The City Council of the City of Papillion met in open and public session at Papillion City Hall on October 15, 2019, at 7:00 PM. City Clerk Nicole Brown called the roll. Present were Councilmembers Steve Sunde, Tom Mumgaard, Jim Glover, Gene Jaworski, Lu Ann Kluch, Steve Engberg, and Mayor David P. Black. Councilmembers Jason Gaines and Bob Stubbe were absent. Also present were City Administrator Christine Myers, Assistant City Administrator Amber Powers, City Attorney Alan Thelen, Human Resource Director Carrie Svendsen, Planning Director Mark Stursma, Fire Chief Bill Bowes, Public Works Director/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.

Oath of Office: Fire Chief Bill Bowes introduced two new firefighters, Daniel VanDerHart and Ian Hilker. Mayor Black administered the oath of office to both. Mr. VanDerHart and Mr. Hilker introduced their family and friends who were present.

ADMINISTRATOR’S REPORT: City Administrator Christine Myers gave an update on the following: (1) Mayor Black was named one of the elected officials of the year by the Sarpy County Chamber of Commerce; (2) A Council retreat will be held in January; (3) There will soon be a meeting to discuss the City’s messaging strategy and results from KidGlov; (4) APWA has awarded the pedestrian overpass as Project of the Year; (5) Thank you and congratulations to Golf General Manager Rob Spomer and his team for a successful season.

CONSENT AGENDA ITEMS: (1) Approval of the agenda as presented; (2) Approval of the Minutes from September 3, 2019, City Council Meeting; (3) RES. R19-0205 – A resolution to approve claims as presented – Nancy Hypse – 597-2020; (4) RES. R19-0186 – A resolution to award the contract for Fricke Field Press Box to B Douglas Construction of La Vista, NE in the amount of $389,750.00 – Jeff Thompson – 597-2043; (5) RES. R19-0206 – A resolution to approve an Extension to Listing Agreement with NP Dodge for property in the Papillion Business & Technology Park – Christine Myers – 827-1111; (6) RES. R19-0208 – A resolution
to approve the reappointment of Herb Thompson to the Planning Commission for a three (3) year term from October 2019 to October 2022 – Introduced by Mayor David P. Black, Staff Report by Mark Stursma – 597-2077; (7) RES. R19-0212 – A resolution to rescind RES. R19-0185, and to approve the appointment of Karla Rupiper to the Civil Service Commission for a term of five (5) years from October 2019 to September 2024 – Introduced by Mayor David P. Black, Staff Report by Carrie Svendsen – 827-7619. Motion to approve the Consent Agenda by Councilmember Kluch, second by Councilmember Sunde. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Glover, Jaworski, Kluch, and Engberg all voted yes. Voting no: none. Absent: Gaines and Stubbe. Motion passed.

