
MINUTE RECORD

PAPILLION CITY COUNCIL MINUTES
TUESDAY, OCTOBER 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 October 2, 2018, at 7:00 PM. Administrative Secretary Taylor Chapman called the roll. Present were Councilmembers Tom Mumgaard, James Glover, Gene Jaworski, Bob Stubbe, Steve Engberg, and Mayor David P. Black. Absent were Councilmembers Troy Florance, Jason Gaines, and Lu Ann Kluch. Also present were City Administrator Christine Myers, Assistant City Administrator Amber Powers, Assistant City Attorney Amber Rupiper, City Clerk Nicole Brown, Planning Director Mark Stursma, Fire Chief Bill Bowes, Staff Engineer Derek Goff, Police Chief Scott Lyons, Parks & Facilities Director Tony Gowan, Recreation Director Lori Hansen, and Finance Director Nancy Hypse.

Mayor Black confirmed that there was a quorum. Mayor Black and Boy Scouts from Troop 405 then 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.

ADMINISTRATOR'S REPORT: City Administrator Chris Myers gave an update on the following: (1) Mayor Black and Ms. Myers met with Boy Scout Troop 405 about social media; (2) The Papillion Police Department is holding a training session regarding social media security and cybercrime for all City employees on Wednesday, November 7; (3) Ms. Myers, Jeff Thompson, and Amber Powers will be meeting next week with the consultant performing the water and sewer rate study. Draft results will be discussed with the F&A Committee.

CONSENT AGENDA ITEMS: 1. Approval of the agenda as presented; 2. Approval of the minutes from the September 18, 2018, City Council Meeting; 3. Approval of the bills as presented; 4. RES. R18-0173 – A resolution to approve the reappointment of Raymond Keller, Jr., James Masters, and David Barker to the Urbanizing Area Planning Commission for a two-year term from October 2018 to October 2020 – Introduced by Mayor David P. Black, staff report by Mark Stursma – 597-2077; 5. RES. R18-0180 – A resolution to approve a Keno Satellite Operator Agreement for The Good Life Sports Bar & Grill, 11336 S 96th St – Amber Power – 827-1778; 6. RES. R18-0181 – A resolution to approve the Interlocal Agreement for a new Law Records Management System between the City of Papillion, City of Bellevue, City of La Vista, and Sarpy County – Scott Lyons – 597-2035; 7. RES. R18-0182 – A resolution to approve the Addendum to Interlocal Agreement Cornhusker Road and

Eagle Ridge Drive between the City of Papillion, Sarpy County, and SID 143 – Jeff Thompson – 597-2043 Motion by Councilmember Engberg to approve the Consent Agenda, second by Councilmember Stubbe. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Mumgaard, Glover, Jaworski, Stubbe, and Engberg all vote yes. Voting no: none. Absent: Florance, Gaines, and Kluch. Motion carried.

