
MINUTERECORD

PAPILLION CITY COUNCIL MINUTES
TUESDAY, MARCH 17, 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 March 17, 2026, at 7:00 PM. City Clerk Nicole Brown called the roll. Present were Councilmembers Steve Sunde, Tom Mumgaard, Jim Glover, Dave Fanslau, Becky Hoch, Bob Stubbe, Steve Engberg, and Mayor David P. Black. Councilmember Jason Gaines 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, Fire Chief Robb Gottsch, Public Works Director Michael Kleffner, Human Resources Director Carrie Svendsen, Library Director Matt Kovar, Communications Director Trent Albers, and Community Development Director Michelle Andahl.

Mayor Black and Scouts from Pack 359 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 4, 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.

Proclamation: Mayor Black presented Human Resources Director Carrie Svendsen with a proclamation and iron butterfly in honor of her upcoming retirement.

Presentation: Colby Jensen from Forvis Mazars and Finance Director Nancy Hypse presented an overview of the most recent annual audit.

ADMINISTRATOR'S REPORT: City Administrator Amber Powers provided an update: (1) Congratulations to Carrie Svendsen on her upcoming retirement; (2) Thanks to Finance Director Nancy Hypse and the Finance Department for their work completing the annual audit; (3) Congratulations to Planner Kevin Pflager for being named Rising Star in Planning and Development at the state planning conference; (4) Congratulations to the Planning Department for receiving a Planning Excellence Award for the Bellevue/Papillion Housing Resilience Plan; (5) Eyman Plumbing has been contracted to replace residential water meters; (6) Hydrant flushing has begun; (7) Channel stabilization is beginning this month along Valley St; (8) The Library will be holding an open house for the Library Master Plan on March 24; (9) The Recreation Department's annual Easter Eggstravaganza will be on March 28; (10) Spring Cleanup Days will be April 13-19.

CONSENT AGENDA ITEMS: (1) Approval of the agenda as presented; (2) Approval of the minutes from the March 3, 2026, City Council Meeting; (3) RES. R26-0060 – A resolution to approve claims as presented – Nancy Hypse – 597-2020; (4) RES. R26-0061 – A resolution to approve appointments to the Police Retirement Committee – Introduced by Mayor David P. Black, Staff Report by Carrie Svendsen – 916-9645; (5) RES. R26-0063 – A resolution to approve the purchase of valve insertion equipment and valves from Hydra Stop LLC in the

amount of \$72,681.83 – Michael Kleffner – 597-2043. Motion to approve the Consent Agenda by Councilmember Fanslau, second by Councilmember Stubbe. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Sunde, Mumgaard, Glover, Fanslau, Hoch, Stubbe, and Engberg voted yes. Voting no: none. Absent: Gaines. Motion passed.