**BILLS:**
- AA Wheel & Truck Supply Inc: $207.32 /supplies; Abante Marketing: $7,094.64 /service; Access Information Protected: $241.54 /service; Acushnet Company: $3,465.61 /merchandise; Adidas America, Inc: $344.76 /supplies; Advanced Office Automation, Inc: $130.45 /service; Aetna: $13,069.80 /insurance; All About Doors, Inc: $1,548.30 /service; All Copy Products, Inc: $120.78 /supplies; All Traffic Solutions: $6,000.00 /service; Alley Poyer Macchiato Architecture PC: $18,026.39 /service; Amazing Arthur Entertainment: $800.00 /service; AmeriPride Services Inc: $386.74 /service; Ameritas Life Insurance Corp: $1,268.75 /medical; Andrea Blevins: $1,157.21 /reimbursement; Andrea Sharp: $64.00 /refund; Andrew Simoni: $654.95 /reimbursement; Aqua-Chem, Inc: $150.00 /supplies; A-Relief Services, Inc: $647.00 /service; Automotive Warehouse Distributors: $436.05 /parts; Awareness, Inc: $165.00 /service; Badger Meter, Inc: $605.20 /service; Baker & Taylor: $2,684.72 /books; Batteries Plus Bulbs 073: $75.80 /supplies; Baxter Ford: $284.24 /parts; Beau Taylor: $133.75 /reimbursement; BH Media Publishing Solutions: $3,858.00 /service; Black Clover Enterprises, LLC: $947.13 /re-sale items; Black Hills Energy: $308.16 /natural gas; Blue Cross Blue Shield: $322,219.37 /insurance; Bobcat Of Omaha: $79.17 /supplies; Body Basics Fitness Equipment: $9,479.00 /equipment; Bound Tree Medical, LLC: $1,478.09 /supplies; Brandon Industries, Inc: $1,225.00 /supplies; Callaway Golf: $1,037.14 /merchandise; Canteen: $67.00 /supplies; Carol Gupton: $726.00 /reimbursement; Carollo Engineers, Inc: $3,320.00 /service; Caselle, Inc: $1,685.00 /service; Cellebrine, Inc: $3,000.00 /training; Chad Lingel: $1,953.95 /reimbursement; Cintas Loc 749: $855.74 /service; City Of La Vista: $136.16 /agreement; City Treasurer: $420.00 /service; Cobra Puma Golf: $415.86 /supplies; Coca-Cola of Omaha: $968.11 /merchandise; Commonwealth Communications: $660.00 /service; Cornhusker International Trucks Inc: $222.30 /supplies; Cox Business: $6,173.94 /utilities; Culligan of Omaha: $9.30 /supplies; D & K Products: $2,102.85 /supplies; David Hynek: $500.00 /service; Dell Marketing L.P.: $260.58 /equipment; Depository Trust Company: $32,196.25 /payment; DH Wireless Solutions: $2,520.00 /re-sale items; Discovery Benefits, Inc: $336.00 /service; DIY Holding Company, LLC: $103,713.53 /service; Donna Monteagle: $11.60 /reimbursement; Double Diamond Lawnscape: $755.00 /service; Douglas County Treasurer: $62.50 /service; Echo Group, Inc: $395.41 /supplies; Eileen Stovall: $40.00 /refund; Eric Dawson, LLC: $122,826.00 /refund; Exchange Bank Leasing Division: $1,743.00 /lease; Expressions For Your Image, LLC: $2,070.00 /service; Farmers National Company: $100.00 /supplies; Federal Signal...
Corporation: $17,231.82 /supplies; Ferguson Enterprises, Inc.: $446.97 /supplies; Fikes Commercial Hygiene, LLC.: $25.90 /service; FP Design & Review Services, LLC: $191.80 /service; Fritz Weiss: $300.00 /LOSAP; Funds by Hasler: $1,169.00 /postage; Gale/CENGAGE Learning: $265.53 /books; Galls, LLC: $1,349.92 /supplies; Gear For Sports, Inc.: $3,458.42 /advertising; Geis Inc.: $875.00 /service; General Fire and Safety: $195.00 /service; Golf Associates Scorecard Company: $2,315.75 /supplies; Grayshift, LLC: $18,075.00 /service; Great Plains Uniforms LLC.: $2,152.09 /supplies; Greenlife Gardens: $278.60 /supplies; Greg Stube, LLC.: $4,320.00 /service; Gretna Welding, Inc.: $60.00 /service; H & H Chevrolet: $418.25 /supplies; Hach Company: $2,724.44 /supplies; Haney Shoe Store, Inc.: $354.98 /supplies; Harm's Concrete: $130.00 /goods; Hawkins, Inc: $3,233.05 /supplies; Heartland Tires & Treads - Omaha: $99.49 /supplies; Heimes Corp.: $88.80 /supplies; Helget Gas Products Inc: $573.61 /supplies; Hi-Line Inc.: $245.78 /supplies; Hometown Leasing: $43.78 /service; Host Coffee Service: $197.09 /supplies; Hydro Optimization & Auto Solutions: $640.23 /service; Hy-Vee: $483.74 /supplies; Ideal Images, Inc.: $1,099.00 /service; Ideal Pure Water: $109.28 /supplies; Infogroup: $345.00 /service; Ingram Library Services: $16.06 /books; Iowa Prison Industries: $2,101.93 /supplies; J.Gardner and Associates: $540.00 /supplies; J.P. Cooke Company: $62.05 /supplies; Jack Miller: $300.00 /LOSAP; Jacob Neill: $65.19 /reimbursement; Jean Johnson: $70.40 /refund; Joan Kramer: $128.00 /refund; John Schendt: $300.00 /LOSAP; Johnson Brothers of Nebraska: $30.85 /supplies; Johnson Hardware Co: $60.94 /supplies; Jones Automotive, Inc: $60.00 /supplies; Joseph Summers: $171.32 /reimbursement; Joseph Vance: $5.00 /refund; Jumpers 4 You: $173.00 /service; Kanopy, Inc.: $144.00 /service; Karis Yenzer: $252.00 /refund; Katherine Mattern: $192.50 /reimbursement; King and Sons Lawn Care: $2,010.00 /service; Kissel, Kohout, ES Associates LLC: $9,305.21 /service; Kriha Fluid Power Co., Inc: $93.18 /supplies; Kubota of Omaha: $290.16 /supplies; Larsen Supply Company: $422.53 /supplies; Lawlor's Custom Sportswear: $1,460.00 /supplies; Libra Safety Products: $260.00 /supplies; Lincoln Financial Group: $7,746.73 /insurance; Logan Contractors Supply, Inc: $4,043.34 /supplies; LogMeln USA, Inc: $117.00 /service; Logo Logix Embroidery & Screen: $284.00 /service; Lois Venta: $83.20 /refund; Lowe's Business Account/SYNCB: $2,352.13 /supplies; Marco Technologies LLC.: $265.51 /contract; Mark Brandt: $300.00 /LOSAP; Mark H Baumann, Ind. dba Simply Golf: $255.00 /service; Matheson Tri-Gas, Inc: $173.99 /supplies; McAnany Construction, Inc: $3,245.00 /service; Mechanical Inc.: $1,284.00 /service; Menards: $135.64 /supplies; Metering & Technology Solutions: $408.64 /supplies; Michael Todd & Company, Inc.: $76.10 /supplies; Microfilm Imaging Systems, Inc: $70.00 /service; Midlands Printing & Business Forms: $402.52 /supplies; Midwest Laboratories, Inc.: $1,257.00 /service; Midwest Tape: $546.01 /audio; Midwest Turf & Irrigation: $63.37 /supplies; Miller & Sons Golf: $83.44 /parts; Miovision Technologies, Inc.: $1,151.88 /equipment; Napa Auto Parts: $87.77 /supplies; Nationwide Retirement Solutions: $10,688.88 /PEHP; Nebraska Chapter IAAI: $50.00 /membership; Nebraska Department of Revenue: $155,239.16 /government; Nebraska Municipal Clerks' Association: $45.00 /dues; Nebraska-Iowa Industrial Fasteners Corp.: $71.20 /supplies; Neopost USA, Inc.: $1.39 /service; NMC Exchange, LLC: $983.59 /supplies; OCLC, Inc.: $728.55 /supplies; Office Depot, Inc.: $856.22 /supplies; Office Systems Co.: $458.40 /merchandise; Olsson, Inc.: $2,368.42 /consulting; Omaha Public Power

