



---

## **CITY COUNCIL REGULAR MEETING**

March 18<sup>th</sup>, 2025 at 6:00 PM  
Crete City Hall, 243 East 13<sup>th</sup> Street

---

### **MINUTES**

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street  
Post Office, 1242 Linden Avenue  
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

#### **1. Open Meeting**

#### **2. Roll Call**

|                     |         |
|---------------------|---------|
| Kyle Frans:         | Absent  |
| Tom Crisman:        | Present |
| Anthony Fitzgerald: | Present |
| Ashley Newmyer:     | Present |
| Dan Papik:          | Present |
| Dale Strehle:       | Present |

Present: 5, Absent: 1.

#### **3. Consent Agenda**

##### **3.A. Approve Meeting Minutes**

##### **3.A.1. March 4th, 2025 City Council Meeting Minutes**

##### **3.A.2. March 4th, 2025 Finance Committee Meeting Minutes**

##### **3.A.3. March 4th, 2025 Personnel Committee Meeting Minutes**

##### **3.B. Accept the City Treasurer's Report**

##### **3.C. Approve the Payment of Claims Against the City**

#### **4. Items of Business**

##### **4.A. Police Recognition**

Chief of Police Gary Young recognized officers and other first responders that assisted during the shooting that took place on June 28th, 2024.

##### **4.B. Adjourn City Council to a meeting of the Community Development Agency (CDA)**

City Administrator Tom Ourada explained that there is going to be a transfer of ownership from Kamake, Inc to D7-5, LLC and they intend to continue to use the property in the same manner and is requesting permission for the approval of the transfer of the project site.

Adjourn City Council to a meeting of the Community Development Agency (CDA)

Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

##### **4.C. Consider Resolution# 2025-01 CDA authorization of transfer of ownership to D7-5, LLC.**

Adopted Resolution# 2025-01 CDA authorization of transfer of ownership to D7-5, LLC. Carried with a motion by Dan Papik and a second by Anthony Fitzgerald.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

##### **4.D. Adjourn the CDA to the City Council meeting**

Adjourn the CDA to the City Council meeting Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

##### **4.E. Public Hearing on the 1 & 6-Year Street Improvement Plan**

Opened the Public Hearing on the 1 & 6-Year Street Improvement Plan Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale

City Administrator Tom Ourada explained the 1 & 6-Year Street Improvement Plan.

Strehle: Aye

Aye: 5, No: 0

Closed the Public Hearing on the 1 & 6-Year Street Improvement Plan Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

#### **4.F. Consider the 1- & 6-Year Plan**

Approved the 1- & 6-Year Plan Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 5, No: 0

#### **4.G. Consider the Application for Special Event Permit SE25-01 from the Crete Fire Department for the Crete Fire Ribfest**

Fire Chief Tod Allen and Xochitl Boughtin explained the event at the Public Works Committee meeting. They would like to ask for the street closures on Linden Ave from 14th to 15th Street and on 14th Street from Linden Ave to Main Ave. They have spoken to the local businesses and they are supportive. Chief Allen stated they would like to try this for the first year and the station will participate with activities. Xochitl Boughtin explained they will have the ribs donated and there are people volunteering to help cook.

Approved the Application for Special Event Permit SE25-01 from the Crete Fire Department for the Crete Fire Ribfest Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 5, No: 0

#### **4.H. Consider the Application for Special Event Permit SE25-02 from Bruce Cerny and Xochitl Boughtin with TJ Sokol for a Midwest Fest**

Xochitl Boughtin explained that this event they are trying to have at a different time of the year. They are planning family events for the day time and other events in the evening. They are requesting a street closure for Norman Ave between 12th and 13th Street.

Approved the Application for Special Event Permit SE25-02 from Bruce Cerny and Xochitl Boughtin with TJ Sokol for a Midwest Fest Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 5, No: 0

#### **4.I. Consider the Crete Municipal Airport Hanger Lease Agreement**

City Attorney Anna Burge explained some of the changes for the T-hangar leases and end-unit hangar leases. City Administrator Tom Ourada stated there was good input from City Council member Anthony Fitzgerald. Some of the changes included expectations and updated payment schedules, insurance requirements and renter responsibilities.

