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**MINUTERECORD**

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**PAPILLION CITY COUNCIL MINUTES**  
**TUESDAY, JANUARY 20, 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 January 20, 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, and Mayor David P. Black. Councilmember Steve Engberg was absent. 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 Carrie Svendsen, Director of Building and Fire Safety Brad Sojka, Library Director Matt Kovar, Communications Manager Trent Albers, Community Development Director Michelle Andahl, 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 January 7, 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 Gottsch recognized Kristi and Maia Waszak for their lifesaving actions on December 31, 2025.

**ADMINISTRATOR'S REPORT:** City Administrator Amber Powers provided an update: (1) Sarpy County and City officials met with Grow Sarpy; (2) The 55+ Club will be holding a Valentine's Day Party on February 13; (3) Papillion Landing will be having a Health and Wellness Fair on January 23; (4) The Recreation Department has Kids Day Off Camps available.

**CONSENT AGENDA ITEMS: (1) Approval of the agenda as presented; (2) Approval of the minutes from the January 6, 2026, City Council Meeting; (3) RES. R26-0015 – A resolution to approve claims as presented – Nancy Hypse – 597-2020; (4) RES. R26-0016 – A resolution to award the contract for the Glenwood Hills Park Playground Renovation Project to Creative Sites in the amount of \$349,998.41 – Tony Gowan – 597-2049.** Motion to approve the Consent Agenda by Councilmember Gaines, second by Councilmember Glover. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, and Stubbe voted yes. Voting no: none. Absent: Engberg. Motion passed.

**BILLS:** Abante Marketing: \$3360.40/service; Adam Clingerman: \$242.76/refund; AKRS Equipment Solutions Inc: \$201.96/supplies; Alexis Ruvalcaba: \$50.00/refund; All About Doors: \$6276.67/services; All Copy Products Inc: \$141.84/supplies; American Red Cross Training Services: \$282.00/training; Ameritas Life Insurance Corp: \$22521.76/insurance; Anderson Auto Group: \$91734.00/vehicles; Angela Michaels: \$80.40/refund; APWA: \$1266.00/membership;

