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

PAPILLION CITY COUNCIL MINUTES
TUESDAY, JANUARY 19, 2021 @ 7:00 P.M.

The City Council of the City of Papillion met in open and public session at the Chrysalis Event Center at Papillion Landing, 1046 W Lincoln St, on January 19, 2021, 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 Amber Powers, Deputy City Administrator Phil Green, City Attorney Alan Thelen, Police Chief Scott Lyons, Recreation Director Tracy Stratman, Parks and Facilities Director Tony Gowan, Finance Director Nancy Hypse, Planning Director Mark Stursma, Fire Chief Bill Bowes, Deputy City Engineer Alex Evans, Human Resources Director Carrie Svendsen, Library Director Matt Kovar, Executive Assistant Kendra Ellis, and Administrative Assistant Taylor Baratta.

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 Meetings Act is posted in the Chrysalis Event Center.

ADMINISTRATOR'S REPORT: City Administrator Amber Powers provided an update: (1) The League of Nebraska Municipalities will hold its Annual Midwinter Conference virtually in February; (2) Mayor Black and Planning Director Mark Stursma presented on the Missing Middle webinar hosted by the Nebraska Investment Finance Authority; (3) The Library will be kicking off their 1,000 Books Before Kindergarten program for children up to age five.

CONSENT AGENDA ITEMS: (1) Approval of the agenda as presented; (2) Approval of the minutes from the January 5, 2021, City Council Meeting; (3) RES. R21-0006 – A resolution to approve claims as presented – Nancy Hypse – 597-2020; (4) RES. R21-0009 – A resolution to approve a Memorandum of Understanding (MOU) between the City of Papillion and the City of La Vista for shared maintenance of Giles Road – Jeff Thompson – 597-2043. 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, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed.

BILLS: Abante Marketing: \$436.00 /service; ABM: \$4,235.11 /service; Adidas America, Inc.: \$77.09 /supplies; Administrative Services Corp.: \$10,341.98 /pehp; Advanced Office Automation, Inc.: \$589.79 /service; AKRS Equipment Solutions, Inc.: \$670.77 /supplies; All Copy Products, Inc.: \$21.78 /supplies; American Fence Company: \$2,932.55 /service; American Red Cross Training Services: \$180.00 /training; Ameritas Life Insurance Corp.: \$29,954.95 /medical; Aqua-Chem, Inc.: \$539.40 /supplies; Artfac Graphics: \$375.00 /service; Associated Fire Protection: \$250.00 /service; Audio Visual Innovations, Inc.: \$49,160.58 /supplies; Automotive Warehouse Distributors: \$266.28 /parts; Back9 Marketing: \$700.00 /service; Badger Meter, Inc.: \$1,069.78 /service; Baker & Taylor: \$4,985.58 /books; Batteries Plus Bulbs 073: \$65.70 /supplies; Baxter

