



CITY COUNCIL REGULAR MEETING

January 20th, 2026 at 6:00 PM
Crete City Hall, 243 East 13th 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

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

Present: 5, Absent: 1.

3. Consent Agenda

3.A. Approve Meeting Minutes

Approved Meeting Minutes Carried with a motion by Dale Strehle and a second by Dan Papik.
Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye
Aye: 5, No: 0

3.A.1. January 6th, 2026 City Council Meeting Minutes

- 3.A.2. January 6th, 2026 Public Works Committee Meeting Minutes**
- 3.A.3. January 6th, 2026 Personnel Committee Meeting Minutes**
- 3.A.4. January 6th, 2026 Finance Committee Meeting Minutes**
- 3.A.5. January 6th, 2026 Legislative/Development Committee Meeting Minutes**
- 3.B. Accept the City Treasurer's Report**
- 3.C. Approve the Payment of Claims Against the City**
- 3.D. Approve Melanie Sawtelle as new volunteer member of the Fire Department**
- 3.E. Approve Donavin Viger as new volunteer member of the Fire Department**
- 3.F. Approve Landon Widick as new volunteer member of the Fire Department**
- 3.G. Approve Mikalynn Wylie as new volunteer member of the Fire Department**
- 3.H. Approve Nathan Cochnar as new volunteer member of the Fire Department**

4. Items of Business

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

Adjourned 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, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.B. Consider the Cardinal Ventures Second Amendment to the Redevelopment Agreement

Approved the Cardinal Ventures Second Amendment to the Redevelopment Agreement Carried with a motion by Dale Strehle and a second by Ashley Newmyer.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

CDA Chair Dan Papik called the CDA meeting to order

2. Roll Call

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

Present: 5, Absent: 1.

Attorney Alison J Borer and TIF Counsel to the City of Crete explained that at the last City Council meeting the idea of an extension to the project and extending the TIF timeline for two years. This would push back the project completion date to December 31st 2031 and provide for 8 phases of construction instead of 6. The City Council was in favor of that and the developer was present at that meeting to explain the reasoning for the request. Borer explained that this amendment to the redevelopment agreement would implement all the things that were discussed, including the language that was discussed regarding the last phase of the project. Regardless of

where they are on construction, they will divide on each lot on the last phase and start the 15-year clock. This way, everyone will be on the same page on what is going to happen on the last phase of the project. The redeveloper is going to reimburse the City \$2,500 of legal fees associated with the amendment. The redeveloper has reviewed and approved this as well.

4.C. Consider the Cardinal Ventures Certificate of Completion

Attorney Alison J Borer and TIF Counsel to the City of Crete explained that one of the requirements of the redevelopment agreement is that the developer submit the Certificate of Completion when they have completed all the public improvements associated with the project. This Certificate of Completion is that they have completed all the public infrastructure as part of this redevelopment project. The CDA's task is to accept this certificate that they have submitted. City Administrator Tom Ourada explained that there is another process that the City will engage with them shortly.

Approved the Cardinal Ventures Certificate of Completion Carried with a motion by Dale Strehle and a second by Ashley Newmyer.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.D. Adjourn the Community Development Agency (CDA) to the City Council

Adjourned the Community Development Agency (CDA) to the City Council Carried with a motion by Dale Strehle and a second by Ashley Newmyer.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.E. Consider Resolution 2026-03 master fee schedule.

Adopt Resolution 2026-03 master fee schedule. Carried with a motion by Kyle Frans and a second by Dan Papik.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.F. Consider the claims from Crete Ace Hardware in the amount of \$1,688.25

Approved the claims from Crete Ace Hardware in the amount of \$1,688.25 Carried with a motion by Dale Strehle and a second by Kyle Frans.

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

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

4.G. Consider the purchase of a 2025 Mack MD6 Dump Truck Stock# N076841

City Administrator Tom Ourada explained that this went to the Public Works committee and it allows for the City purchase this vehicle directly under state bid under the Sourcewell Midwestern State Bid. Public Works Committee Chair and City Council member Dale Strehle explained that the price came under at \$125,000

Approved the purchase of a 2025 Mack MD6 Dump Truck Stock# N076841 in the bid amount of \$125,000. Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle:

Aye

Aye: 5, No: 0

4.H. Consider Ordinance 2264 Amending 2-1204 authorizing the appointing authority to appoint members of the commission

City Administrator Tom Ourada explained that this is a modification to comply with state law. Introduced Ordinance 2264 and moved that the Statutory rule requiring three separate readings be suspended Carried with a motion by Dan Papik and a second by Tom Crisman.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

Enact Ordinance 2264 Amending 2-1204 authorizing the appointing authority to appoint members of the commission Carried with a motion by Dan Papik and a second by Tom Crisman.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.I. Consider Ordinance 2265 Amending Section 5-402 of Bureau of violations process

Table Ordinance 2265 Amending Section 5-402 of Bureau of violations process Tabled with a motion by Dan Papik and a second by Tom Crisman.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.J. Consider Ordinance 2266 Amending 2-1514 Dead or hazardous tree removal

Table Ordinance 2266 Amending 2-1514 Dead or hazardous tree removal Tabled with a motion by Ashley Newmyer and a second by Kyle Frans.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.K. Consider authorizing to apply for the Tree City Application

Parks and Recreation Director Liz Cody explained that the City of Crete has been part of Tree City USA for over 30 years. This is the same application that is submitted every year with data on the work the City has been doing. This year the City is also eligible for the additional growth award.