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District: $139,550.27 /electricity; One Call Concepts, Inc.: $505.80 /service; One Source
The Background Check: $50.00 /service; O'Reilly Auto Parts: $959.92 /supplies;
Papillion Professional Fire Fighters: $350.00 /pyr! deduction; Papillion Sanitation:
$1,678.34 /refuse; Pay-LESS Office Products, Inc.: $304.89 /supplies; PCS Mobile:
$94.00 /supplies; Pinnacle Bank: $104.50 /service; Pint Nine Brewing Company:
$756.25 /re-sale items; Plains Equipment Group: $282.99 /supplies; Postmaster:
$200.00 /service; Praxair Distribution Inc: $47.41 /supplies; Premier-Midwest Beverage
Co: $1,027.30 /merchandise; Presto-X: $96.00 /service; Quality Brands of Omaha, Inc:
$2,159.55 /merchandise; Quill Corporation: $144.59 /supplies; R&R Products, Inc.: 
$682.80 /service; Ray Higgins: $300.00 /LOSAP; Ready Mixed Concrete Company:
$1,569.99 /supplies; Recorded Books, Inc.: $345.02 /books; Rich Higgins: $300.00
/LOSAP; Rotella's Italian Bakery, Inc.: $62.82 /supplies; Russell L Zeeb: $300.00
/LOSAP; Sally Jones, petty cash: $83.88 /petty cash; Sampson Construction Co., Inc,
$1,592,103.00 /service; Sam's Club/Synchrony Bank: $6,153.74 /supplies; Sapp Bros.,
Inc - Omaha: $722.00 /fuel; Sarpy County, SID 97: $5,766.72 /service; Sarpy County:
$37,183.69 /service; Shamrock Concrete Company: $5,528.96 /supplies; SHI
International Corp.: $257.32 /supplies; Shirt Shack Omaha, Inc.: $797.74 /supplies; Sid
Dillon Ford: $38,731.00 /vehicle; Sirius Computer Solutions, Inc.: $90.33 /service;
Soccer Internationale: $7,200.00 /supplies; Sol Lewis Engineering Co: $3,069.86
/service; Solid Waste Equipment Co., Inc.: $1,561.70 /goods; SRIXON/Cleveland
Golf/XXIO: $2,171.76 /merchandise; Standard Heating & Air, Inc.: $1,611.10 /service;
Stephen Krout: $108.00 /refund; Subsurface Solutions: $425.17 /supplies; Suburban
Newspapers, Inc.: $1,383.43 /service; SymbolArts, LLC: $110.00 /supplies; TD2
Nebraska Office: $1,111.09 /engineering; Teresa's Cleaning: $280.00 /service; The
Harry A Koch Company: $12,032.00 /insurance; The Radar Shop, Inc.: $873.00
/service; The Schemmer Associates, Inc.: $337.50 /service; The Sherwin-Williams Co.: 
$174.07 /supplies; The UPS Store - 5359: $11.14 /service; The Weather Apparel
Company, LLC: $249.46 /appliance; Timothy J. Bazar: $2,134.52 /service; Todco, LLC:
$1,680.00 /service; Tod Valley Farms, Inc.: $1,260.00 /supplies; Tool Supply, Inc.
$599.00 /supplies; TransUnion Risk and Alternative: $50.00 /service; TruGreen
Commercial: $125.00 /service; Turfwerks: $349.17 /supplies; Twin Creek Animal
Hospital: $148.90 /service; Union Bank & Trust Company: $624.00 /bonds; Unite
Private Networks, LLC.: $7,441.58 /service; US Bank Corporate Payment Systems:
$14,863.34 /service; US Foods, Inc: $1,424.83 /supplies; Verizon Wireless: $2,156.42
/utilities; Vierregger Electric Company, Inc.: $1,433.99 /service; Volvo Trucks Of Omaha
Inc.: $217.05 /parts; Walkers Inc. dba Max I Walker: $669.65 /service; Waste
Management: $884.46 /service; Weldon Parts Omaha: $31.00 /parts; Wells Fargo
Financial Leasing: $416.00 /service; Western Sand & Gravel Co: $837.64 /supplies;
Westlake Ace Hardware: $44.97 /merchandise; Winter Equipment Co., Inc: $9,633.55
/supplies; Bank Transaction Fees: $23,091.61 /; Payroll: /755,815.03 /; Total:
$3,666,506.67.