BILLS: A C Nelsen RV World: \$22.81 /supplies; A dozen Roses Lawn Care: \$120.00 /service; Abante Marketing: \$2,782.98 /service; Action Batteries Unlimited, Inc.: \$984.21 /supplies; Advanced Cleaning Equipment, Inc.: \$160.25 /service; Advanced Office Automation, Inc.: \$990.66 /service; Affordable Solutions, Inc.: \$28.00 /service; AFLAC: \$404.16 /pyrl deduction; AmeriPride Services Inc.: \$406.42 /service; Anderson Comfort HVAC: \$85.00 /service; Andrea Blevins: \$2,000.00 /reimbursement; Andrew Mahan: \$7.37 /reimbursement; Arctic Glacier Premium Ice: \$318.40 /supplies; Arrow International: \$308.50 /supplies; Associated Fire Protection: \$255.00 /service; Auto Brake & Clutch Co., Inc.: \$292.00 /parts; Automotive Warehouse Distributors: \$158.31 /parts; Baker & Taylor: \$1,148.07 /books; Bankers Trust Company: \$300.00 /service; Batteries Plus Bulbs 073: \$41.05 /supplies; Baxter Ford: \$17.84 /parts; Bibliotheca, LLC.: \$5,117.27 /equipment; Black Hills Energy: \$2,240.78 /natural gas; Boot Barn Inc.: \$184.49 /apparel; Bound Tree Medical, LLC: \$111.70 /supplies; Brite Ideas Decorating, Inc.: \$6,681.50 /supplies; CALEA: \$483.48 /training; Carollo Engineers, Inc.: \$14,395.00 /service; Carrie Svendsen: \$3,000.00 /reimbursement; Cash-Wa Distributing: \$361.40 /merchandise; CDW Government Inc: \$10,784.51 /supplies; Center Point Large Print: \$2,229.12 /books; Chad Lingel: \$626.95 /reimbursement; Christmas Done Bright, Inc.: \$1,520.00 /supplies; Cintas Loc 749: \$1,035.50 /service; Coca-Cola of Omaha: \$2,018.43 /merchandise; Colonial Life Insurance Co: \$645.18 /pyrl deduction; Cornhusker International Trucks Inc: \$317.38 /supplies; Cox Business: \$1,411.11 /utilities; Cummins Central Power: \$53.66 /supplies; Curbside Rewards, LLC: \$165.00 /service; D & K Products: \$2,479.25 /supplies; Dell Marketing L.P.: \$7,288.35 /equipment; DexYp: \$45.00 /service; DHHS - Dept of Health and Human Services: \$45.00 /license; Dianne Anderson: \$125.99 /refund; Douglas County Treasurer: \$200.00 /service; Eakes Office Solutions: \$152.00 /supplies; Echo Group, Inc.: \$224.28 /supplies; En Pointe Technologies Sales, LLC: \$480.72 /software; Esther Sindelar: \$45.00 /refund; Express Enterprises: \$1,303.00 /service; Eyman Plumbing, Inc.: \$34.88 /services; Fastenal Company: \$298.82 /supplies; Feld Fire: \$1,836.25 /supplies; Fire Protection Services, LLC: \$975.00 /service; FIREPAC: \$1,222.00 /pyrl deduction; First National Bank: \$21,682.40 /insurance; Force America Distributing, LLC.: \$123.61 /supplies; FP Design & Review Services, LLC: \$568.40 /service; Frank Matyja: \$2,000.00 /reimbursement; Fraternal Order Of Police: \$1,435.00 /pyrl deduction; Funds by Hasler: \$599.00 /postage; Futureware: \$1,122.00 /supplies; Gale/CENGAGE Learning: \$37.78 /books; GCSAA: \$195.00 /organization; Global Equipment Company, Inc.: \$6,667.47 /supplies; Grainger, Inc.: \$1,100.66 /supplies; H & H Chevrolet: \$275.86 /supplies; Hach Company: \$575.65 /supplies; Haney Shoe Store, Inc.: \$427.97 /supplies; Hayes Mechanical: \$495.86 /service; Heartland Pest Control Inc.: \$53.00 /service; Heartland Tires & Treads - Omaha: \$911.51 /supplies; Helget Gas Products Inc: \$21.61 /supplies; hibu Inc. - West: \$114.70 /service; Hi-Line Inc.: \$120.90 /supplies; Home Depot Credit Services: \$921.95 /supplies; Hometown