Ford of Papillion: \$209.70 /parts; Bellino Fireworks: \$1,000.00 /bond refund; BHI Development, Inc.: \$1,202.10 /refund; Black Hills Energy: \$1,588.89 /natural gas; Bobcat Of Omaha: \$52.19 /supplies; Body Basics Fitness Equipment: \$3,780.00 /equipment; Bound Tree Medical, LLC: \$4,960.95 /supplies; Braden Wiese: \$31.72 /reimbursement; Brite Ideas Decorating, Inc.: \$5,916.91 /supplies; Burton Plumbing Services, Inc.: \$163.00 /service; Carollo Engineers, Inc.: \$16,963.00 /service; Carrot-Top Industries, Inc.: \$1,900.64 /supplies; Caselle, Inc.: \$1,785.00 /service; Castlebridge Homes: \$89.30 /refund; Cengage Learning Inc / Gale: \$324.01 /books; Champion Enterprises, Inc.: \$266.25 /service; Christine Myers: \$1,500.00 /service; Cintas Loc 749: \$950.40 /service; City Of La Vista: \$933.13 /agreement; City Of Omaha Cashier: \$622,351.93 /service; City Treasurer: \$120.00 /service; Clayton Kulhanek: \$144.00 /reimbursement; Cobra PUMA Golf, Inc.: \$151.83 /supplies; Comp Choice, Inc.: \$37.00 /service; Constellation NewEnergy - Gas Division: \$433.86 /utilities; Cook's Heating & Air Conditioning: \$600.00 /service; Core Bank Trust: \$625.00 /bonds; Cornhusker International Trucks Inc: \$150,925.00 /supplies; Cox Business: \$12,831.81 /utilities; Culligan of Omaha: \$10.30 /supplies; Demco: \$841.77 /books; Depository Trust Company: \$3,168.75 /payment; DexYp: \$148.39 /service; Diamond Communication Solutions: \$16,974.04 /service; Discovery Benefits, Inc.: \$322.00 /service; DIY Holding Company, LLC.: \$14,642.54 /service; Donna Monteagle: \$38.53 /reimbursement; Doug Huggins, petty cash: \$1,100.00 /petty cash; Douglas County Sheriff's Office: \$175.00 /service; Dynamic Brands: \$660.00 /apparel; Eakes Office Solutions: \$30.49 /supplies; Easy Picker Golf Products, Inc: \$393.51 /merchandise; Echo Group, Inc.: \$375.00 /supplies; Elevate Roofing: \$415.79 /service; Emery Horton: \$55.68 /refund; Enrique Menjivar: \$40.00 /service; Familia de Dios Ministries, Inc.: \$11,032.24 /rent; Fastenal Company: \$32.84 /supplies; Feld Fire: \$12,700.00 /supplies; Fire Protection Services, LLC: \$15,933.00 /service; Force America Distributing, LLC.: \$357.02 /supplies; Forecast5 Analytics, Inc.: \$2,250.00 /service; Frank Matyja: \$1,000.00 /reimbursement; Fritz Weiss: \$300.00 /LOSAP; Galls, LLC: \$257.05 /supplies; Gary Morris: \$60.00 /service; General Code: \$1,195.00 /service; Golf Associates Scorecard Company: \$2,382.23 /supplies; Grainger, Inc.: \$314.79 /supplies; Greatland Corporation: \$259.23 /supplies; GT Distributors, Inc: \$4,594.50 /supplies; Hach Company: \$86.40 /supplies; HDR Engineering, Inc.: \$18,645.16 /service; Heartland Tires & Treads - Omaha: \$329.86 /supplies; Heather Kelly: \$16.00 /refund; Helget Gas Products Inc: \$708.33 /supplies; hibu Inc. - West: \$52.78 /service; Hi-Line Inc.: \$374.80 /supplies; Host Coffee Service: \$227.86 /supplies; Hydro Optimization & Auto Solutions: \$527.50 /service; Hy-Vee: \$131.00 /supplies; Ideal Pure Water: \$65.00 /supplies; IDville: \$373.53 /supplies; Immanuel Pathways: \$58.96 /refund; Ingram Library Services: \$148.12 /books; Intelligent Buildings, LLC: \$225.00 /service; Invoice Cloud Inc.: \$15,763.40 /service; Jack Miller: \$300.00 /LOSAP; John Schendt: \$300.00 /LOSAP; Jones Automotive, Inc: \$660.90 /supplies; Kanopy, Inc.: \$268.00 /service; Kapco: \$140.74 /supplies; Kriha Fluid Power Co., Inc.: \$56.94 /supplies; Kronos SaaShr, Inc.: \$7,344.50 /payroll; Landmark Performance Homes: \$1,300.00 /refund; Lands' End Business Outfitters: \$103.85 /supplies; Lanoha Nurseries, Inc.: \$4,229.97 /supplies; Lifeguard MD, Inc.: \$2,025.00 /supplies; Linda Heine: \$187.50 /refund; Logan Contractors Supply, Inc.: \$466.87 /supplies; Lone Star Flags & Golf: \$700.00 /supplies; Lowe's Business Account/SYNCB: \$5,022.81 /supplies; Marco Technologies LLC. NW 7128: \$473.99 /contract; Mark Brandt: \$300.00 /LOSAP; Matheson Tri-Gas, Inc.: \$197.91 /supplies; Matt Donley: \$181.85 /reimbursement; Menards: \$257.27 /supplies; Metro Landscape Mat & Recycling: \$70.00 /supplies; Meyer Laboratory, Inc.: \$400.00 /supplies; Michael Todd & Company, Inc.: \$2,005.63 /supplies; Microfilm Imaging Systems, Inc: \$70.00 /service; Midlands Printing & Business Forms: \$767.47 /supplies; Midwest Distributing Corp.: \$240.50 /supplies; Midwest Laboratories, Inc.: \$640.00 /service; Midwest Turf & Irrigation: \$1,972.55 /supplies; Mulhall's Landscape: \$3,042.29 /service; Muth Electric, Inc.: \$7,089.00 /service; Napa Auto Parts: \$61.83 /supplies; NE Dept. of Revenue: \$70,105.18 /government; NE Dept. of Revenue-Charit. Gaming Div.: \$50,735.00 /service; NE Dept. of Revenue-Motor Fuels Div.: \$3,180.00 /service; Nebraska Chapter IAAI:

\$100.00 /membership; Nebraska Library Commission: \$1,015.20 /dues; Nebraska Rural Water Association: \$395.00 /service; Nebraska-Iowa Industrial Fasteners Corp.: \$198.13 /supplies; NeRPA: \$360.00 /organization; NMC Exchange, LLC: \$107.64 /supplies; OCLC, Inc.: \$728.55 /supplies; Office Depot, Inc.: \$2,587.29 /supplies; O'Keefe Elevator Company, Inc.: \$204.74 /service; Omaha Compound Company: \$3,632.08 /supplies; Omaha Public Power District: \$122,914.92 /electricity; Omaha Winnelson Company: \$125.52 /supplies; OMNI Engineering: \$82.35 /supplies; One Call Concepts, Inc.: \$272.24 /service; One Source The Background Check Co.: \$153.30 /service; O'Reilly Auto Parts: \$341.69 /supplies; Papillion Sanitation: \$1,281.53 /refuse; Paramount Linen & Uniform Rental: \$613.01 /rental; PING: \$175.86 /merchandise; Police Executive Research Forum: \$200.00 /dues; Pomp's Tire Service, Inc.: \$466.41 /supplies; Prairie Construction Company: \$485.37 /reimbursement; Prairie Mechanical Corporation: \$9,090.00 /service; Premier Physician Services, Inc.: \$15,000.00 /service; Quadient Finance USA, Inc.: \$182.00 /service; Quill Corporation: \$164.58 /supplies; R&R Products, Inc.: \$1,164.00 /service; Rainbow Glass & Supply Inc.: \$169.00 /service; Rasmussen Mechanical Services, Inc.: \$1,093.69 /repair; Ray Higgins: \$300.00 /LOSAP; Recreation Supply Company: \$117.92 /supplies; Red Wing Business Advantage Account: \$188.99 /supplies; Rich Higgins: \$300.00 /LOSAP; Ricky Patrick: \$101.69 /refund; Russell L Zeeb: \$300.00 /LOSAP; Sakeer Hussain: \$60.00 /service; Sampson Construction Co., Inc.: \$267,271.00 /service; Sam's Club - Golf: \$193.97 /supplies; Sam's Club - Rec: \$207.55 /supplies; Sapp Bros., Inc - Omaha: \$28,459.53 /fuel; Sarpy County Treasurer: \$13,509.81 /service; Sarpy County, SID 97: \$5,456.80 /service; Sid Dillon Ford: \$29,265.00 /vehicle; Southern Carlson, Inc.: \$138.50 /supplies; SRIXON/Cleveland Golf/XXIO: \$4,080.00 /merchandise; Sutphen Corporation: \$1,770.90 /supplies; Ted's Mower Sales & Service, Inc.: \$104.10 /supplies; The Sherwin-Williams Co.: \$118.66 /supplies; The UPS Store - 5359: \$234.66 /service; Thomas R Blazek: \$40.00 /service; Thomson Reuters - West Payment Center: \$374.62 /supplies; TransUnion Risk and Alternative: \$59.50 /service; Ty's Outdoor Power & Service: \$495.04 /supplies; Unionist Printing Company: \$232.60 /supplies; Unite Private Networks, LLC.: \$6,568.40 /service; US Bank Corporate Payment Systems: \$17,140.79 /service; Utility Equipment Company: \$3,203.54 /supplies; Van Wall Equipment: \$3,700.78 /supplies; Verizon Connect NWF, Inc.: \$696.17 /parts; Verizon Wireless: \$3,882.70 /utilities; Vierregger Electric Company, Inc.: \$1,131.00 /service; VW Golf, Inc.: \$124.50 /re-sale items; Walkers Inc. dba Max I Walker: \$158.70 /service; Wells Fargo Financial Leasing: \$390.00 /service; Westlake Ace Hardware: \$55.78 /merchandise; Winter Equipment Co., Inc: \$1,886.87 /supplies; Woodland Homes: \$1,300.00 /refund; WPS - Medicare: \$349.42 /reimbursement; Zoll: \$532.13 /supplies; Bank Transaction Fees: \$15,390.32 /; Payroll: /899,777.83 /; **Total: \$2,706,354.77.**

