
MINUTERECORD

PAPILLION CITY COUNCIL MINUTES
TUESDAY, MARCH 3, 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 3, 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, Steve Engberg, and Mayor David P. Black. Councilmember Bob Stubbe 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, Deputy Fire Chief Jeff Jones, Public Works Director Michael Kleffner, Human Resources Director Carrie Svendsen, Assistant Human Resources Director Jeremy Jensen, Library Director Matt Kovar, and Community Development Director Michelle Andahl.

Mayor Black and Scouts from Troop 461G 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 February 18, 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.

ADMINISTRATOR'S REPORT: City Administrator Amber Powers provided an update: (1) Congratulations to Adam Boehmer and Brynn Shimel on winning the 2025 Employees of the Year Award; (2) The FY2024/2025 Audit will be presented at the March 17 City Council Meeting; (3) The 55+ Club will cohost with the La Vista Senior Center a St. Patrick's Day event at the La Vista Community Center on March 17.

CONSENT AGENDA ITEMS: (1) Approval of the agenda as presented; (2) Approval of the minutes from the February 17, 2026, City Council Meeting; (3) RES. R26-0050 – A resolution to approve claims as presented – Nancy Hypse – 597-2020; (4) RES. R26-0053 – A resolution to approve appointments to the Papillion Fire Retirement Committee – Introduced by Mayor David P. Black, Staff Report by Carrie Svendsen – 916-9645; (5) RES. R26-0054 – A resolution to approve a five-year service agreement for security monitoring services at the Papillion Landing Community Center with Security Equipment Inc – Tracy Stratman – 597-2061; (6) RES. R26-0056 – A resolution to approve the purchase of a single axle truck from Cornhusker International Trucks Inc in the amount of \$355,848.08 – Michael Kleffner – 597-2043; (7) RES. R26-0057 – A resolution to approve an Agreement for the installation of a Watertronics PLC Retrofit Door Kit on the pump station at Eagle Hills Golf Course with Dexter Pump Inc in the amount of \$37,089.95 – Ryan Shea – 592-7788; (8) RES. R26-0058 – A resolution to approve a Purchase Agreement for 13 Toro Lynx Smart Satellites from Midwest Turf and Irrigation in the amount of \$122,184.66 – Ryan Shea – 597-7788; (9) RES. R26-0059 – A resolution to approve an Interlocal Cooperation Agreement with Sarpy County and the Cities of La Vista and Bellevue creating the Sarpy County Consolidated Drone Team – Chris Whitted – 597-2035. Motion to approve the Consent Agenda by Councilmember Gaines, second by Councilmember Fanslau. Mayor Black called for

proponents and opponents. None came forward. Councilmember Mumgaard requested item C9. RES. R26-0059 be pulled from the Consent Agenda. Mayor Black called for a vote on all items except C9. RES. R26-0059. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, and Engberg voted yes. Voting no: none. Absent: Stubbe. Motion passed.

RES. R26-0059 – A resolution to approve an Interlocal Cooperation Agreement with Sarpy County and the Cities of La Vista and Bellevue creating the Sarpy County Consolidated Drone Team – Chris Whitted – 597-2035. Motion to approve RES. R26-0059 by Councilmember Sunde, second by Councilmember Gaines. Mayor Black called for proponents and opponents. None came forward. Councilmember Mumgaard asked what the consolidated drone team was. Chief of Police Chris Whitted provided an explanation. Councilmember Mumgaard asked if this agreement affected any day-to-day functions. Chief Whitted stated it does not. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, and Engberg voted yes. Voting no: none. Absent: Stubbe. Motion passed.