ORDINANCES FIRST READING:
ORD. 1858 – An ordinance to approve an amendment to the 2019/2020 Fiscal

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ORDINANCES SECOND READING:
ORD. 1854 – An ordinance to amend Sections 9-2, 9-3, and 9-4 of Chapter 9 Boards, Commissions and Committees, of the Papillion Municipal Code to reflect amendments to the Library Board bylaws – Matthew Kovar – 597-2040. Mayor Black opened the public hearing and called for proponents and opponents. No one came forward and the public hearing was closed.

ORD. 1856 – An ordinance to approve a Change of Zone from AG (Agricultural) to R-4 (Multiple Family Residential) for the property legally described as a tract of land being part of Tax Lot 4, a tax lot located in the NW¼ of Section 5, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SW corner of S 114th St and Schram Rd. The applicant is Felker Family Farms, LLC. (Ashbury Heights) – 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, Ste 100, Omaha, stepped forward on behalf of the applicant and gave a brief explanation of the project.

Opponents: None forthcoming.

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

ORD. 1857 – An ordinance to amend the City of Papillion Ward Boundaries to incorporate SID #143 (Eagle Ridge), SID #179 (Eagle Crest), SID #184 (Eagle Hills), SID #209 (Riverchase), and SID #213 (Walnut Creek Estates), as well as two areas zoned mixed use and light industrial in the southwest portion of city limits, as annexed by ORD 1841 – Amber Powers – 827-1778. Mayor Black opened the public hearing and called for proponents and opponents. No one came forward and the public hearing was closed.

ORDINANCES THIRD READING AND RESOLUTIONS:
RES. R19-0202 – PUBLIC HEARING AND VOTE – A resolution to approve a Preliminary Plat for the property legally described as a tract of land being part of Tax Lot 4, a tax lot located in the NW¼ of Section 5, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SW corner of S 114th St and Schram Rd. The applicant is Felker Family Farms, LLC. (Ashbury Heights) – 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, Ste 100, Omaha, stepped forward on behalf of the applicant.

Opponents: None forthcoming.

No one else came forward and the public hearing was closed. Motion to approve RES. R19-0202 by Councilmember Glover, second by Councilmember Mumgaard.
Councilmember Engberg noted that the debt-to-value ratio is higher than what the City typically allows, which is 4%. Councilmember Kluch stated that she agrees that debt-to-value needs to be monitored. Councilmember Mumgaard asked Mr. Haase why the debt-to-value ratio is higher than typically approved. Mr. Haase stated that requirements for public improvements have driven up the debt-to-value ratio. Councilmember Mumgaard asked for further clarification. Mr. Haase stated that improvements for the public streets, for example Schram Rd and 114th St, which run on the outside of the development. Councilmember Mumgaard stated that the City has made the same requests of other developments and asked why this scenario is different. Peter Katt, developer for Ashbury Heights, came forward and stated that this is a high risk project which can also contribute to higher costs. Mr. Katt explained that one issue they have is that Papillion has lower housing density due to the side yard setback requirements. Mr. Katt stated that they could lower the debt-to-value ratio by decreasing the development level, but would prefer not to.

Mr. Katt explained that the cost of land is also higher in this area due to requirements set by the City. Councilmember Mumgaard expressed concern with allowing a higher debt-to-value ratio because it takes longer to pay down, which could result in the neighborhood not being annexed by the City or even going bankrupt. Mr. Katt stated that he is willing to work with City staff to get the debt-to-value ratio down because he wants the development to be successful.

Councilmember Sunde asked to go back to the side yard setback discussion and asked what the cost reduction would be if the setback was reduced. Mr. Katt explained that the development could handle a greater number of smaller homes due to reduced lot size. Mr. Katt stated that the current average home in Papillion costs approximately $360,000 and the reduced setback could decrease that home price to approximately $280,000. Councilmember Sunde stated that he would like to see if more affordable housing could become available for Papillion.

Councilmember Sunde then asked about the type of road improvements needing to be done. Mr. Katt stated that the outer roads are in fair condition, but the inner roads and collector streets are more expensive. Mr. Katt explained that a reason why the debt-to-value ratio is higher is because there are two major roads needing to be improved in Phase 1.

Councilmember Glover asked what type of future development will be placed on the outlot. Mr. Katt stated that there are no final plans as of yet. He added that there is potential for mixed use development on the outlot.

Councilmember Jaworski stated that he agrees that debt-to-value ratio needs to be reviewed, and added that he believes the current setback requirements make Papillion unique and that most residents are pleased.

