
MINUTE RECORD

PAPILLION CITY COUNCIL MINUTES TUESDAY, APRIL 7, 2026 @ 7:00 P.M.

The City Council of the City of Papillion met in open and public session in the City Council Chambers at Papillion City Hall, 122 E Third St, on April 7, 2026, at 7:00 PM. City Clerk Nicole Brown called the roll. Present were Councilmembers Steve Sunde, Tom Mumgaard, Jason Gaines, Jim Glover, Dave Fanslau, Becky Hoch, Bob Stubbe, Steve Engberg, and Mayor David P. Black. Also present were City Administrator Amber Powers, Deputy City Administrator Mark Stursma, Finance Director Nancy Hypse, Recreation Director Tracy Stratman, Parks and Facilities Director Tony Gowan, Police Chief Chris Whitted, City Attorney Nicole Hutter, Planning Director Travis Gibbons, Fire Chief Robb Gottsch, Human Resources Director Jeremy Jensen, Library Director Matt Kovar, Communications Director Trent Albers, and Golf General Manager Rob Spomer.

Mayor Black led those present in the Pledge of Allegiance.

Affidavit of Publication: Notice of the meeting was given in the Sarpy County Times, the designated method of giving notice, on March 25, 2026. 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 Council Chambers.

Presentation: Fire Chief Robb Gottsch recognized Fire Captain Greg Hall and Fire Apparatus Engineer Todd Carpenter for their recent promotions.

ADMINISTRATOR'S REPORT: City Administrator Amber Powers provided an update: (1) The Library Master Plan Open House was on March 24; (2) LibraryCon 2026 is on April 11; (3) Update on the Police Department Renovation; (4) The Walnut Creek campground is now open; (5) The 90th Street Open House is on April 14; (6) Spring Clean Up Days are April 13-19.

CONSENT AGENDA ITEMS: (1) Approval of the agenda as presented; (2) Approval of the minutes from the March 17, 2026, City Council Meeting; (3) RES. R26-0066 – A resolution to approve claims as presented – Nancy Hypse – 597-2020; (4) RES. R26-0062 – A resolution to approve Change Order #2 with Mecco-Henne Construction for additional amenities and a credit for the City Park Renovation Project – Tony Gowan – 597-2049; (5) RES. R26-0067 – A resolution to approve the installation of a security system and monitoring services for the Maintenance Building located at Tara Hills Golf Course with Security Equipment inc (SEi) – Jason Cox – 331-4656; (6) RES. R26-0068 – A resolution to approve the purchase of a Toro Groundsmaster 7200 from Midwest Turf & Irrigation for Tara Hills Golf Course in the amount of \$28,920.84, and trading in one RM 3555, one RM 5410, and one Ventrac – Jason Cox – 331-4656; (7) RES. R26-0071 – A resolution to approve the lease of 166 GPS units for the golf cars at Eagle Hills and Tara Hills Golf Courses – Rob Spomer – 592-7788; (8) RES. R26-0072 – A resolution to approve the replacement of five furnace and air conditioner units in the clubhouse at Eagle Hills Golf Course – Rob Spomer – 592-7788; (9) RES. R26-0073 – A resolution to approve the purchase of a 2026 John Deere Z930 ZTrak (Model 216ETC) mower from AKRS Equipment in the amount of \$12,244.85 –

Tracy Stratman – 597-2026. Motion to approve the Consent Agenda by Councilmember Gaines, second by Councilmember Hoch. Mayor Black called for proponents and opponents. None came forward. Councilmember Mumgaard requested that C4. RES. R26-0062 be pulled from the Consent Agenda. Mayor Black called for a vote on the Consent Agenda except for C4. RES. R26-0062. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, Stubbe, and Engberg voted yes. Voting no: none. Motion passed.

RES. R26-0062 – A resolution to approve Change Order #2 with Meco-Henne Construction for additional amenities and a credit for the City Park Renovation Project – Tony Gowan – 597-2049. Motion to approve RES. R26-0062 by Councilmember Glover, second by Councilmember Mumgaard. Mayor Black called for proponents and opponents. None came forward. Councilmember Mumgaard asked for an update on the City Park Construction Project. Mr. Gowan provided a brief update on the project and stated that they are still planning to be finished for Papillion Days, with the exception of shelter construction. Councilmember Mumgaard asked if there would be any impact on Papillion Days. Mr. Gowan stated that there should be minimal impact. The shelter is scheduled to be finished after Papillion Days, which will be the final stage of completion.