Approved the Crete Municipal Airport Hanger Lease Agreement Carried with a motion by Dale Strehle and a second by Tom Crisman.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 5, No: 0

#### **4.J. Consider the Crete Municipal Airport End Unit Lease Agreement**

City Council President Dale Strehle stated that this is subject to insurance review.

Approved the Crete Municipal Airport End Unit Lease Agreement Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

#### **4.K. Consider the Crete Municipal Airport Rules and Regulations**

This item was tabled in committee for further discussion.

Tabled the Crete Municipal Airport Rules and Regulations Tabled with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

#### **4.L. Consider approving the claims from Crete Ace Hardware in the amount of \$1,324.59**

Approved the claims from Crete Ace Hardware in the amount of \$1,324.59 Carried with a motion by Dale Strehle and a second by Anthony Fitzgerald.

Dan Papik: Abstain (With Conflict), Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dale Strehle: Aye

Aye: 4, No: 0, Abstain (With Conflict): 1

#### **4.M. Consider authorizing to submit the 2025 Nebraska Affordable Housing Trust Fund (NAHTF) Pre-Application.**

City Administrator Tom Ourada explained that the City of Crete did not get the 2024 Rural Workforce Housing Fund Grant. This application is going to be for The Nebraska Affordable Housing Trust Fund and is for up to \$750,000. The City would do a match and proposed applying for the 20 percent match from the city's LB840 economic development program. This project would build six single-family houses and contract with SENDD (Southeast Nebraska Development District) for administration of the grant and as the general contractor.

Approved to authorize to submit the 2025 Nebraska Affordable Housing Trust Fund (NAHTF) Pre-Application. Carried with a motion by Ashley Newmyer and a second by Tom Crisman.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

#### **4.N. Consider the 4-year lease quote for the street sweeper**

City Administrator Tom Ourada explained that this is a lease-purchase agreement for about \$225,000 and a 4-year agreement will allow the purchase of the needed street sweeper and save a considerable amount of interest on the total cost.

Approved the 4-year lease- purchase quote for the street sweeper Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale

Strehle: Aye  
Aye: 5, No: 0

## **5. Petitions - Communications - Citizen Concerns**

## **6. Officers' Reports**

- Chief of Police Gary Young stated that the 911 dispatch is changing over on March 19th, 2025 at 7:30 a.m.
- Fire Chief Todd Allen stated that the rig is being put to work.
- Library Director Jessica Wilkinson provided the February 2025 Library Report and stated that they have added video games and book clubs.
- Building Inspector Trent Griffin stated that final occupancies are coming for houses that were started in 2024.
- Parks and Recreation Director Liz Cody stated that hiring is going on for the summer season. They have had 25 interviews so far. Tuxedo Park camping opens in April 2025.
- Council Chair Dale Strehle stated they are fortunate to have support of the Police Department, Fire Department and Saline County.
- City Administrator Tom Ourada Stated the following;
  - The City of Crete has extended two conditional offers to potential police officers. One of the officers is already a certified officer.
  - Ourada stated the City is already about 41% through the budget and it is doing okay.
  - Had a meeting with Crete Area Medical Center on paramedic response and they are continuing discussions.
  - The City has no refunds on sales tax this month.
  - The municipal equalization is going down \$33,000 from this year to next year.
  - Meeting with seniors who use the Wanek Community Center. They have different visions on how the different groups use the facility. There is a plan moving forward and the center will be mor functional and attractive.
  - City Clerk Nancy Tellez is at Clerk School all this week.

## **7. Adjournment**

The meeting adjourned at 6:47 p.m.

---

Mayor

(SEAL)

---

City Clerk

I, Nancy Tellez, City Clerk for the City of Crete, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council. I hereby certify that a copy of the Open Meetings Act was posted in the back of the Council Chambers. I certify that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk. I certify that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting and that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public. I certify that the minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the City Council. I certify that all news media requesting notification concerning meetings of the City Council were provided with advance notification of the time and place of said meeting and the subjects to be discussed.

---

City Clerk

(S E A L)