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

RES. R19-0203 – PUBLIC HEARING AND VOTE – A resolution to approve a Special Use Permit to allow Child Care Center as an accessory use on the property legally described as Lots 1-12, Block 23, South Papillion and vacated adjacent alley, generally located at 330 W Halleck St. The applicant is Ruth Castro. (Tulip Daycare) – Mark Stursma – 597-2077. Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Jim Henderson, H2C Construction, LLC, stepped forward on behalf of the applicant. Mr. Henderson gave a brief explanation of the project, stating that it is a child care center in the basement of a church building and that this project is an interior remodel only.

Opponents: None forthcoming.

No one else came forward and the public hearing was closed. Motion to approve RES. R19-0203 by Councilmember Engberg, second by Councilmember Kluch.

Councilmember Sunde asked for clarification on the Special Use Permit having no renewal period. Planning Director Mark Stursma stated that the City typically doesn’t require renewals for projects of this nature. He further stated that the permit is limited to Ruth Castro, the current owner. Mr. Stursma explained that a change in ownership would result in the need for reapplication and submission to the Council. Councilmember Sunde stated that though he doesn’t anticipate any issues with the business, he is concerned about the Council having no recourse if issues arise.

Councilmember Engberg asked where drop-offs and pick-ups would take place. Mr. Henderson stated they would be in the north parking lot.

Councilmember Mumgaard stated that he shares Councilmember Sunde’s concern with no renewal period and asked what procedures the City has in place if this were to become an issue with the neighbors. Mr. Stursma explained that the Council could amend the conditions of the Special Use Permit and require a renewal period. Councilmember Mumgaard stated that he believes traffic could become an issue given the location of the facility within a residential neighborhood. He noted that he would like to ensure the neighbors have the opportunity to express concerns, should any arise. Mr. Henderson stated that he respects and understands the Council members’ concerns and noted that the applicant owns two other facilities within residential neighborhoods that have not experienced any issues.

Councilmember Engberg stated that he believes the permit could be amended to automatically renew if no complaints are filed within 30 days of annual renewal.

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Councilmember Kluch inquired as to the number of children to be cared for at the facility and their ages. Mr. Henderson stated that there would be approximately 45 children ages infant to 10 years old. Councilmember Sunde noted that the staff report indicates the potential for as many as 100 children at the facility and he is concerned that traffic issues may arise due to the proximity to a nearby elementary school. Councilmember Sunde stated he would like to make a motion to require an annual renewal period, second by Councilmember Mumgaard.

Councilmember Engberg stated that he would like to make a motion to have the permit reviewed 30 days prior to an annual renewal date; if no issues are found, the permit would automatically renew. Councilmember Kluch seconded the motion. Councilmember Mumgaard asked Councilmember Engberg if he would consider including in his motion that any complaints against the facility would need to be directed through a Council member. Councilmember Engberg agreed to include the stipulation in his motion; Councilmember Kluch agreed to the second on the motion. Mayor Black stated that Councilmember Engberg’s motion would be considered a substitute motion. He then clarified that the current motion is to amend the Special Use Permit to include an automatic annual renewal, unless a Council member receives a complaint at least 30 days prior to the renewal date and chooses to require reapplication. Mr. Stursma asked for clarification regarding the 30-day timeframe. Councilmember Engberg stated he would consider the annual renewal to be from the date the Certificate of Occupancy is issued.

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

Mayor Black then called for a vote to approve RES. R19-0203 as amended. Upon roll call vote, Sunde, Mumgaard, Glover, Jaworski, Kluch, and Engberg all voted yes. Voting no: none. Absent: Gaines and Stubbe. Motion passed.

**RES. R19-0209** — A resolution to accept Dedications of Street Right-of-Way for two (2) tracts of S 154th St right-of-way within Krambeck Industrial Park — Mark Stursma — 597-2077. Motion to approve RES. R19-0209 by Councilmember Glover, second by Councilmember Kluch. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Glover, Jaworski, Kluch, and Engberg all voted yes. Voting no: none. Absent: Gaines and Stubbe. Motion passed.