Mayor Black asked for additional information on the new turf being installed at City Park. Mr. Gowan provided an update on the type of turf being used. Councilmember Gaines asked if the areas where sod is being laid would be roped off. Mr. Gowan explained the park would still be closed at that time and outlined what his team will do to help the sod grow as efficiently as possible.

Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, Stubbe, and Engberg voted yes. Voting no: none. Motion passed.

BILLS: Abante Marketing: \$4200.39/service; Accela Inc: \$753.27/software; Acushnet Company: \$10880.67/merchandise; Aetna: \$430.58/insurance; AKRS Equipment Solutions Inc: \$2196.59/supplies; All Wired Up Electrical Inc: \$143.93/refund; Ambetter: \$176.47/refund; American Family Insurance: \$134.41/refund; American Red Cross Training Services: \$696.00/training; Anderson Auto Group: \$46957.00/vehicles; Aqua-Chem Inc: \$2075.45/supplies; Arcoro Holdings Corp: \$5.50/service; Arnold Motor Supply LLP: \$384.80/supplies; Associated Fire Protection: \$7566.54/service; Barbara Hirz: \$80.41/refund; Baxter Ford of Papillion: \$742.52/parts; BHI Companies Inc.: \$102.37/refund; Black Hills Energy: \$24468.58/natural gas; Blackstone Publishing: \$71.98/supplies; Blue Cross Blue Shield: \$509764.03/insurance; Bobcat Of Omaha: \$6495.00/supplies; Boot Barn Inc: \$179.95/apparel; Border States Industries Inc: \$281.71/supplies; Bound Tree Medical LLC: \$5979.45/supplies; Bradley Nickisch: \$851.29/reimbursement; Brian O'Shea: \$120.00/reimbursement; Callaway Golf: \$7013.93/merchandise; Carlson West Povondra Architects: \$5169.11/services; Caselle Inc: \$5250.00/service; Cengage Learning Inc: \$383.10/books; Central Salt LLC: \$1489.16/supplies; Central States Group: \$255.15/supplies; Century Business Products Inc: \$123.23/supplies; Chem-Sult Inc: \$10667.74/supplies; Cintas Loc 749: \$421.81/service; City of Council Bluffs: \$550.00/government; City of La Vista: \$3085.91/agreement; City of Omaha Cashier: \$465739.70/service; City of Papillion Recreation Department: \$412.50/service; Clearview Country Club for Pets: \$239.75/service; Coca-Cola of Omaha: \$3211.31/merchandise; Commonwealth Electric Co of the Midwest: \$90.00/service; Conner Psychological Services PC: \$465.00/service; Consort Display Group: \$4139.50/supplies; Core & Main: \$872.44/supplies; Cornhusker International Trucks Inc: \$3245.25/supplies; Cox Business: \$4188.95/utilities; Crye Precision LLC: \$579.38/supplies; Cummins Inc: \$163.92/service; Curb Appeal Landscape