Aqua-Chem Inc: \$1565.80/supplies; Arnold Motor Supply LLP: \$266.49/supplies; Associated Fire Protection: \$250.00/service; Athletico Physical Therapy: \$250.00/medical service; ATS Rocky Mtn Inc: \$403.00/resale; Axon Enterprise Inc: \$5842.50/supplies; B&H Photo Video: \$5999.26/supplies; Badger Meter Inc: \$4660.72/service; Baxter Ford of Papillion: \$280.17/parts; Beacon Athletics LLC: \$1815.00/supplies; Bellino Fireworks: \$1000.00/bond refund; Bishop Business Equipment Co: \$28.76/supplies; Black Hills Energy: \$4376.00/natural gas; Blackburn Mfg Co: \$565.88/supplies; Blue Cross Blue Shield: \$362.30/insurance; Boot Barn Inc: \$1425.96/apparel; Bound to Stay Bound Books Inc: \$1603.28/supplies; Bound Tree Medical LLC: \$6374.54/supplies; Carrot-Top Industries Inc: \$4827.54/supplies; Caselle Inc: \$2606.00/service; Cengage Learning Inc: \$160.57/books; Central Salt LLC: \$1479.80/supplies; Century Business Products Inc: \$13910.87/supplies; Cintas Loc 749: \$322.26/service; City of La Vista: \$3057.86/agreement; City of Papillion Recreation Department: \$605.00/service; Clark & Enersen Inc: \$7800.00/services; Cobra PUMA Golf Inc: \$120.21/supplies; Column Software PBC: \$105.26/service; Commonwealth Electric Co of the Midwest: \$270.00/service; Confluence Inc: \$27437.46/services; Cook's Heating & Air Conditioning: \$640.00/service; Cornhusker International Trucks Inc: \$373.88/supplies; Cox Business: \$11897.80/utilities; Culligan of Omaha: \$123.80/supplies; David Clingerman: \$182.06/refund; Dell Marketing LP: \$6400.00/equipment; Demco Inc: \$410.08/books; Deold Andersen Architecture LLC: \$1090.00/refund; Derek Goff: \$123.00/refund; Donna Monteleagre: \$21.70/reimbursement; Double K Feed Inc: \$2347.90/supplies; Dultmeier Sales LLC: \$55.70/supplies; Eakes Office Solutions: \$501.83/supplies; Echo Group Inc: \$866.47/supplies; Elias Jones: \$64.00/reimbursement; Emergency Apparatus Maintenance: \$741.86/service; ESO Solutions: \$5166.83/service; Express Enterprises: \$2515.60/service; Eyman Plumbing Inc: \$499.04/services; FAC Print & Promo Company: \$121.00/supplies; Feld Fire: \$855.37/supplies; Felsburg Holt & Ullevig: \$4355.00/service; Fikes Commercial Hygiene LLC: \$140.00/service; FNIC: \$40.00/insurance; FP Design and Review Services LLC: \$270.35/services; Gas Line Omaha Inc: \$25.00/refund; GCSAA: \$530.00/organization; Gear For Sports Inc: \$2315.41/resale; GolfNow LLC: \$5291.37/service; Grainger Inc: \$2702.55/supplies; Grass Pad Inc: \$275.80/supplies; Great Plains Uniforms LLC: \$988.48/service; Haney Shoe Store Inc: \$109.99/supplies; Hans Heating: \$25.00/refund; Heartland Pest Control Inc: \$250.00/service; Heartland Tires & Treads - Omaha: \$6037.26/supplies; Helm Mechanical / Helm Service: \$9679.89/service; hibu Inc - West: \$71.05/service; Hildy Construction Inc: \$210.91/refund; Host Coffee Service: \$219.14/supplies; Humana: \$116.86/refund; Hydro Optimization & Auto Solutions: \$210.88/service; Ideal Pure Water: \$41.25/supplies; IDville: \$114.98/supplies; InfoSafe Shredding Inc: \$35.00/service; Ingram Library Services: \$6474.11/books; Inland Truck Parts & Service: \$194.30/supplies; Invoice Cloud Inc: \$12493.42/service; Jack Miller: \$300.00/LOSAP; Jason Trowbridge: \$381.00/reimbursement; Jill Nielsen: \$23.99/refund; John Schendt: \$300.00/LOSAP; Johnstone Supply: \$564.21/supplies; Jones Automotive Inc: \$102.14/supplies; Joseph McClure: \$381.00/reimbursement; JP Cooke Company: \$2298.55/supplies; K Electric Company Inc: \$3019.44/service; Kanopy Inc: \$421.00/service; Kathy Murray-Andersen: \$70.50/reimbursement; Kearney Public Library: \$10.00/supplies; Kriha Fluid Power Co Inc: \$12.58/supplies; Kronos SaaShr Inc: \$7739.49/payroll; Kurt McClannan: \$362.35/reimbursement; Lang Diesel Inc: \$79.07/services; Language Lines Services Inc: \$5.52/service; Leak Specialists Inc: \$1840.00/service; LexisNexis a division of RELX Inc: \$351.00/services; Library Ideas LLC: \$399.20/supplies; Lifeguard MD Inc: \$2224.90/supplies; Linkon Logs Portables: \$1136.00/services; Logan Contractors Supply Inc: \$49.99/supplies; Logo Logix Embroidery & Screen: \$2179.30/service; Lowe's: \$2784.94/supplies; MacQueen Emergency Group: \$429.95/supplies; Madewell Construction Inc: \$2500.00/refund; Marco Technologies LLC NW 7128: \$1113.30/contract; Mark Stursma: \$560.12/reimbursement; Matheson Tri-Gas Inc: \$454.78/supplies; McGill Brothers Inc: \$2500.00/refund; McKay Landscape Lighting Inc: \$220.00/service; Meco-Henne Contracting Inc: \$438931.00/services; Menards - Bellevue: \$177.64/supplies; Menards - Ralston: \$567.20/supplies; Metropolitan Utilities