ORDINANCES FIRST READING: None.

ORDINANCES SECOND READING AND PUBLIC HEARINGS:

ORD. 1914 – An ordinance to approve the vacation of the unimproved part of the First St right-of-way lying in the South ½ of the NE ¼ and in the NW ¼ of the SE ¼ of Section 26, T14N, R12E of the 6th P.M., Sarpy County, NE with title thereto retained by the City of Papillion – Jeff Thompson – 597-2043. Mayor Black opened the public hearing and called for proponents and opponents. No one came forward and the public hearing was closed.

ORD. 1915 – An ordinance to approve the conveyance of title for the unimproved part of the First St right-of-way lying in the South ½ of the NE ¼ and in the NW ¼ of the SE ¼ of Section 26, T14N, R12E of the 6th P.M., Sarpy County, NE to be vacated by Ordinance #1914 from the City of Papillion to the Papio-Missouri River Natural Resources District – Jeff Thompson – 597-2043. Mayor Black opened the public hearing and called for proponents and opponents. No one came forward and the public hearing was closed.

ORD. 1916 – An ordinance to approve the vacation of the unimproved parts of Jefferson St, Monroe St, Beadle St, Addition St, and alley right-of-way lying within or between Blocks 21, 22, and 23 in the NW ¼ of Section 26, T14N, R12E of the 6th P.M., Sarpy County, NE with title thereto retained by the City of Papillion – Jeff Thompson – 597-2043. Mayor Black opened the public hearing and called for proponents and opponents. No one came forward and the public hearing was closed.

ORD. 1917 – An ordinance to approve the conveyance of title for the unimproved parts of Jefferson St, Monroe St, Beadle St, Addition St, and alley right-of-way lying within or between Blocks 21, 22, and 23 in the NW ¼ of Section 26, T14N, R12E of the 6th P.M., Sarpy County, NE to be vacated by Ordinance #1916 from the City of Papillion to the Papio-Missouri River Natural Resources District – Jeff Thompson – 597-2043. Mayor Black opened the public hearing and called for proponents and opponents. No one came forward and the public hearing was closed.

ORD. 1918 – An ordinance to approve the vacation of the unimproved part of Addition Street in the NW ¼ of Section 26, T14N, R12E of the 6th P.M., Sarpy County, NE with title thereto retained by the City of Papillion – Jeff Thompson – 597-2043. Mayor Black opened the public hearing and called for proponents and opponents. No one came forward and the public hearing was closed.

ORD. 1919 – An ordinance to approve the conveyance of title for the unimproved parts of Addition St in the NW ¼ of Section 26, T14N, R12E of the 6th P.M., Sarpy County, NE to be vacated by Ordinance #1918 from the City of Papillion to PW & RD Enterprises, Inc – Jeff Thompson – 597-2043. Mayor Black opened the public hearing and called for proponents and opponents. No one came forward and the public hearing was closed.