Leasing: \$168.14 /service; Honeyman Rent-All 1: \$119.90 /supplies; Hornung's Golf Products, Inc.: \$138.89 /merchandise; Host Coffee Service: \$91.36 /supplies; Hy-Vee: \$450.00 /supplies; Ideal Pure Water: \$81.64 /supplies; Infinity Software Solutions: \$2,334.50 /service; InfoGroup: \$325.00 /directory; Ingram Library Services: \$15.45 /books; Insight Public Sector, Inc: \$5,728.84 /supplies; Jeremy Nelson: \$2,000.00 /reimbursement; Jessica Moore: \$324.50 /reimbursement; Jobi Drefs: \$2,000.00 /reimbursement; Johnson Brothers of Nebraska: \$805.08 /supplies; Jones Automotive, Inc: \$605.97 /supplies; Jumpers 4 You: \$394.00 /service; Kersten Construction, Inc.: \$1,383.43 /service; Kersten Precast Concrete LLC: \$1,175.75 /supplies; Koley Jessen PC, LLO: \$114.00 /legal; Kronos Incorporated: \$3,998.93 /software; Kronos SaaS, Inc.: \$607,159.39 /payroll; Landport Systems, Inc.: \$125.00 /service; Lands' End Business Outfitters: \$122.42 /supplies; Larsen Supply Company: \$587.28 /supplies; Logan Contractors Supply, Inc.: \$4,039.22 /supplies; Logo Logix Embroidery & Screen: \$152.00 /service; Malloy Electric: \$834.14 /service; Marco Technologies LLC.: \$182.14 /contract; Martin Marietta Materials: \$1,097.65 /supplies; Masek Golf Car Company: \$671.57 /supplies; Maxim Cleaning & Restoration: \$1,918.73 /service; Mechanical Inc.: \$2,698.98 /service; Mellen & Associates, Inc: \$243.45 /supplies; Menards: \$134.96 /supplies; Metro Landscape Mat & Recycling: \$140.00 /supplies; Metropolitan Utilities District: \$354.29 /utilities; Midwest Turf & Irrigation: \$1,753.40 /supplies; MMS - A Medical Supply Company: \$64.00 /supplies; Monroe Truck Equipment, Inc.: \$855.47 /supplies; Municipal Pipe Tool Co., Inc: \$31,772.25 /contract; Municipal Supply, Inc. of Omaha: \$1,189.63 /supplies; My Staff, Inc.: \$198.00 /service; Napa Auto Parts: \$456.15 /supplies; Nebraska Mosquito & Vector Association: \$100.00 /conference; Nebraska Water Environment Association: \$660.00 /conference; Nebraska-Iowa Industrial Fasteners Corp.: \$867.69 /supplies; NMC Exchange, LLC: \$243.83 /supplies; Omaha Compound Company: \$1,292.01 /supplies; OMNI Engineering: \$3,438.31 /supplies; O'Reilly Auto Parts: \$346.15 /supplies; Oriental Trading Company, Inc: \$163.26 /supplies; Papillion Community Foundation: \$35,000.00 /organization; Papillion Professional Fire Fighters: \$845.00 /pyrl deduction; PCEA: \$210.00 /pyrl deduction; Penguin Random House, LLC: \$93.75 /books; Personnel Committee: \$157.50 /employee fund; Police & Firemen's Insurance Association: \$2,725.53 /pyrl deduction; Postmaster: \$200.00 /service; Prairie Mechanical Corporation: \$18,701.27 /service; Premier-Midwest Beverage Co: \$3,559.75 /merchandise; Quality Brands of Omaha, Inc: \$4,516.20 /merchandise; Quill Corporation: \$72.95 /supplies; Recorded Books, Inc.: \$812.51 /books; Republic National Distributing Company: \$1,517.35 /merchandise; Rick Corcoran: \$195.00 /service; Robert Toren: \$4,564.31 /refund; Rotella's Italian Bakery, Inc.: \$446.43 /supplies; Sapp Bros., Inc - Omaha: \$9,301.31 /fuel; Sarpy County Chamber of Commerce: \$240.00 /membership; Shamrock Concrete Company: \$2,810.78 /supplies; Sheryl Homan: \$74.67 /reimbursement; Signs Now: \$305.53 /service; Smith Slusky Law: \$500.00 /refund; SolutionOne: \$33.01 /service; Southern Glazer's Wine & Spirits of NE: \$1,512.69 /merchandise; Spaustat Energy Group, LLC: \$4.99 /service; Standard Heating & Air, Inc.: \$448.21 /service; Standard Plumbing Service, Inc.: \$410.00 /service; SymbolArts, LLC: \$2,062.50 /supplies; Targets Online: \$415.42 /supplies; TCF Equipment Finance: \$11,210.00 /lease; TD2 Nebraska Office: \$613.36 /engineering; Teresa's Cleaning: \$280.00 /service; The Omaha World-Herald: \$436.80 /service; The UPS Store - 5359: \$20.55 /service; Thermo King Christensen: \$295.35 /supplies; Timothy J. Bazar:

\$7,573.59 /service; Todd Dudas: \$2,000.00 /reimbursement; Tractor Supply Company: \$44.23 /supplies; TruGreen Commercial: \$150.00 /service; Turfwerks: \$412.81 /supplies; Union Bank & Trust Company: \$130,681.25 /bonds; US Foods, Inc: \$1,494.87 /supplies; USABlue Book: \$2,965.45 /supplies; Utility Equipment Company: \$657.89 /supplies; Verizon Wireless: \$563.61 /utilities; Vessco, Inc.: \$328.14 /supplies; Volvo Trucks Of Omaha Inc.: \$126.58 /parts; Voya Financial Fire: \$27,869.91 /pyrl pension; Voya Financial: \$60,179.93 /deferred comp; Walmart Community/SYNCB: \$184.36 /supplies; Washington National Insurance Co.: \$44.80 /insurance; Weldon Parts Omaha: \$74.70 /parts; Wells Fargo Financial Leasing: \$427.30 /service; Western Sand & Gravel Co: \$338.77 /supplies; Wick's Sterling Trucks Inc: \$277.17 /supplies; Zimco Supply Co.: \$330.00 /supplies; ZirMed, Inc.: \$124.00 /service; ZOLL Medical Corporation: \$125.88 /supplies; **BILLS TOTAL: \$1,148,077.07.**