BILLS: Abraham Catering Service Inc: \$4280.00/service; Action Batteries Unlimited Inc: \$1924.20/supplies; Acushnet Company: \$5552.72/merchandise; Alfred Benesch & Company: \$16506.47/service; All About Doors: \$12848.18/services; American Fence Company LLC: \$1690.00/services; American Red Cross Training Services: \$582.00/training; Anderson Auto Group: \$38961.00/vehicles; Aqua-Chem Inc: \$1816.30/supplies; Arcoro Holdings Corp: \$5.50/service; Arnold Motor Supply LLP: \$153.14/supplies; Artistic Sign & Design Inc: \$9187.50/contract; ASP Enterprises Inc: \$452.00/supplies; Associated Fire Protection: \$305.00/service; Baxter Ford of Papillion: \$240.53/parts; Bibliotheca LLC: \$2638.00/equipment; Black Hills Energy: \$37798.65/natural gas; Blackburn Mfg Co: \$1397.39/supplies; Blackstone Publishing: \$220.75/supplies; Blue Cross Blue Shield: \$503467.83/insurance; Bound Tree Medical LLC: \$1361.46/supplies; Brandon Bell: \$36.25/reimbursement; Callaway Golf: \$8147.14/merchandise; Cengage Learning Inc: \$154.44/books; Certified Transmission Inc: \$7050.43/service; Chem-Sult Inc: \$10667.74/supplies; Chemtrade Chemicals Corporation: \$13984.41/supplies; Cintas Loc 749: \$322.26/service; City of La Vista: \$1524.40/agreement; City of Omaha Cashier: \$433186.07/service; City of Papillion Recreation Department: \$55.00/service; Club Forms Inc: \$302.13/supplies; Coca-Cola of Omaha: \$1425.17/merchandise; Commonwealth Electric Co of the Midwest: \$382.50/service; Cox Business: \$4731.38/utilities; Cummins Inc: \$257.72/service; D R Horton: \$1398.56/refund; Daina Jones: \$93.85/refund; Dell Marketing LP: \$12742.90/equipment; Depository Trust Company: \$620297.20/payment; Douglas County Sheriff's Office: \$275.00/service; Dr Exteriors LLC: \$719.97/refund; Eakes Office Solutions: \$545.73/supplies; Echo Group Inc: \$487.98/supplies; Edge Physical Therapy: \$120.00/service; Ennis Flint Inc: \$3663.40/supplies; Eric Ohlendorf: \$61.68/refund; Eric Stier: \$199.00/reimbursement; Expressions For Your Image LLC: \$58.00/service; Eyman Plumbing Inc: \$316.21/services; FAC Print & Promo Company: \$3999.27/supplies; Faronics Technologies USA Inc: \$1541.40/service; Fastenal Company: \$13.47/supplies; FastSigns: \$41.99/supplies; Feld Fire: \$5659.00/supplies; Felsburg Holt & Ullevig: \$2888.75/service; Fikes Commercial Hygiene LLC: \$272.00/service; FleetPride: \$226.57/supplies; Forvis Mazars LLP: \$31390.00/service; Foster's Inc: \$1145.87/supplies; FP Design and Review Services LLC: \$281.89/services; Futuramic's Clean Water Center: \$389.07/services; Gear For Sports Inc: \$7164.53/resale; General Code: \$1750.00/service; General Excavating: \$2500.00/refund; GPS Technologies Inc: \$1494.00/service; Great Plains Uniforms LLC: \$97.49/service; Harm's Concrete: \$411.10/goods;