District: \$63.14/utilities; Michael Todd Industrial Supply: \$544.93/supplies; Michaela Sherman: \$825.00/service; Midlands Family Urgent Care: \$585.00/Medical; Midlands Printing & Business Forms: \$2006.09/supplies; Midwest Concrete Coatings LLC: \$1214.00/service; Midwest Laboratories Inc: \$1200.00/service; Midwest Sound & Lighting Inc: \$200.00/service; Midwest Tape: \$119.94/audio; Midwest Turf & Irrigation: \$5118.08/supplies; Miovision Technologies Inc: \$421.94/equipment; Motorola Solutions Inc: \$1121.00/supplies; Napa Auto Parts: \$242.02/supplies; Nathan James Construction: \$27.50/refund; National Recreation & Park Association: \$900.00/membership; NE Dept of Rev-Charitable Gaming Div: \$62179.00/service; NE Dept of Revenue: \$88167.04/government; NE Dept of Revenue-Motor Fuels Division: \$2835.00/service; NE Dept of Water Energy Environment: \$160.00/services; NE Public Health Environ Laboratory: \$181.00/service; Nebraska Library Commission: \$646.23/dues; Nebraska Licensed Beverage Association: \$200.00/dues; Nebraska-Iowa Industrial Fasteners Corp: \$248.79/supplies; NGCSA: \$600.00/membership; ODP Business Solutions: \$1797.10/supplies; Olsson Inc: \$12576.00/consulting; Omaha Compound Company: \$3762.90/supplies; Omaha Public Power District: \$138336.26/electricity; Omaha Slings Inc: \$124.86/supplies; One Call Concepts Inc: \$433.22/service; One Source The Background Check Co: \$682.30/services; O'Reilly Auto Parts: \$1816.68/supplies; Overhead Door Co of Omaha: \$3044.00/service; Papillion Sanitation: \$85.73/refuse; Pine Crest Homes: \$93.61/refund; Postmaster: \$5950.00/service; Proquest LLC: \$1754.11/subscription; Quadient Finance USA Inc: \$606.00/service; Quality Brands of Omaha Inc: \$136.77/merchandise; Regal Awards Inc: \$20.00/service; Roth Enterprises Inc: \$14840.00/supplies; Russell L Zeeb: \$300.00/LOSAP; Sampson Construction Co Inc: \$269642.00/service; Sam's Club - Golf: \$70.46/supplies; Sam's Club - Public Works: \$283.77/supplies; Sam's Club - Rec: \$317.35/supplies; Sanitize 360: \$8365.00/services; Sapp Bros Inc - Omaha: \$40619.47/fuel; Sarpy County & Cities Wastewater Agency: \$22637.92/service; Sarpy County Chamber of Commerce: \$219.00/membership; Sarpy County SID 97: \$5330.85/service; Sarpy County Times: \$139.99/subscription; Sarpy County Treasurer: \$6956.00/service; Security Equipment Inc: \$188.00/service; Segra: \$6500.00/service; Sentinel Technologies Inc: \$4812.90/services; SHI International Corp: \$627.50/supplies; SignIT: \$82.20/supplies; Southeast Area Clerks Association: \$20.00/dues; Spencer Management: \$65616.91/services; Spin Linen Management: \$712.08/supplies; Staples Inc: \$849.99/supplies; Strada Occupational Health: \$1765.00/medical service; Sutton Betti Sculptures: \$5500.00/sculpture; Symbiote IT Solutions: \$8984.20/service; TD2 Nebraska Office: \$220.00/engineering; The Library Store Inc: \$75.36/supplies; THI Builders Inc: \$142.65/refund; Thryv Inc: \$45.48/service; TK Elevator Corporation: \$906.00/service; Toro NSN: \$350.00/service; TransUnion Risk and Alternative: \$100.00/service; Travelers: \$715.00/insurance; Tred-Mark Communications: \$5229.00/service; TriCare West Region: \$768.42/service; Twin Creek Animal Hospital: \$308.65/service; TX Papillion LLC: \$861.00/service; Ty's Outdoor Power & Service: \$1603.44/supplies; US Bank Corporate Payment Systems: \$52026.91/service; Utility Equipment Company: \$1077.81/supplies; Van Wall Equipment: \$372.94/supplies; Verizon Connect Fleet USA LLC: \$34.90/service; Verizon Wireless: \$3799.23/utilities; VP Underground & Irrigation: \$36.00/refund; Walkers Inc dba Max I Walker: \$97.40/service; Westlake Ace Hardware: \$767.52/merchandise; Wex Health Inc: \$346.50/service; Wrap Technologies Inc: \$315.74/supplies; Zep Sales & Service: \$421.66/supplies; Zoll: \$1323.92/supplies; Payroll: \$1164193.21; Bank Transaction Fees: \$28174.58; **Totals: \$2,859,355.51.**

**ORDINANCES FIRST READING:**

**ORD. 2074 – An ordinance to amend § 205-199 (Agricultural uses) and § 205-208A (Home-based business/home occupations) of Article XXXIII (Supplemental Use Regulations) of Chapter 205 (Zoning) having to do with supplemental uses for agricultural and accessory residential uses. The applicant is the City of Papillion. (Supplemental Uses Amendment) – Travis Gibbons – 597-2077.** Introduced by Councilmember Sunde.

**ORD. 2076 – An ordinance to approve a Change of Zone from R-2 (Single-Family Residential (Medium Density)) to GC (General Commercial) for the property legally described as Lot 1, Block 20, Papillion and abutting vacated 2<sup>nd</sup> St right-of-way, generally located on the SW corner of E 2<sup>nd</sup> St and N Beadle St. The applicants are Connie and Gary Martin. (Papillion Replat 3) – Travis Gibbons – 597-2077.** Introduced by Councilmember Glover.