ORDINANCES FIRST READING:

ORD. 1823 – A resolution to approve a Change of Zone from AG (Agricultural) to MU (Mixed Use) for the property legally described as part of the NW¼, part of the SW¼, part of the SE¼, part of Tax Lot 4A, Tax Lot 4B, part of Tax Lot 5 and Lot 1, Fase's 1st Addition Replat 1, all located in Section 35, T14N, R11E of the 6th P.M., generally located on the NW corner of Schram Rd and HWY 50. The applicant is Sarpy County Economic Development Corp. (Schram & HWY 50) – Mark Stursma – 597-2077. Introduced by Councilmember Stubbe.

ORDINANCES SECOND READING AND PUBLIC HEARINGS:

ORD. 1821 – An ordinance to approve a Change of Zone from R-3 (Urban Family Residential) to R-4 (Multiple Family Residential) for the property legally described as Lot 1, Mosaic Addition, generally located at 530 E 1st St. The applicant is Mosaic. (Lot 1, Mosaic Addition) – 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.

ORD. 1822 – 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 S½ of the NE¼ of Section 35, T14N, R11E of the 6th P.M., Sarpy County, NE, generally located on the NW corner of HWY 50 and Gold Coast Rd. The applicant is Development Services Corp. (R&R Commerce Park (Phases 2 - 4)) – Mark Stursma – 597-2077. Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Brent Beller, 11440 W Center Rd, Omaha, NE, stepped forward on behalf of the applicant and discussed phasing of the project.

Opponents: None forthcoming.

Mayor Black closed the public hearing.

ORDINANCES THIRD READING AND RESOLUTIONS:

ORD. 1820 – An ordinance to approve the vacation of a portion of the alley right-of-way legally described as the W 7.00 feet of the E 70.00 feet of the S 44.00 feet of Lot 7, Block 18, Papillion, a subdivision in Sarpy County, NE, generally located on the east side of 129 N. Washington St. – Jeff Thompson – 898-9092. Motion to approve ORD. 1820 by Councilmember Jaworski, second by Councilmember Mumgaard. Upon roll call vote, Mumgaard, Glover, Jaworski, Stubbe, and Engberg all vote yes. Voting no: none. Absent: Florance, Gaines, and Kluch. Motion carried.

RES. R18-0164 – PUBLIC HEARING AND VOTE – A resolution to approve a Special Use Permit to allow Day care services (adult) as a permitted use on the property legally described as Lot 1, Mosaic Addition, generally located at 530 E 1st St. The applicant is Mosaic. (Lot 1, Mosaic Addition) – 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. R18-0164 by Councilmember Glover, second by Councilmember Engberg.

Councilmember Mumgaard stated that the City needs to continue to look for ways to add access from this area to the adjoining neighborhood.

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

RES. R18-0165 – PUBLIC HEARING AND VOTE – A resolution to approve a Revised Preliminary Plat for the property legally described as a tract of land located in the S½ of the NE¼ of Section 35, T14N, R11E of the 6th P.M., Sarpy County, NE, generally located on the NW corner of HWY 50 and Gold Coast Rd. The applicant is Development Services Corp. (R & R Commerce Park) – Mark Stursma – 597-2077. Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Brent Beller, 11440 W Center Rd, Omaha, NE, stepped forward on behalf of the applicant to discuss alterations from the original preliminary plat.

Opponents: None forthcoming.

Mayor Black closed the public hearing. Motion to approve RES. R18-0165 by Councilmember Stubbe, second by Councilmember Jaworski. Upon roll call vote, Mumgaard, Glover, Jaworski, Stubbe, and Engberg all vote yes. Voting no: none. Absent: Florance, Gaines, and Kluch. Motion carried.

RES. R18-0170 – PUBLIC HEARING AND VOTE – A resolution to approve the Downtown Redevelopment Plan pursuant to the Nebraska Community Development Law, subject to the LCRA and City staff's ability to make minor amendments, as needed – Amber Powers – 827-1778. Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Mayor Black spoke on behalf of the City and gave a brief explanation of TIF and its relation to this Redevelopment Plan. He also explained upcoming steps in the redevelopment process.