**RES. R19-0210** — A resolution to accept a Dedication of Street Right-of-Way for one (1) tract of S 156th St right-of-way north of Schram Rd — Mark Stursma — 597-2077. Motion to approve RES. R19-0210 by Councilmember Jaworski, second by Councilmember Sunde. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Glover, Jaworski, Kluch, and Engberg all voted yes. Voting no: none. Absent: Gaines and Stubbe. Motion passed.

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RES. R19-0213 – A resolution to amend the established salary ranges for management and exempt positions to correct the subgrade placement of the Planning Director – Carrie Svendsen – 827-7619. Motion to approve RES. R19-0213 by Councilmember Jaworski, second by Councilmember Glover. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Glover, Jaworski, Kluch, and Engberg all voted yes. Voting no: none. Absent: Gaines and Stubbe. Motion passed.


RES. R19-0215 – A resolution to approve financing and purchasing of maintenance equipment for Eagle Hills and Tara Hills Golf Courses – Rob Spomer – 592-7788. Motion to approve RES. R19-0215 by Councilmember Jaworski, second by Councilmember Kluch. Mayor Black called for proponents and opponents. None came forward.

Councilmember Sunde asked what percentage of the mower fleet this purchase represents. Golf Superintendent Ryan Shea stated that these mowers will replace half of the fleet at Eagle Hills, which would be two new mowers. Mr. Shea stated that some older mowers will be sold at auction.

Councilmember Sunde asked what the general life span is for this type of mower. Mr. Shea stated that the lifespan is about 10 years. Councilmember Sunde asked if the City is receiving lower pricing based on the number of mowers being purchased. Golf General Manager Rob Spomer stated that they have worked with a local distributor to receive better pricing.

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

ADMINISTRATIVE REPORTS:
Committee Reports: Annexation Ad Hoc: Councilmember Engberg stated that the Committee elected Councilmember Stubbe as Chairman. He then stated that the
Committee discussed the annexation policy and recommended improvements made by the Committee. The Committee also discussed development guidelines. Councilmember Engberg noted that the Committee may look into adjustments for allowable debt ratios. The Committee recommended that developers utilize engineers recommended by the City for water connection because the City has an obligation to protect its water system.

Councilmember Mumgaard asked if there would be a list of approved engineers. Councilmember Engberg stated they recommend using a specific firm. Public Works Director/City Engineer Jeff Thompson stated that an engineering firm will be recommended specifically for water modeling. Councilmember Sunde asked if that will be going out for a bid. Mr. Thompson explained that staff will be issuing an RFP for a water master plan. Councilmember Mumgaard asked who would pay for the engineering. Mr. Thompson stated that developers have historically paid these fees, but the City could potentially agree to pay partial fees if the recommended firm is utilized. Councilmember Sunde asked about the duration of a potential contract. Mr. Thompson explained that staff has not yet decided, but that it would possibly be modeled after the rate study, which is typically every four years. Ms. Myers clarified where funds could be utilized if the City helped pay for water modeling.

Comments from the Floor: None.

Comments from Mayor and Council: Mayor Black gave an update on his events: (1) Mayor Black attended the PLV Cares Committee meeting; (2) Mayor Black attended the Google groundbreaking ceremony; (3) Mayor Black attended a United Cities meeting; (4) Mayor Black presented at the CBS Homes – Berkshire Hathaway meeting; (5) Mayor Black met with Boy Scout Troop 499.

Mayor Black thanked Mr. Spomer and his staff for their hard work this past season, and reminded those present of the upcoming Cleanup Days.

ADJOURNMENT:
Motion to adjourn by Councilmember Glover, second by Councilmember Mumgaard. Upon roll call vote, Sunde, Mumgaard, Glover, Jaworski, Kluch, and Engberg all voted yes. Voting no: none. Absent: Gaines and Stubbe. Motion passed. Meeting adjourned at 8:19 PM.

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October 15, 2019
CITY OF PAPILLION

DAVID P. BLACK, MAYOR

ATTEST:

NICOLE BROWN, CITY CLERK

(SEAL)

NICOLE BROWN, CITY CLERK

October 15, 2019