Approved to authorize to apply for the Tree City Application Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.L. Consider amending the Waste Connections Agreement adding 2 carts and 3 carts

City Administrator Tom Ourada explained that this had not been included in the original agreement and Waste Connections is going to charge for adding 2 carts and 3 carts. The recommendation was \$6 in addition for 2 carts and \$12 for 3 carts.

Approved amending the Waste Connections Agreement adding 2 carts and 3 carts Carried with a motion by Dan Papik and a second by Dale Strehle.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.M. Consider the Crete Volunteer Fire & Rescue Department By-law concerning EMT requirements.

Fire Chief Tod Allen explained that this would be a way to keep good people in the department that can't get their EMT license. Mayor Dave Bauer explained that the Public Safety Committee had a discussion on this.

Approved the Crete Volunteer Fire & Rescue Department By-law concerning EMT requirements. Carried with a motion by Dan Papik and a second by Dale Strehle.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.N. Consider the Keno Audit

Approved the Keno Audit Carried with a motion by Kyle Frans and a second by Dan Papik.

Tom Crisman: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

5. Petitions - Communications - Resident Concerns

6. Officers' Reports

- Chief of Police Gary Young and Human Resource Coordinator Jody Fiehtner introduced the following employees:
 - John Hensel as temporary Police Officer. He has experience working with Thayer County Sheriff's Office and Saline County Sheriff's Office and Jail Administrator Experience. Hensel is going through the hiring process with the Civil Service Commission.
 - Asbel Barrientos as the new part-time Administrative Assistant at the Police Department.
- Fire Chief Tod Allen introduced the following as new volunteer members of the Fire Department; Melanie Sawtelle, Donavin Viger, Landon Widick, Mikalynn Wylie, and Nathan Cochnar.
 - Phil Oelschlager is teaching EMT classes at the fire department.
 - February 7th, 2026 is the Fire Department's Dinner Dance
 - A citizen donation was used for radiant heat in the department.
- Library Director Jessica Wilkinson stated the following:

- The Crete Public Library and Doane University are offering free state and federal tax assistance through the VITA program on Saturdays from 1 p.m. to 4 p.m. beginning January 31st, 2026.
- Parks and Recreation Director Liz Cody stated the following:
 - The Lion Fountain was damaged due to high wind.
 - Met with Ag Society to recruit their help in notifying PD in the event of vandalism or damage in the park.
 - Youth soccer registrations opens on January 26th, 2026.
 - The Tree City USA & Growth Award recognizes the City's annual community forestry work
 - 2025 IRA Urban Community Forestry Grant will begin in February and assist with this work.
- Building Inspector Trent Griffin explained the December 2025 Permit Log and the 2025 Calendar Year Permit Log. Trent explained that he is working on getting nuisance structure letters mailed out.
- City Administrator Tom Ourada stated the following:
 - Had a discussion with another town about the City of Crete helping with a part-time building inspector.
 - There will be a board of adjustment meeting in February.
 - The Railroad Transportation Safety District didn't meet due to not having quorum. The president position rotates from a City representative to a County Representative for 2026.
 - The City is advertising for the Police Officers
 - The City Audit is done and just got the draft.
 - Continuing to apply for grants. One of the railroad crossing study grant match will be lower to around \$135,000 and Burlington will be putting an equal amount. Currently getting letters of support.
 - The Housing Study is done and will be presented soon. There were some comments with some things that were not accurate and those changes were made.
 - The paving district preconstruction meeting is tentatively scheduled for Thursday, January 29th, 2026. The contractor was going to start June 1st but they are wanting to come in this week and that cannot be done since people have to be notified first.
 - Got competitive quotes for the City Park pavilion and restrooms.
 - The Civic and Community Center Financing Fund (CCCFF) is one grant the City of Crete will be applying for matching funds up to \$385,000. There is also a generous benefactor a local LLC that is also willing to contribute.
 - Mayor Dave Bauer stated that once there is notification on this grant, they will bring ideas on the project at City Park. There are stipulations on the donation that is being made for City Park.

6.A. December 2025 Permit Log and 2025 Calendar Year

7. Adjournment

The meeting was adjourned at 6:36 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)