ORD. 1920 – An ordinance to rename Fall Creek Rd abutting Lots 407-421, Eagle Ridge to be S Fall Creek Rd – 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. 1921 – An ordinance to amend Papillion Municipal Code §117-12 to provide for amendments to fireworks sales applications, and to provide for an effective date – Amber Powers – 827-1111. Mayor Black opened the public hearing and called for proponents and opponents. Mayor Black noted for the record that Vince Bellino, Bellino Enterprises, Ltd., 501 Olson Dr, Ste 210, sent an email to Council in support of ORD. 1921. No one else came forward and the public hearing was closed.

ORDINANCES THIRD READING AND RESOLUTIONS:

ORD. 1895 – An ordinance to approve a Change of Zone from R-2 (Single-Family Residential (Medium-Density)) to R-4 (Multiple-Family Residential) for the property legally described as a replatting of Lots 142 – 150 and Lots 174 – 203, SumTur Crossing, a subdivision generally located on the SE corner of S 114th St and Schram Rd. The applicant is Boyer Young Development Co. (SumTur Crossing Replat 2) – Mark Stursma – 597-2077. Motion to approve ORD. 1895 by Councilmember Engberg, second by Councilmember Glover. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed.

RES. R21-0007 – A resolution to approve a Final Plat for the property legally described as a replatting of Lots 142-150 and Lots 174-203, SumTur Crossing, a subdivision generally located on the SE corner of S 114th St and Schram Rd. The applicant is Boyer Young

Development Co. (SumTur Crossing Replat 2) – Mark Stursma – 597-2077. Motion to approve RES. R21-0007 by Councilmember Stubbe, 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 passed.

RES. R21-0008 – A resolution to approve the Second Amendment to the SumTur Crossing Subdivision Agreement – Mark Stursma – 597-2077. Motion to approve RES. R21-0008 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 passed.

ADMINISTRATIVE REPORTS:

Committee Reports: Public Works Committee: Councilmember Engberg stated that the Committee discussed potential improvements to E 2nd St and N Jefferson St and potentially turning it into an entertainment area.

Comments from the Floor: Jim Pumfrey, 1906 Windcrest Ave, and Edward Weniger, 1709 Ridgeview Dr, came forward and asked the Council to reconsider allowing residents to raise chickens in city limits. Councilmember Mumgaard asked what the procedures are to reconsider an ordinance. City Attorney Alan Thelen briefly explained the procedure and stated that it would be more logical to introduce a new ordinance due to the amount of time that has passed since the topic was last brought before Council.

Comments from Mayor and Council: Mayor Black provided an update on his events: (1) Mayor Black participated in UCSC legislative update conference calls; (2) Mayor Black was a panelist at the NIFA Missing Middle Webinar.

Councilmember Mumgaard stated that he would like additional information regarding the potential impact of allowing fireworks applicants to change locations following license approval, as well as the impact of Governor Ricketts' proposed bill to cap property tax revenues. Mayor Black asked staff to compile and provide the requested information.

Councilmember Engberg thanked staff for the smooth transition to holding Council Meetings in the Chrysalis Event Center while City Hall is being renovated.

Closed Session: Mayor Black stated for the record that the purpose of the closed session was to protect the public interest to discuss land acquisition/potential litigation. Motion by Councilmember Glover, second by Councilmember Stubbe 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 passed. Mayor Black restated for the record that the purpose of the closed session was only to discuss land acquisition/potential litigation. Mayor Black then stated that the closed session would include the following: Mayor, City Council, City Administrator, Deputy City Administrator, City Attorney, City Clerk, and Deputy City Engineer. The closed session began at 7:27 PM.

Upon returning from closed session, Mayor Black stated for the record that the only item discussed in closed session was land acquisition/potential litigation. Motion by Councilmember Jaworski, second by Councilmember Gaines 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 passed. Council returned from closed session at 7:42 PM.

ADJOURNMENT:

Motion to adjourn by Councilmember Gaines, second by Councilmember Kluch. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Jaworski, Kluch, Stubbe, and Engberg all voted yes. Voting no: none. Motion passed. Meeting adjourned at 7:42 PM.

CITY OF PAPILLION

DAVID P. BLACK, MAYOR

ATTEST:

NICOLE BROWN, CITY CLERK

(SEAL)