

**CITY OF PAPIILLION  
MAYOR AND CITY COUNCIL REPORT  
APRIL 18, 2023 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
Approve the Appointment of the Deputy City Administrator	Resolution R23-0064	Mayor David P Black <b>Report Prepared by:</b> Carrie Svendsen, Human Resources Director

**SYNOPSIS:**

It is my desire to appoint Mark Stursma, AICP, as Deputy City Administrator. I respectfully request your approval of his appointment effective April 22, 2023.

Mr. Stursma has been employed with the City of Papillion since May of 2004. He served as the Planning Director for 18 years and was promoted to Deputy Administrator of Community Development in May of 2022. Mr. Stursma has a 29-year career in the field of City Planning and Urban Design, including a variety of experience managing projects and people. Prior to working for the City of Papillion, Mr. Stursma worked professionally in both the public and private sectors.

Mr. Stursma has a Bachelor of Science degree in Community and Regional Planning with an Emphasis in Urban Design from Iowa State University and a Master of Science degree in Negotiation and Conflict Resolution from the Creighton University School of Law. He also holds a certification from the American Institute of Certified Planners (2000) and is a licensed Mediator through the Office of Dispute Resolution, State of Nebraska (2017). He is currently enrolled in the Certified Public Manager (CPM) certificate program at UNO and recently completed the Leadership Nebraska program through the Nebraska Chamber of Commerce. He also completed the Leadership Sarpy program through the Sarpy County Chamber of Commerce in 2005.

**FISCAL IMPACT:**

\$3,169 for the remainder of the 2022/2023 budget year. The funding of this role will be managed in the budget amendment that is pending approval with ORD. 1995 and included in future budgets.

**RECOMMENDATION:**

Approve.

**BACKGROUND:**

Chapter §51-9 of the Papillion Municipal Code states the Council may create any office that it may deem necessary for the good government and interest of the municipality.

**ATTACHMENTS:**

- 1) RES. R23-0064
- 2) Resume for Mark Stursma, AICP

**RESOLUTION NO. R23-0064**

**BE IT RESOLVED** that the Mayor of the City of Papillion, Nebraska hereby appoints Mark Stursma, AICP, as Deputy City Administrator effective April 22, 2023, and that the City Council of the City of Papillion, Nebraska hereby approves said appointment.

**PASSED AND APPROVED** this 18<sup>th</sup> day of April 2023.

**CITY OF PAPIILLION**

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David P. Black, Mayor

Attest:

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Nicole Brown, City Clerk

(SEAL)

# MARK STURSMMA, AICP

DEPUTY ADMINISTRATOR OF COMMUNITY DEVELOPMENT

+1 (402) 597-2060w



mstursma@papillion.org



## PROFESSIONAL PROFILE

Tenured City Planner with advanced training and experience in negotiation and conflict resolution. Professional Planning experience in private and public sectors, including management of a City Planning Department. Well-versed in urban design philosophy and possesses technical, analytical, and collaborative skills necessary to build and lead a cohesive team that functions dynamically within the wider governmental organization.

## PROFESSIONAL EXPERIENCE

### CITY OF PAPIILLION / PAPIILLION, NE

#### **Deputy Administrator of Community Development** 2022 – Present

- Supervises Planning Director and Chief Building Official; and provides leadership and guidance to the Planning and Building Departments.
- Serves as an advisor to the City Administrator, Mayor, and City Council.
- Integrates the City's vision and goals into Community Development strategy.
- Responsible for community development in the City, as well as planning, building, redevelopment, special projects, and capital projects as assigned.
- Liaison for outside stakeholders needing to navigate regulatory process through various City departments.
- Ensures compatibility of economic development, planning/zoning, and building policies.
- Serves as City representative to outside agencies, particularly regional planning organizations, economic development partners, industry/trade organizations, local and regional Chambers of Commerce, and other civic groups.
- Facilitated joint City Council/Planning Commission training session and discussion on Housing Policy.
- Co-led six-month multi-department interactive project on improving development related customer experience.
- Assisted with preparation and proposal of customized Property Maintenance Code to consolidate existing regulations and implement new criteria related property maintenance.
- Initiated update of annexation criteria and analysis process.

#### **Planning Director** 2004 – 2022

- Managed the operations, budget, and personnel of the Planning Department.
- Advised Mayor, City Council, Planning Commission, and City Administration on matters related to development, planning, code enforcement, and policy.
- Responsible for development application review and processing, including requests for platting, change of zone, comprehensive plan amendment, special use permits, variances, site plans, and building permits. Also responsible for interpretation and enforcement of zoning and subdivision regulations as well as city policy on development.
- Represented city on regional committees and initiatives including: Metropolitan Area Planning Agency committees (TTAC, TAP-C, ProSeCom [Vice Chair], RPA), Heartland 2050, Greater Omaha Chamber - ConnectGO, Omaha Active Living Advisory Committee [Chair], PEL I-80 Interchange Study, WE-STEP regional transportation study, Papillion Creek Watershed Partnership, South Sarpy Watershed Partnership.

- Testified on behalf of city at Legislature committee meetings and hearings.
- Represented Papillion and all first class cities within a designated opportunity zone consisting of Omaha, Lincoln and all jurisdictions in between along the I-80 corridor. The Nebraska Innovation Zone Commission was created by the Legislature to study the economic and environmental value of the corridor and adopt policies to protect and maximize that value.
- Responsible for long range planning for the city, including updates to the Comprehensive Plan, Downtown Plan, Parks Master Plan, and Stormwater Management Plan.
- Regularly coordinated policy and work efforts with other Department Directors.
- Led negotiations with companies and developers interested in making investments in the city. Recent negotiations have resulted in billions of dollars of development by companies such as Facebook, Google, Amazon, Fidelity, and Hormel.
- Ensured compliance with FEMA, State, and local floodplain regulations.