BILLS: A-1 United Heating & Air: \$96.05/refund; Acushnet Company: \$4465.60/merchandise; AKRS Equipment Solutions Inc: \$124.73/supplies; Allison Hanson: \$10.00/reimbursement; Alvine and Associates: \$17050.00/services; Ameritas Life Insurance Corp: \$26295.18/insurance; Armour Roof Co: \$4800.00/service; ASP Enterprises Inc: \$450.00/supplies; Associated Fire Protection: \$142.50/service; Automotive Warehouse Distributors: \$415.31/parts; Back9 Marketing: \$700.00/service; Badger Meter Inc: \$4665.32/service; Batteries Plus Bulbs 073: \$111.80/supplies; Beacon Athletics LLC: \$2858.00/supplies; Benefit Plans Administrative Services: \$12726.50/services; Bishop Business Equipment Co: \$29.78/supplies; Black Hills Energy: \$7547.48/natural gas; Blackstone Publishing: \$103.97/supplies; BMI: \$459.00/license; Bobcat Of Omaha: \$17385.22/supplies; Bound to Stay Bound Books Inc: \$644.13/supplies; Bound Tree Medical LLC: \$3574.48/supplies; Brite Ideas Decorating Inc: \$27964.62/supplies; Callaway Golf: \$3903.04/merchandise; Capital Electric Construction Company: \$150.70/refund; Carlson West Povondra Architects: \$2790.00/services; Caselle Inc: \$2606.00/service; Cengage Learning Inc: \$200.60/books; Century Business Products Inc: \$1018.00/supplies; Champion Enterprises Inc: \$1072.50/service; Chem-Sult Inc: \$19595.89/supplies; Cintas Loc 749: \$97.94/service; City of Council Bluffs: \$200.00/government; City of Omaha Cashier: \$18.80/service; Clark & Enersen Inc: \$3900.00/services; Column Software PBC: \$865.55/service; Confluence Inc: \$8439.35/services; Cornhusker International Trucks Inc: \$91.26/supplies; Cox Business: \$12249.91/utilities; Credit Information Systems: \$47.25/service; Culligan of Omaha: \$15.80/supplies; D & K Products: \$15727.70/supplies; D R Horton Nebraska LLC: \$8296.19/refund; D&K Heating and AC: \$54.35/refund; Davis Erection: \$4800.00/service; Dell Marketing LP: \$25781.71/equipment; Diventures LLC: \$336.00/services; Double K Feed Inc: \$90.00/supplies; Douglas County Sheriff's Office: \$495.00/service; Dultmeier Sales LLC: \$373.85/supplies; Duty Bound Leather LLC: \$1127.86/supplies; Eakes Office Solutions: \$889.08/supplies; Embris Group LLC: \$20150.75/service; Emergency Apparatus Maintenance: \$1306.37/service; Expressions For Your Image LLC: \$14.50/service; EyeMed Vision Care: \$6.50/insurance; FAC Print & Promo Company: \$2455.00/supplies; First Wireless Inc: \$1072.64/service; Gear For Sports Inc: \$4361.18/resale; Grainger Inc: \$6.57/supplies; Great Plains Uniforms LLC: \$1653.50/service; H & H Chevrolet: \$111.73/supplies; Heartland Pest Control Inc: \$924.00/service; Helm Mechanical / Helm Service: \$6740.13/service; hibu Inc - West: \$71.05/service; Hi-Line Inc: \$843.15/supplies; Hobby Lobby Stores Inc: \$229.33/supplies; Host Coffee Service: \$45.68/supplies; Hotsy Equipment Co / A NE Corp: \$2801.22/services; Hughes Tree Service: \$5790.00/service; Humana: \$245.96/refund; Ideal Pure Water: \$41.25/supplies; Industrial/Organizational Solutions: \$522.00/supplies; Ingram Library Services: \$2855.46/books; Insight Public Sector Inc: \$3197.34/supplies; Invoice Cloud Inc: \$11650.53/service; Jack Miller: \$300.00/LOSAP; Jacqueline L Jacober: \$125.00/services; JEO Consulting Group Inc: \$65702.50/services; JH Stuckey Distributing Inc: \$8265.17/service; John Bommelman: \$64.00/reimbursement; John Schendt: \$300.00/LOSAP; John Zukaitis: \$280.00/reimbursement; Jones Automotive Inc: \$350.00/supplies; Josh Neville: \$280.00/reimbursement; JP Cooke Company: \$94.98/supplies; Kanopy Inc: \$311.00/service; Katherine Mattern: \$45.11/reimbursement; Kathryn Gagilano: \$110.78/refund; Kendall Martin: \$3300.00/services; Kriha Fluid Power Co Inc: \$457.55/supplies; Kronos SaaShr Inc: \$10149.63/payroll; Landport Systems Inc: \$125.00/service; Larsen Supply Company: \$1107.62/supplies; League of Nebraska Municipalities: \$66.00/membership; LexisNexis a division of RELX Inc: \$351.00/services; Lowe's: \$2112.75/supplies; Marco Technologies LLC NW 7128: \$951.49/contract; Marsha Johnson:

\$49.93/refund; Matheson Tri-Gas Inc: \$404.15/supplies; McKay Landscape Lighting Inc: \$125.00/service; Menards - Bellevue: \$700.98/supplies; Metro Landscape Materials & Recycling: \$440.00/supplies; Metro: \$1817.00/service; Metropolitan Area Planning Agency: \$7181.38/supplies; Metropolitan Utilities District: \$277.71/utilities; Michael Todd Industrial Supply: \$1036.80/supplies; Midlands Family Urgent Care: \$156.00/Medical; Midlands Printing & Business Forms: \$447.00/supplies; Midwest Laboratories Inc: \$1200.00/service; Midwest Storage Solutions: \$63818.24/supplies; Midwest Tape: \$182.17/audio; Midwest Wheel Companies: \$30.92/supplies; Mint Green Group USA Inc: \$2534.32/supplies; MNJ Technologies Direct Inc: \$2136.00/supplies; Molina Healthcare of Nebraska: \$387.24/refund; Motorola Solutions Inc: \$77400.20/supplies; Mulhalls Nursery Inc: \$270.90/resale; Municipal Supply Inc of Omaha: \$1432.73/supplies; Napa Auto Parts: \$333.64/supplies; NE Dept of Rev-Charitable Gaming Div: \$100.00/service; NE Dept of Revenue: \$91351.10/government; NE Dept of Water Energy Environment: \$345.00/services; NE Public Health Environ Laboratory: \$1958.00/service; NE State Patrol-Interagency Billing 640: \$3267.00/service; Nebraska-Iowa Industrial Fasteners Corp: \$1522.69/supplies; ODP Business Solutions: \$1495.40/supplies; Office Interiors & Design: \$2077.25/supplies; Omaha Compound Company: \$4274.03/supplies; Omaha Public Power District: \$146729.26/electricity; Omaha Winnelson Company: \$367.26/supplies; Omaha World-Herald: \$42.40/subscription; OMNI Engineering: \$200.00/supplies; One Call Concepts Inc: \$338.03/service; One Source The Background Check Co: \$1473.28/service; O'Reilly Auto Parts: \$351.66/supplies; Osborne Plumbing LLC: \$33.00/refund; OverDrive: \$2322.65/audio; Overhead Door Co of Omaha: \$32.00/service; Papillion Sanitation: \$4324.38/refuse; Papio-Missouri River NRD: \$120274.00/service; Pinnacle Bank: \$356.00/service; Policy Confluence Inc: \$4800.00/services; Pomp's Tire Service Inc: \$1077.72/supplies; Postmaster: \$4700.00/service; Power Systems AHS LLC: \$40.76/services; Preister Inc dba ABC Printing: \$84.00/supplies; Prestige Flag: \$1651.96/supplies; Quadient Finance USA Inc: \$272.00/service; Quadient Inc: \$2427.24/supplies; Quality Auto Repair & Towing Inc: \$162.50/service; R&R Products Inc: \$422.75/service; Regal Awards Inc: \$26.00/service; Remodel Nebraska LLC: \$465.03/refund; Revela: \$195.00/supplies; Roger Cleveland Golf Company Inc: \$8023.09/resale; Rotella's Italian Bakery Inc: \$66.60/supplies; Russell L Zeeb: \$300.00/LOSAP; Ryan Hoffman: \$64.00/reimbursement; Ryan Twohig: \$330.00/reimbursement; Sampson Construction Co Inc: \$200586.00/service; Sam's Club - Golf: \$539.77/supplies; Sam's Club - Public Works: \$2062.25/supplies; Sam's Club - Rec: \$76.82/supplies; Sanitize 360: \$5340.00/services; Sapp Bros Inc - Omaha: \$991.75/fuel; Sarpy County & Cities Wastewater Agency: \$11993.60/service; Sarpy County SID 97: \$5190.08/service; Sarpy County Treasurer: \$6958.00/service; Security Equipment Inc: \$1597.16/service; Segra: \$6500.00/service; Sentinel Technologies Inc: \$4812.90/services; SHI International Corp: \$117.00/supplies; Signs Now: \$166.97/service; SirsiDynix 774271: \$19533.50/service; Spectrum Paint Inc: \$621.22/supplies; Spin Linen Management: \$558.33/supplies; State of Nebraska - NE State Treasurer's: \$84.71/government; Sterling Computers Corporation: \$7448.60/supplies; Taylor Made Golf Company: \$4907.58/merchandise; Ted's Mower Sales & Service Inc: \$80.72/supplies; The Home Company: \$459.37/refund; The UPS Store - 5359: \$329.74/service; Thompson Dressen Dorner Inc: \$5500.00/engineering; Thomson Reuters - West Payment Center: \$353.00/supplies; TK Elevator Corporation: \$475.66/service; Toro NSN: \$350.00/service; TransUnion Risk and Alternative: \$100.00/service; Travelers: \$974.00/insurance; Trees Shrubs And More Inc: \$2923.20/supplies; TX Papillion LLC: \$861.00/service; Ty's Outdoor Power & Service: \$704.99/supplies; Uline Inc: \$7402.64/supplies; US Bank Corporate Payment Systems: \$49872.86/service; USABlueBook: \$844.56/supplies; Utility Equipment Company: \$2042.37/supplies; Verizon Connect Fleet USA LLC: \$783.21/service; Verizon Wireless: \$3848.09/utilities; Vierregger Electric Company Inc: \$16926.01/service; Walkers Inc dba Max I Walker: \$134.70/service; Westlake Ace Hardware: \$2168.94/merchandise; Wex Health Inc: \$420.00/service; Zimco Supply Co: \$6400.96/supplies;