Curbing LLC: \$1966.00/service; D & K Products: \$2244.00/supplies; Deere & Company: \$10720.44/supplies; Dell Marketing LP: \$12652.39/equipment; Diane Carlson: \$125.00/reimbursement; Dinges Fire Company: \$3276.78/supplies; Donna Monteagle: \$13.05/reimbursement; Doug Kelley Concrete Construction LLC: \$2950.00/service; Dultmeier Sales LLC: \$616.00/supplies; Eakes Office Solutions: \$903.64/supplies; Electronic Contracting Company: \$390.00/service; Embris Group LLC: \$16847.50/service; Emergency Apparatus Maintenance: \$2396.60/service; Engineered Equipment Solutions: \$88109.91/equipment; Envirotech Services Inc: \$6841.52/chemicals; Express Enterprises: \$245.00/service; Expressions For Your Image LLC: \$29.00/service; FAC Print & Promo Company: \$5180.52/supplies; Factory Motor Parts Co: \$324.08/supplies; Fairfield Inn & Suites: \$245.90/lodging; Feld Fire: \$4428.73/supplies; Felsburg Holt & Ullevig: \$5356.25/service; Ferguson Enterprises Inc: \$321.90/supplies; Fikes Commercial Hygiene LLC: \$272.00/service; Fire Safety Consultants Inc: \$3930.00/services; First Wireless Inc: \$467.50/service; FleetPride: \$15.19/supplies; Forvis Mazars LLP: \$19805.00/service; FP Design and Review Services LLC: \$946.53/services; Gear For Sports Inc: \$2049.06/resale; George Evans: \$64.00/reimbursement; Grass Pad Inc: \$378.21/supplies; Great Plains Uniforms LLC: \$134.97/service; Happy Faces Face Painting LLC: \$360.00/services; Harlan Burggraaf: \$1.46/reimbursement; Harm's Concrete: \$3435.26/goods; Hawkins Inc: \$8670.66/supplies; HDR Engineering Inc: \$7968.97/service; Heartland Pest Control Inc: \$220.00/service; Heartland Tires & Treads - Omaha: \$5159.94/supplies; Heimes Corp: \$645.00/refund; Hildy Construction Inc: \$187.24/refund; Hockenbergs Equipment & Supply: \$116.15/supplies; Home Depot Credit Services: \$864.10/supplies; Hometown Leasing: \$129.67/service; Hornung's Golf Products Inc: \$1268.67/merchandise; Host Coffee Service: \$222.00/supplies; Hydro Optimization & Auto Solutions: \$20105.75/service; Hy-Vee: \$2017.47/supplies; Ingram Library Services: \$6155.74/books; Inland Truck Parts & Service: \$57.92/supplies; Itron Inc: \$5066.44/service; Jackson Morris: \$130.83/reimbursement; Jensen Well Co Inc: \$11455.80/service; JEO Consulting Group Inc: \$40072.50/services; Jeremy Nelson: \$280.00/reimbursement; Jessica Orr: \$125.00/reimbursement; Johnson Brothers of Nebraska: \$675.00/supplies; Johnstone Supply: \$75.40/supplies; Jonathan Christiansen: \$80.25/reimbursement; Jones Automotive Inc: \$870.26/supplies; Jones Polygraph Service: \$350.00/service; JP Plumbing Co: \$2550.00/services; Judds Brothers Construction Co: \$106922.50/services; K Electric Company Inc: \$2240.00/service; Kaitlin East: \$125.00/services; Kirkham Michael & Assoc Inc: \$1630.00/services; Kriha Fluid Power Co Inc: \$464.60/supplies; Landport Systems Inc: \$125.00/service; Larsen Supply Company: \$168.63/supplies; Lincoln Financial Group: \$13917.35/insurance; Linde Gas & Equipment: \$74.15/supplies; Linkon Logs Portables: \$100.00/services; Logo Logix Embroidery & Screen: \$167.00/service; MacQueen Emergency Group: \$2201.95/supplies; Mario Pozo: \$438.50/refund; Marking Refrigeration Inc: \$949.50/services; Matheson Tri-Gas Inc: \$802.87/supplies; McKay Landscape Lighting Inc: \$125.00/service; Meco-Henne Contracting Inc: \$660622.00/services; Medica: \$879.00/refund; Menards - Bellevue: \$483.33/supplies; Menards - Ralston: \$319.96/supplies; Metropolitan Utilities District: \$225.23/utilities; Michael Todd Industrial Supply: \$1893.50/supplies; Michaela Sherman: \$2148.75/service; Midlands Printing & Business Forms: \$2265.38/supplies; Midwest Fence-Guardrail Systems: \$377.40/service; Midwest Mudjacking Inc: \$1400.00/service; Midwest Storage Solutions: \$55054.62/supplies; Midwest Tape: \$271.40/audio; Midwest Turf & Irrigation: \$6469.51/supplies; Midwest Wheel Companies: \$563.16/supplies; Millard Electric Co Inc: \$264.20/refund; Mint Green Group USA Inc: \$107.50/supplies; Motorola Solutions Inc: \$1188.00/supplies; Mr Vinyl: \$225.00/service; Municipal Supply Inc of Omaha: \$394.40/supplies; Napa Auto Parts: \$440.88/supplies; National Sign Co dba Barco Municipal: \$2228.07/supplies; NE Dept of Water Energy Environment: \$80.00/services; NE Public Health Environ Laboratory: \$264.00/service; Nebraska Air Filter Inc: \$1843.60/supplies; Nebraska Golf & Turf: \$63.13/parts; Nebraska Golf Association: \$125.00/membership; Nebraska Machinery Company:

\$731.81/services; Nebraska Municipal Fire Chiefs Assoc: \$173.00/membership; Nebraska UC Fund: \$100.00/service; Nebraska.Gov: \$100.00/government; Nebraska-Iowa Industrial Fasteners Corp: \$1290.11/supplies; NewsBank Inc: \$5396.00/service; Nicholas Brobst: \$160.00/reimbursement; Nitz Equipment LLC: \$250.00/supplies; Northwest Electric LLC: \$7129.76/services; Omaha Compound Company: \$3253.39/supplies; Omaha Public Power District: \$578.58/electricity; Omaha Storm Chasers: \$25950.00/sponsorship; Omaha Winnelson Company: \$2109.94/supplies; Omaha World-Herald: \$177.93/subscriptions; OMNI Engineering: \$4737.34/supplies; O'Reilly Auto Parts: \$1130.05/supplies; Overhead Door Co of Omaha: \$120.00/service; P&W Golf Supply LLC: \$1970.98/supplies; Papillion Community Foundation: \$2500.00/organization; Papillion Sanitation: \$807.50/refuse; Papio Valley Nursery Inc: \$520.00/landscaping; Personnel Evaluation Inc: \$100.00/supplies; Petersen Printing: \$138.00/supplies; PING: \$4287.17/merchandise; Pioneer Manufacturing Company: \$1521.80/supplies; Plan It Software LLC: \$4200.00/service; Premier-Midwest Beverage Co: \$3294.86/merchandise; Quadient Finance USA Inc: \$699.00/service; Quadient Inc: \$175.75/supplies; Quadient Leasing USA Inc: \$864.60/service; Quality Brands of Omaha Inc: \$4797.60/merchandise; Quality Irrigation: \$41.50/service; Regal Awards Inc: \$22.50/service; REP Fitness LLC: \$10477.61/supplies; Roger Cleveland Golf Company Inc: \$6354.74/resale; Ron Turley Associates Inc: \$672.80/service; Rotella's Italian Bakery Inc: \$314.40/supplies; Sampson Construction Co Inc: \$219362.00/service; Sapp Bros Inc - Omaha: \$18024.45/fuel; Sarpy County Times: \$139.99/subscriptions; Sarpy County Treasurer: \$30.00/service; Security Equipment Inc: \$1701.50/service; See My Legacy LLC: \$1999.00/services; SESAC: \$7609.00/services; Showcases: \$159.30/supplies; Sid Dillon Chevrolet: \$37413.00/vehicle; Sonetics Corporation: \$225.00/supplies; Spin Linen Management: \$356.04/supplies; Springfield Electric Supply Company LLC: \$1134.42/supplies; Sprinkler Tek LLC: \$3198.00/services; Staples Inc: \$1059.49/supplies; Sun Mountain Sports LLC: \$247.00/supplies; Sunset Law Enforcement Ltd: \$24276.24/supplies; Sutphen Corporation: \$1826.51/supplies; Swank Motion Pictures Inc: \$2900.00/supplies; Symbiote IT Solutions: \$416.82/service; Sysco Lincoln: \$3353.56/supplies; Taylor Baratta: \$48.60/reimbursement; Taylor Made Golf Company: \$2847.33/merchandise; TD370 Apartments LLC: \$6230.03/refund; Teleflex LLC: \$665.00/supplies; The B Pad Group Inc: \$400.00/service; The Rock Place LLC: \$3840.00/supplies; The UPS Store - 5359: \$30.83/service; Thermo King Christensen: \$457.21/supplies; THI Builders Inc: \$369.66/refund; Thiele Geotech Inc: \$625.50/service; Thompson Dressen Dorner Inc: \$5505.00/engineering; Thryv Inc: \$158.80/service; TK Elevator Corporation: \$475.66/service; Trees Shrubs And More Inc: \$2923.20/supplies; Truck Center Companies: \$173.86/supplies; TruePoint Solutions LLC: \$1402.50/service; Truvolt Electric: \$244.95/refund; Twin Creek Animal Hospital: \$500.00/service; Ty's Outdoor Power & Service: \$295.97/supplies; Uline Inc: \$2214.58/supplies; Union Bank & Trust Company: \$3080.00/bonds; USABlueBook: \$923.90/supplies; Utility Equipment Company: \$479.29/supplies; Verizon Wireless: \$530.82/utilities; Vierregger Electric Company Inc: \$2253.50/service; Vision Perfect Software Inc: \$1390.00/software; VW Golf Inc: \$1135.51/re-sale items; Walkers Inc dba Max I Walker: \$26.10/service; Weldon Parts Omaha: \$1270.64/parts; Wells Fargo Financial Leasing: \$476.00/service; Westlake Ace Hardware: \$216.41/merchandise; Woodhouse Parts Direct: \$3.12/service; Woodland Homes: \$108.73/refund; Zimco Supply Co: \$3506.00/supplies; Payroll 03/13/26: \$1200056.08; Payroll 03/27/26: \$1171929.90; **Total: \$5,167,083.67.**