#### **SCHEMMER ASSOCIATES, INC. / OMAHA, NE**

##### **Planning Consultant** 2003 – 2004

- Developed strategic plan for establishing planning services as a new product offering for the Firm. Managed the newly created Planning Division.
- Provided on-going planning services to the City of Springfield, NE, including development review, ordinance amendments, and comprehensive plan amendments.
- Prepared multiple plans for clients, including: The Western Interchange and Land Use Plan for North Platte, NE; Comprehensive Plan and Zoning Ordinance for Plainview, NE.
- Marketed the Firm by preparing proposals, giving presentations at community events, and representing company services at conferences and trade shows.

#### **RDG PLANNING & DESIGN / OMAHA, NE**

##### **Planning Consultant** 1999 – 2003

- Project Manager and primary author of Comprehensive Plans and Development Ordinances for Nebraska communities of Nemaha County, Madison County, Peru, Johnson, Nemaha, Brock, Atkinson, Sargent, Battle Creek, Newman Grove, Madison, Tilden, and Osmond; Trails Master Plan for Nebraska City, NE; and Comprehensive Plan update and Downtown Parking Study for Pella, IA.
- Prepared proposals, scopes of work, and contracts. Represented the Firm in project interviews. Marketed the firm by preparing promotional materials and attending conferences.
- Facilitated meetings with large and small groups, gave presentations to clients and the public, and facilitated the public participatory process of numerous projects.
- In addition to content, was responsible for document layout and design, graphics, photography, and mapping.
- Participated in all aspects of providing professional City Planning services.

#### **SNYDER & ASSOCIATES, INC. / ANKENY, IA**

##### **Planning Consultant** 1996 – 1999

- Provided ongoing planning services to the City of Clive, IA. Reviewed Site Plans, Plats, Construction Drawings, and Rezoning applications. Advised city staff on annexations, land use compatibility, and zoning.
- Provided planning services to the City of Ames, IA in an extension of staff role. Performed development review and prepared reports. Conducted special planning projects including Neighborhood Compatibility Standards, Extra-Territorial Zoning Feasibility Study, and Annexation Study.
- Developed Comprehensive Plans for Knoxville, IA and Toledo, IA. As part of those efforts facilitated public input meetings and visioning sessions, performed detailed land use inventories, and prepared transportation plans, site specific development plans, future land use plans, and growth management plans.

- Authored model zoning, site plan, and subdivision ordinances for cities of Altoona, Pleasant Hill, Bondurant, and Mitchellville, IA.
- Prepared future land use and development concepts for Prairie City, IA to accommodate relocation of Highway 163.
- Prepared expansion concepts for the Washington, IA Airport Layout Plan.
- Marketed the Firm by preparing proposals, giving presentations at community events, and representing company services at conferences and trade shows.
- Responsible for preparation of project proposals, scopes of work, and contracts.
- Performed project management responsibilities and effectively maintained consultant/client relationships.

**REGION 6 PLANNING AGENCY. / MARSHALLTOWN, IA**

**City Planner**  
1993 – 1996

- Zoning Administrator for Marshalltown, IA and Tama County, IA.
- Reviewed building permit, PUD, Plat, and Zoning change applications. Prepared reports and advised Planning Commission and City Council.
- Prepared Long Range Transportation Plan and Transportation Improvement Plans for a four-county jurisdiction.
- Facilitated public meetings and hearings for multiple planning projects.

**EDUCATION**

**MS / NEGOTIATION & CONFLICT RESOLUTION / CREIGHTON LAW SCHOOL, OMAHA, NE**

**CALI / LAW 406 – LOCAL GOVERNMENT IN A FEDERAL SYSTEM**

**ALPHA SIGMA NU / JESUIT HONOR SOCIETY**

**BS / COMMUNITY & REGIONAL PLANNING, EMPHASIS IN URBAN DESIGN / IOWA STATE UNIVERSITY, AMES, IA**

**MAJOR STUDIO PROJECTS:**

**HOSPITAL MEDICAL ZONE EXPANSION PROJECT, AMES, IA.** ANALYZED MEDICAL SERVICE TRENDS AND DEVELOPED AN EXPANSION AND DECENTRALIZATION STRATEGY FOR THE AMES MEDICAL CAMPUS.

**DOWNTOWN REDEVELOPMENT PROJECT, AMES, IA.** PREPARED A REDEVELOPMENT AND TRANSPORTATION PLAN FOR THE AMES DOWNTOWN BUSINESS DISTRICT

**MEMBER: CAMPUS TRANSPORTATION PLANNING COMMITTEE, CYCLING CLUB TEAM**

**CALVIN COLLEGE / PRE-ARCHITECTURE / GRAND RAPIDS, MI**

**MEMBER: TRACK TEAM**

**LEADERSHIP TRAINING**

**LEADERSHIP SARPY, SARPY COUNTY CHAMBER OF COMMERCE, 2005**

**LEADERSHIP NEBRASKA (CLASS XIV), NEBRASKA CHAMBER OF COMMERCE, 2022-23**

**CERTIFICATIONS**

**AMERICAN INSTITUTE OF CERTIFIED PLANNERS (AICP) / CERT. # 015614 / 2000**

**OFFICE OF DISPUTE RESOLUTION, STATE OF NEBRASKA / MEDIATION / 2017**