**ORDINANCES SECOND READING AND PUBLIC HEARINGS:**

**ORD. 2075 – An ordinance to amend Chapter 85 of the Papillion Municipal Code to adopt regulations for the keeping and licensing of chickens – Introduced by Councilmember Jason Gaines, Staff Report by Travis Gibbons – 597-2077.** Mayor Black opened the public hearing and called for proponents and opponents.

Proponents: The following residents came forward in support of ORD 2075: Rachel Dunham, 707 Crest Dr; Steve Zivny, 838 Gayle St; Mike Elkins, 1212 Buckboard Blvd; Emma Elkins, 1212 Buckboard Blvd; Grace Elkins, 1212 Buckboard Blvd; Maria Hage, 806 Evergreen Dr; and Loreen Reynante, 1108 Parc Dr.

Opponents: The following residents submitted written correspondence in opposition to ORD. 2075: Glenn Brudny, 125 Longwood Dr; Ronald and Patricia Grandgeorge, 2522 Pinehurst Cir; Mike Jedlicka, 2521 Pinehurst Cir; Peggy McGaha, 2507 Pinehurst Cir; Cathy Smith, 2112 Betsy Ave; Roger and Monic Tiarks, 215 Allision Ave; Rosemary Franks, 2520 Pinehurst Cir; and Maria Agner, 2519 Pinehurst Cir.

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

**ORDINANCES THIRD READING AND RESOLUTIONS:**

**ORD. 2072 – An ordinance to approve amendments to the Papillion Basic Municipal Employees Plan and Trust Agreement for the City of Papillion Police Pension Plan and Trust – Carrie Svendsen – 916-9645.** Motion to approve ORD. 2072 by Councilmember Gaines, second by Councilmember Fanslau. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, and Stubbe voted yes. Voting no: none. Absent: Engberg. Motion passed.

**ORD. 2073 – An ordinance to approve amendments to the Papillion Basic Municipal Employees Plan and Trust Agreement for the City of Papillion Firefighters' Pension Plan and Trust – Carrie Svendsen – 916-9645.** Motion to approve ORD. 2073 by Councilmember Gaines, second by Councilmember Sunde. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, and Stubbe voted yes. Voting no: none. Absent: Engberg. Motion passed.

**RES. R26-0017 – A resolution to approve amendments to the Master Fee Schedule pertaining to minimal fee increases at Eagle Hills and Tara Hills Golf Courses, and to correct clerical errors regarding Recreation Department fees – Rob Spomer and Tracy Stratman – 597-2041.** Motion to approve RES. R26-0017 by Councilmember Glover, second by Councilmember Hoch. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, and Stubbe voted yes. Voting no: none. Absent: Engberg. Motion passed.

**ADMINISTRATIVE REPORTS:**

**Committee Reports:** Golf Ad Hoc Committee: Councilmember Stubbe stated that the Committee discussed projects at the golf courses and updates to the irrigation systems.

**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) Mayor Black and staff attended the Midlands Business Journal's 40 Under 40 Awards Dinner; (3) Mayor Black attended the PLCS Business/Elected Officials Advisory Group Meeting; (4) Mayor Black attended the Midlands Community Foundation Gala.


**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. Motion to go into closed session by Councilmember Glover, second by Councilmember Fanslau. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, and Stubbe voted yes. Voting no: none. Absent: Engberg. Motion passed. Mayor Black restated for the record that the purpose of the closed session was only to discuss land acquisition. He then stated that closed session would include the following: Mayor, City Council, City Administrator, Deputy City Administrator, City Clerk, City Attorney, Finance Director, and Fire Chief. The closed session began at 7:35 PM.

Upon returning from closed session, Mayor Black stated for the record that the only item discussed in closed session was land acquisition. Motion to return from closed session by Councilmember Gaines, second by Councilmember Sunde. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, and Stubbe voted yes. Voting no: none. Absent: Engberg. Motion passed. Council returned from closed session at 7:50 PM.

**ADJOURNMENT:**

Motion to adjourn by Councilmember Glover, second by Councilmember Gaines. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, and Stubbe voted yes. Voting no: none. Absent: Engberg. Motion passed. Meeting adjourned at 7:50 PM.

CITY OF PAPIILLION

  
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DAVID P. BLACK, MAYOR

ATTEST:

  
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TAYLOR BARATTA, DEPUTY CITY CLERK

