' of Lot 2, Block 33, Beadles Addition, together with Lot 4, Block 33, Beadles Addition, together with Block 32, Beadles Addition, all located in the NW ¼ of Section 26, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located at 224 E 5th St, 546 N Jefferson St, 538 N Jefferson St, and 504 N Jefferson St. The applicant is St. Columbkille Church. (St. Columbkille Catholic Parish Campus) – Mark Stursma – 597-2077.** Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Kyle Haase, E&A Consulting, 10909 Mill Valley Rd, stepped forward on behalf of the applicant.

Opponents: Mike Lewis, 543 N Washington St, came forward and stated his concern with potential damage to nearby houses during the proposed training burn when the houses owned by the parish are demolished. Mayor Black asked Fire Chief Bill Bowes to meet with Mr. Lewis regarding his concerns.

No one else came forward and the public hearing was closed. Motion to approve RES. R19-0080 by Councilmember Engberg, second by Councilmember Stubbe. Upon roll call

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

**RES. R19-0081 – A resolution to approve a Planned Unit Development (PUD) Agreement for St. Columbkille School and Parish Center – Mark Stursma – 597-2077.** Motion to approve RES. R19-0081 by Councilmember Glover, second by Councilmember Jaworski. Mayor Black called for proponents and opponents. None came forward.

Councilmember Stubbe expressed concern with the proposed drop-off space adjacent to the school. Mr. Haase and Ms. Redburn explained that the main drop-off/pick-up location will be the parking lot across the street. The proposed parking lot adjacent to the building will be for parents/visitors to use during the day.

Councilmember Kluch asked how these improvements would help with drop-off and pick-ups. Ms. Redburn explained that the improvements will minimize street parking during those times and reduce street congestion.

Councilmember Mumgaard asked about the future plans for a proposed playground on the west side of Jefferson St. Ms. Redburn stated the new parking lot will be used for play during the day, similarly to their current blacktop area, and that an additional playground could be built in a future phase upon the parish obtaining ownership of the remaining houses.

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

**RES. R19-0087 – PUBLIC HEARING AND VOTE – A resolution to approve a Special Use Permit to allow Commercial Recreation (Controlled Impact) as a permitted use on the property legally described as Tax Lot 3A1A2 2-13-11, generally located at 12370 S 150th St. The applicant is Haven150. (Haven150) – Mark Stursma – 597-2077.** Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Kevin Zach, owner, stepped forward and provided an explanation of the project.

Opponents: None forthcoming.

No one else came forward and the public hearing was closed. Motion to approve RES. R19-0087 by Councilmember Engberg, second by Councilmember Kluch. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion carried.

**RES. R19-0096 – A resolution to amend the City of Papillion's Statement of Policy and Standard Specifications for Communication Cable and Facilities in Public Rights-of-Way – Jeff Thompson – 597-2043.** Motion to approve RES. R19-0096 by

Councilmember Stubbe, second by Councilmember Mumgaard. 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.

**RES. R19-0097 – A resolution to approve a Master Agreement for Communications Cable and Facilities in Public Rights-of-Way with MCImetro Access Transmission Services, Corp. d/b/a Verizon Access Transmission Services – Jeff Thompson – 597-2043.** Motion to approve RES. R19-0097 by Councilmember Glover, second by Councilmember Mumgaard. 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.

**ORD. 1838 – An ordinance to annex certain real estate to the City of Papillion, Nebraska, and to provide for an effective date thereof – Amber Powers – 827-1778.** Motion to approve ORD. 1838 by Council member Gaines, second by Councilmember Stubbe. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion carried.

**ORD. 1839 – An ordinance to change the official zoning map of the City of Papillion in accordance with Section 205-32 of the Papillion Municipal Code to adopt a zoning map and to apply existing or future zoning regulations, property use regulations, building ordinances, electrical ordinances, plumbing ordinances, and all other regulatory ordinances of the City Of Papillion pursuant to Neb. Rev. Stat. §16-901 and to provide for an effective date thereof – Mark Stursma – 597-2077.** Motion to approve ORD. 1839 by Councilmember Kluch, second by Councilmember Sunde. Mayor Black stated staff is recommending an amendment to ORD. 1839 to incorporate the changes shown in the Clean Amended Version of ORD. 1839 (including the revised exhibits attached thereto).

Motion to amend ORD. 1839 by Councilmember Stubbe, 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 carried.

Mayor Black called for a vote on ORD. 1839 as amended. 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:** Finance & Administration Committee: Councilmember Engberg provided an update from the Finance & Administration Committee meeting. He stated that the Committee had previously discussed the potential for a second annexation and had recommended continuing forward with the process by submitting the annexation plan to Planning Commission for consideration. The Committee decided to re-address the issue, as a Committee member was absent from the initial meeting. Councilmember Engberg

noted that the Committee confirmed their previous recommendation and the annexation plan will be considered by the Planning Commission.

Public Safety Committee: Councilmember Gaines provided an update from the Public Safety Committee meeting. He stated that the Committee discussed requests for a pedestrian crossing at the intersection of 96<sup>th</sup> St and Rawhide Rd, as well as the speed limit on 96<sup>th</sup> St south of Hwy 370. Councilmember Gaines noted that the Committee made recommendations to reduce the speed limit on 96<sup>th</sup> St between Buckboard Blvd and Elaine St to 35 miles per hour, and to install a pedestrian-activated crosswalk north of Hwy 370 to help pedestrians crossing 96<sup>th</sup> St.

Councilmember Engberg asked if traffic tests had been conducted relative to these issues. Police Chief Scott Lyons stated that tests were conducted and that they correspond with the recommendations of the Committee.

**Comments from the Floor:** None.

**Comments from Mayor and Council:** Mayor Black gave an update on his events: (1) Mayor Black presented at the Mayors Forum; (2) Mayor Black and staff attended a Ribbon Cutting for Schmit Law Firm; (3) Mayor Black attended the Wastewater Agency Meeting; (4) Mayor Black and staff attended the Ribbon Cutting for AVI-SPL; (5) Mayor Black attended the Cooperation BEST Meeting; (6) Mayor Black spoke at the PRO Baseball Opening Ceremony; (7) Mayor Black attended the Werner Park press conference; (8) Mayor Black spoke at the Midlands Place Scholarship Recognition Brunch; (9) Mayor Black attended a United Cities Meeting.

**Closed Session:** Mayor Black stated for the record that the purpose of the closed session was to protect the public interest to discuss land negotiations and contract negotiations. Motion by Councilmember Engberg, second by Councilmember Glover to go into closed session. 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. Mayor Black restated for the record that the purpose of the closed session is only to discuss land negotiations and contract negotiations. Mayor Black then stated that the closed session would include the following: Mayor, City Council, City Administrator, Assistant City Administrator, City Attorney, City Clerk, and Planning Director. The closed session began at 8:23 PM.

Upon returning from closed session, Mayor Black stated for the record that the only items discussed in closed session were land negotiations and contract negotiations. Motion by Councilmember Gaines, second by Councilmember Sunde to come out of closed session. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion carried. Council returned from closed session at 8:47 PM.

**ADJOURNMENT:**

Motion to adjourn by Councilmember Glover, second by Councilmember Kluch. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion carried. Meeting adjourned at 8:48 PM.

CITY OF PAPILLION

  
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DAVID P. BLACK, MAYOR

ATTEST:

  
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NICOLE BROWN, CITY CLERK

(SEAL)