Kim Ahlers, owner of Kajoma's Boutique, 104 E 1st St, stepped forward on behalf of the Downtown Business Association (DBA). Ms. Ahlers noted that the DBA members have worked to revitalize the downtown area and are looking forward to future growth through this redevelopment process.

Opponents: None forthcoming.

Mayor Black closed the public hearing and noted that information relative to the redevelopment area is available on the City's website. Motion to approve RES. R18-0170 by Councilmember Engberg, second by Councilmember Stubbe.

Councilmember Mumgaard asked Assistant City Administrator Amber Powers if she would give a timeline for upcoming steps in the redevelopment process. Mayor Black noted that he hopes to see a project approved in June or July 2019.

Councilmember Stubbe suggested that the City may want to find ways to increase public understanding of TIF funding.

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

RES. R18-0178 – A resolution to approve the Sales and Use Tax Refund Reserve Policy – Nancy Hypse – 597-2020. Motion to approve RES. R18-0178 by Councilmember Engberg, second by Councilmember Glover. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Mumgaard, Glover, Jaworski, Stubbe, and Engberg all vote yes. Voting no: none. Absent: Florance, Gaines, and Kluch. Motion carried.

RES. R18-0179 – A resolution to approve the Papillion Landing Sales and Use Tax Reserve Fund Policy – Nancy Hypse – 597-2020. Motion to approve RES. R18-0179 by Councilmember Jaworski, second by Councilmember Engberg. Mayor Black called for proponents and opponents. None came forward.

Councilmember Engberg stated that the F&A Committee recently discussed these policies and recommended approval.

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

ADMINISTRATIVE REPORTS:

Committee Reports: Councilmember Mumgaard stated that the Audit Committee met with staff from the golf courses to review the status of recommendations provided during

last year's audit. Staff reported that eight of the eleven recommendations have been implemented successfully. Councilmember Mumgaard noted that the Committee will continue monitoring these processes, but that they are pleased with improvements that have been made due to the recommendations.

Comments from the Floor: Students from Papillion-La Vista South High School introduced themselves.

Comments from Mayor and Council: Mayor Black gave an update on his events: (1) Mayor Black attended the LONM Annual Conference in Kearney, NE; (2) Mayor Black and staff attended the Sarpy Museum Historical Walking Tour of Downtown Papillion; (3) Mayor Black attended the SCEDC Board Meeting.

Mayor Black also noted the following: (1) The MAPA Annual Meeting will be held on October 3; (2) The Chamber Legislative Forum will be held on October 4; (3) A Ribbon Cutting for Citizen's State Bank will be held on October 9; (4) The Sarpy County Chamber of Commerce Awards Banquet is on October 10; (5) A Ribbon Cutting for R&R Realty will be held on October 9; (6) A Ribbon Cutting for Graley's Creamery and Confections will be held on October 12.

Closed Session: Mayor Black stated for the record that the purpose of the closed session was to protect the public interest to discuss contract negotiations. Motion by Councilmember Engberg, second by Councilmember Stubbe to go into closed session. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Mumgaard, Glover, Jaworski, Stubbe, and Engberg all vote yes. Voting no: none. Absent: Florance, Gaines, and Kluch. Motion carried. Mayor Black restated for the record that the purpose of the closed session is only to discuss contract negotiations. Mayor Black then stated the closed session would include the following: Mayor, City Council, City Administrator, Assistant City Administrator, Assistant City Attorney, Planning Director, and the City Clerk. The closed session began at 7:29 PM.

Upon returning from closed session, Mayor Black stated for the record that the only item discussed in closed session was contract negotiations. Motion by Councilmember Stubbe, second by Councilmember Mumgaard to come out of closed session. Upon roll call vote, Mumgaard, Glover, Jaworski, Stubbe, and Engberg all vote yes. Voting no: none. Absent: Florance, Gaines, and Kluch. Motion carried. Council returned from closed session at 7:57 PM.

ADJOURNMENT: Motion to adjourn by Councilmember Glover, second by Councilmember Jaworski. Upon roll call vote, Mumgaard, Glover, Jaworski, Stubbe, and Engberg all vote yes. Voting no: none. Absent: Florance, Gaines, and Kluch. Motion carried. Meeting adjourned at 7:58 PM.

CITY OF PAPILLION



DAVID P. BLACK, MAYOR

Attest:



Nicole Brown, City Clerk

(SEAL)