ORDINANCES FIRST READING:

ORD. 2082 – An ordinance to approve 2026 Annexation #1 – Mark Stursma – 827-1778.
Introduced by Councilmember Fanslau.

ORD. 2083 – 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. (2026 Annexation No. 1) – Travis Gibbons – 597-2077. Introduced by Councilmember Engberg.

ORD. 2085 – 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 NE ¼ of Section 3, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located at the SW corner of S 156th St and Schram Rd. The applicant is Hubbell Realty. (Sarpy West Industrial) – Travis Gibbons – 597-2077. Introduced by Councilmember Sunde.

ORDINANCES SECOND READING AND PUBLIC HEARINGS:

ORD. 2084 – An ordinance to amend Chapter 51 Section 12 of the Papillion Municipal Code related to the Office of the City Attorney to harmonize with Nebraska State Statute – Amber Powers – 827-1111. 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:

ORD. 2081 – An ordinance to adopt the Papillion Tax Increment Financing Policy and to create the Papillion Community Development Agency – Michelle Andahl – 502-7145. Motion to approve ORD. 2081 by Councilmember Glover, second by Councilmember Engberg. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, Stubbe, and Engberg voted yes. Voting no: none. Motion passed.

RES. R26-0069 – PUBLIC HEARING AND VOTE – A resolution to approve the Fourth Amendment to the Oak Leaf Subdivision Agreement – Travis Gibbons – 597-2077. Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: Joe Foley, 3930 S 147th St, Omaha, briefly explained the project.

Opponents: None.

No one else came forward and the public hearing was closed. Motion to approve RES. R26-0069 by Councilmember Stubbe, second by Councilmember Sunde. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, Stubbe, and Engberg voted yes. Voting no: none. Motion passed.

RES. R26-0070 – A resolution to approve the Ninth Amendment to the Granite Falls North Subdivision Agreement – Travis Gibbons – 597-2077. Motion to approve RES. R26-0070 by Councilmember Gaines, second by Councilmember Fanslau. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, Stubbe, and Engberg voted yes. Voting no: none. Motion passed.

ADMINISTRATIVE REPORTS:

Committee Reports: Public Safety Committee: Councilmember Gaines stated that the Committee discussed the speed limit on E 6th Street between Washington St and Magnolia Dr, an

update on the SDLEA Agreement, and an update on Chapter 85 of the Papillion Municipal Code pertaining to animals.

Comments from the Floor: None.

Comments from Mayor and Council: Mayor Black provided an update on his events: (1) Mayor Black attended the United Cities Meeting; (2) Mr. Stursma attended the SCCWWA Board Meeting; (3) Mayor Black attended the Vietnam Veterans Memorial Day Ceremony; (4) Mayor Black attended the Grow Sarpy Meeting.

Mayor Black reminded those present of upcoming events: (1) Spring Clean Up Days are April 13-19; (2) The 90th Street Open House is April 14; (3) Ace Hardware Shadow Lake will have a ribbon cutting on April 16; (4) The Arts Foundation Gala is on April 25; (5) The Papillion Community Foundation Derby Day is on May 2.

Councilmember Glover asked about regulation pertaining to motor bikes and e-bikes. Mr. Stursma stated that it is being reviewed but would be best coming from state legislature.

ADJOURNMENT:

Motion to adjourn by Councilmember Gaines, second by Councilmember Glover. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, Stubbe, and Engberg voted yes. Voting no: none. Motion passed. Meeting adjourned at 7:35 PM.

CITY OF PAPIILLION

DAVID P. BLACK, MAYOR

ATTEST:

NICOLE BROWN, CITY CLERK

(SEAL)