Zoll: \$1323.92/supplies; Payroll: \$1199987.47; Bank Transaction Fees: \$36582.15; **Total: \$2,602,440.57.**

ORDINANCES FIRST READING:

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. Introduced by Councilmember Engberg.

ORDINANCES SECOND READING AND PUBLIC HEARINGS:

ORD. 2081 – An ordinance to adopt the Papillion Tax Increment Financing Policy and to create the Papillion Community Development Agency – Michelle Andahl – 502-7145. 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. 2077 – An ordinance to approve the vacation of alley right-of-way within Block 42, Beadles Second Addition, as platted, surveyed, and recorded in Sarpy County, Nebraska with title thereto divided between the abutting landowners. The applicants are Keith and Sydni Sorensen. (Sorensen) – Travis Gibbons – 597-2077. Motion to approve ORD. 2077 by Councilmember Sunde, second by Councilmember Glover. Upon roll call vote, Sunde, Mumgaard, Glover, Fanslau, Hoch, Stubbe, and Engberg voted yes. Voting no: none. Absent: Gaines. Motion passed.

ORD. 2078 – An ordinance to amend §170-34 (Small Subdivisions), §205-17 (Residential use types), Table 205-38 (Permitted Uses by Zoning District), §205-218 (Fence Regulations), §205-219 (Principal Buildings) having to do with Condominium as a use type. The applicant is the City of Papillion. (Condominium Amendment) – Travis Gibbons – 597-2077. Motion to approve ORD. 2078 by Councilmember Hoch, second by Councilmember Fanslau. Upon roll call vote, Sunde, Mumgaard, Glover, Fanslau, Hoch, Stubbe, and Engberg voted yes. Voting no: none. Absent: Gaines. Motion passed.

RES. R26-0065 – A resolution to approve the intent to bond for the Papio Bay Expansion/Renovation Project, the First Street trailhead and trail, and the Halleck Park pavilion playground – Nancy Hypse – 597-2020. Motion to approve RES. R26-0065 by Councilmember Glover, second by Councilmember Engberg. Mayor Black called for proponents and opponents. None came forward. Councilmember Sunde asked Parks & Facilities Director Tony Gowan what portions of the park will be affected. Mr. Gowan gave a general description of the timeline and amenities included in this project. Upon roll call vote, Sunde, Mumgaard, Glover, Fanslau, Hoch, Stubbe, and Engberg voted yes. Voting no: none. Absent: Gaines. Motion passed.

ADMINISTRATIVE REPORTS:

Committee Reports: Audit Ad Hoc Committee: Councilmember Engberg stated that the Committee reviewed the audit report as presented and he thanked Forvis and the Finance Department for their hard work.

Finance & Administration Committee: Councilmember Engberg stated that the Committee discussed proposed 2026 Annexation #1 and had recommended that the annexation package be amended to include Outlots D and F Granite Creek, which are outlots owned by the City.

Comments from the Floor: None.

Comments from Mayor and Council: Mayor Black provided an update on his events: (1) Mayor Black and staff attended the Papillion Downtown Business Association's State of the City event; (2) Mayor Black attended a United Cities meeting; (3) Mayor Black and staff participated in the St. Patrick's Day senior luncheon.

ADJOURNMENT:

Motion to adjourn by Councilmember Glover, second by Councilmember Hoch. Upon roll call vote, Sunde, Mumgaard, Glover, Fanslau, Hoch, Stubbe, and Engberg voted yes. Voting no: none. Absent: Gaines. Motion passed. Meeting adjourned at 7:24 PM.

CITY OF PAPIILLION



DAVID P. BLACK, MAYOR

ATTEST:



NICOLE BROWN, CITY CLERK