Hawkins Inc: \$40.00/supplies; Heavy Duty Specialists Inc: \$61.02/supplies; Helm Mechanical / Helm Service: \$2226.40/service; hibu Inc - West: \$70.00/service; Hi-Line Inc: \$531.00/supplies; Home Depot Credit Services: \$810.42/supplies; Hometown Hero Appliance Repair: \$438.36/service; Hometown Leasing: \$265.82/service; Hotsy Equipment Co / A NE Corp: \$239.50/services; Houston Engineering Inc: \$12637.00/services; Hughes Tree Service: \$4995.00/service; Humbly Handmade By Alli: \$270.00/services; Hydro Optimization & Auto Solutions: \$54.34/service; Hy-Vee: \$893.51/supplies; IDEXX Laboratories: \$882.02/supplies; Ingram Library Services: \$1716.95/books; Jacob Henion: \$199.00/reimbursement; JEO Consulting Group Inc: \$5740.00/services; Johnson Brothers of Nebraska: \$43.00/supplies; Kearney Public Library: \$10.00/supplies; Kendall Martin: \$4537.50/services; Kidwell Inc: \$585.00/services; LifeVac LLC: \$610.96/supplies; Lincoln Financial Group: \$13923.57/insurance; Linde Gas & Equipment: \$79.45/supplies; Linkon Logs Portables: \$1316.00/services; Live Earth dba LeoSight: \$15000.00/services; Logo Logix Embroidery & Screen: \$1161.00/service; Marco Technologies LLC NW 7128: \$300.60/contract; Matheson Tri-Gas Inc: \$346.89/supplies; Matthew Hubbard: \$63.15/refund; Menards - Bellevue: \$463.10/supplies; Menards - Ralston: \$32.88/supplies; Metro Landscape Materials & Recycling: \$72.00/supplies; Michaela Sherman: \$2568.75/service; Midlands Family Urgent Care: \$780.00/Medical; Midwest Concrete Coatings LLC: \$3486.25/service; Midwest Right of Way Services Inc: \$250.00/service; Midwest Storage Solutions: \$100.00/supplies; Midwest Tape: \$98.21/audio; Midwest Turf & Irrigation: \$1036.75/supplies; Miller & Sons Golf Cars: \$228.78/resale; MNJ Technologies Direct Inc: \$356.00/supplies; Mobility Motoring: \$164.88/service; Mower Doctor: \$103.00/service; Municipal Supply Inc of Omaha: \$591.30/supplies; Napa Auto Parts: \$95.57/supplies; NE Chamber Foundation: \$450.00/tuition; NE Dept of Motor Vehicles: \$8.20/service; NE Dept of Water Energy Environment: \$300.00/services; Nebraska Chapter IAAI: \$280.00/membership; Nebraska Department of Transportation: \$25008.00/service; Nebraska-Iowa Industrial Fasteners Corp: \$133.74/supplies; Nitz Equipment LLC: \$6900.00/supplies; North Central Emergency Vehicles: \$459843.00/supplies; Novelty Lights Inc: \$486.33/supplies; Olsson Inc: \$1887.00/consulting; Omaha Compound Company: \$1242.17/supplies; OMNI Engineering: \$1814.00/supplies; O'Reilly Auto Parts: \$1152.07/supplies; Preister Inc dba ABC Printing: \$147.00/supplies; Premier-Midwest Beverage Co: \$542.40/merchandise; Quadient Finance USA Inc: \$211.00/service; Quality Brands of Omaha Inc: \$1812.21/merchandise; R&R Products Inc: \$873.60/service; Roger Cleveland Golf Company Inc: \$5830.71/resale; Rotella's Italian Bakery Inc: \$75.60/supplies; Russell Nelsen: \$310.00/services; Ryan Hoffman: \$16.25/reimbursement; Sapp Bros Inc - Omaha: \$60197.37/fuel; Sarpy County Times: \$139.99/subscription; Sarpy County Treasurer: \$510.52/service; Security Equipment Inc: \$1701.50/service; SHI International Corp: \$467.58/supplies; Shoppearth DJ: \$620.00/services; Silex Group LLC: \$150.00/supplies; Spin Linen Management: \$188.94/supplies; Staples Inc: \$170.76/supplies; Sterling Computers Corporation: \$4171.60/supplies; Sun Mountain Sports Inc: \$1623.48/supplies; Susan Lyons: \$36.66/refund; SymbolArts LLC: \$330.00/supplies; Sysco Lincoln: \$669.23/supplies; Taylor Made Golf Company: \$340.19/merchandise; Teleflex LLC: \$665.00/supplies; The Coats Company LLC: \$484.95/services; The Sherwin-Williams Co: \$59.14/supplies; The UPS Store - 5359: \$159.01/service; Thryv Inc: \$159.48/service; Tilmer's Tree Care Inc: \$2500.00/service; Tour Edge: \$2144.50/merchandise; Tred-Mark Communications: \$24369.76/service; Tristan Hicks: \$64.00/reimbursement; Turfwerks: \$29.56/supplies; Ty's Outdoor Power & Service:

\$325.95/supplies; Uline Inc: \$183.38/supplies; University of Nebraska Medical Center: \$190.55/service; USABlueBook: \$941.66/supplies; Utility Equipment Company: \$2230.60/supplies; Vanguard ID Systems: \$454.84/supplies; Verizon Wireless: \$518.76/utilities; Vierregger Electric Company Inc: \$8398.53/service; Wells Fargo Financial Leasing: \$476.00/service; WPS - Medicare: \$385.71/reimbursement; ZOLL Medical Corporation: \$557.72/supplies; ; Payroll 02/13/26: \$1188184.42; **Total: \$3,720,461.09.**

ORDINANCES FIRST READING:

ORD. 2081 – An ordinance to adopt the Papillion Tax Increment Financing Policy and to create the Papillion Community Development Agency – Michelle Andahl – 502-7145.
Introduced by Councilmember Fanslau.

ORDINANCES SECOND READING AND PUBLIC HEARINGS:

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. Mayor Black opened the public hearing and called for proponents and opponents.

Proponent: Kevin Sorenson, 317 Prospect Cir, explained the request and stated he was available for questions.

Opponents: None.

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

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. 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:

RES. R26-0051 – PUBLIC HEARING AND VOTE – A resolution to approve a Class “C” Liquor License for Hy-Vee, Inc d/b/a Wall to Wall, 7651 Towne Center Pkwy, Papillion, NE 68046, and Manager Application for Rob Reif – Nicole Brown – 597-2021. Mayor Black opened the public hearing and called for proponents and opponents.

Proponent: Jenny Ward, 16905 Emiline St, Omaha, stepped forward on behalf of the applicant. Councilmember Mumgaard asked why Wall to Wall needed a new license. Ms. Ward explained they are dissolving their LLC and bringing Wall to Wall under the Hy-Vee umbrella.

Opponents: None.

No one else came forward and the public hearing was closed. Motion to approve RES. R26-0051 by Councilmember Gaines, second by Councilmember Glover. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, and Engberg voted yes. Voting no: none. Absent: Stubbe. Motion passed.

RES. R26-0055 – A resolution to approve the First Amendment to the Aerie Towne Center Subdivision Agreement – Travis Gibbons – 597-2077. Motion to approve RES. R26-0055 by Councilmember Engberg, 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 Engberg voted yes. Voting no: none. Absent: Stubbe. Motion passed.

ADMINISTRATIVE REPORTS:

Committee Reports: Public Works Committee: Councilmember Hoch stated that the Committee heard a presentation from Amazon on proposed drone deliveries and also discussed North Shore traffic issues.

Councilmember Sunde asked if there would be any Council approval regarding Amazon's drone use. Mr. Stursma briefly explained the permitting process and stated that drones are regulated by the FAA.

Comments from the Floor: Scouts from Troop 461G introduced themselves.

Comments from Mayor and Council: Mayor Black provided an update on his events: (1) Mayor Black participated in CALEA interview; (2) Mayor Black and staff attended the LONM Mid-Winter Conference; (3) Mayor Black attended the United Cities Meeting; (4) Mayor Black attended the SCCWWA Board Meeting; (5) Mayor Black attended the Mayor's Youth Leadership Council's C.R.E.A.T.E. Youth Summit.

Mayor Black reminded those present of upcoming Committee meetings: (1) Audit Ad Hoc Committee and Finance and Administration Committee on March 17.

ADJOURNMENT:

Motion to adjourn by Councilmember Glover, second by Councilmember Gaines. Upon roll call vote, Sunde, Mumgaard, Gaines, Glover, Fanslau, Hoch, and Engberg voted yes. Voting no: none. Absent: Stubbe. Motion passed. Meeting adjourned at 7:18 PM.

CITY OF PAPILLION



DAVID P. BLACK, MAYOR

ATTEST:



NICOLE BROWN, CITY CLERK

