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## **CITY COUNCIL PUBLIC WORKS COMMITTEE MEETING**

February 4<sup>th</sup>, 2025 at 5:00 PM  
Crete City Hall, 243 East 13<sup>th</sup> Street

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### **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: Present  
Dan Papik: Present  
Dale Strehle: Present  
Present: 3.

#### **3. Items of Business**

##### **3.A. Discuss increase in after-hours utility reconnect fees**

City Administrator, Tom Ourada, discussed the reasoning for increasing utility reconnect fees. Committee members and Tom discussed that \$75 was a reasonable fee. An ordinance change will be prepared to address this for the next meeting.

##### **3.B. Consider the S&L Anderson Addition Administrative Subdivision**

City Administrator, Tom Ourada, discussed how this is on the fringe of the City's ETJ (extraterritorial jurisdiction) and meets all the subdivision requirements. Generally, 3 or less

parcels, doesn't involve roads, road platting, or utilities. Tom also mentioned it is in a form that is prescribed by the City.

A recommendation was made to the City Council to approve the S&L Anderson Addition Administrative Subdivision. Carried with a motion by Dan Papik and a second by Anthony Fitzgerald.

Anthony Fitzgerald: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 3, No: 0

### **3.C. Discuss vacation request 21st west of Oak**

City Administrator, Tom Ourada, stated that this was discussed before when someone wanted to develop the property and add pavement. There has been a discussion about vacating a portion, not all, that goes to the West. The people that petitioned to do this are interested in doing a 4plex. In order for the 4plex to fit on the lot, a portion of this street would need to be vacated. Tom mentioned that instead of doing a portion, the City should sell half at the typical price of \$1 a foot.

A recommendation was made to the City Council to approve vacation request 21st West of Oak at a \$1 a foot. Carried with a motion by Dan Papik and a second by Anthony Fitzgerald.

Anthony Fitzgerald: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 3, No: 0

### **3.D. Discuss Board of Adjustments**

City Administrator, Tom Ourada, explained how there are members lined up for the Board of Adjustment. The mayor, Dave Bauer, had some names for the Board of Adjustment and is ready to move forward with having a Board of Adjustment.

### **3.E. Discuss the 1 and 6 year street improvement plan**

City Administrator, Tom Ourada, discussed how he made a change to add the alley by Pinnacle Bank to the latest revision of the 1 and 6 year plan to be able to assess the cost. The engineer's estimate would go to the property owners, and the LB840 committee expressed a willingness to entertain grants for some of the paving. It will be eligible for federal funding to be on the 1-year plan. It will go to the planning commission next, and then be back to the council for a hearing.

### **3.F. Discussion of zoning request C3 to R3**

City Administrator, Tom Ourada, explained that this request was withdrawn.

### **3.G. Discuss 1575 Blue Acres special request**

City Administrator, Tom Ourada, explained how there are two parties interested in 1575 Blue Acres. The Council will need to find on all the specifics, and they will need to be addressed in order for a special exception to be approved. Tom discussed that there is a State statute that states that alcohol can not be sold within 150 feet of a church or school unless the church or school agrees with a waiver. The group that is asking for the special exception agreed to a waiver. The council can require a waiver for this special exception, allowing the restaurant or

any future business to sell alcohol. There was more discussion about the car wash on the property, and what needs to be done to follow regulations if they discontinue it. The sale will not be able to go through unless this group has a special exception. The Council would need to be ready to have the findings in the hearing.

### **3.H. Discuss C2 to C3 zoning**

A recommendation was made to the City Council to table to discuss C2 to C3 zoning until the next committee meeting. Tabled with a motion by Dan Papik and a second by Anthony Fitzgerald.

Anthony Fitzgerald: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 3, No: 0

### **3.I. Ordinance 2234 amending historic preservation committees**

City Administrator, Tom Ourada, explained that the change is to one sentence in the Ordinance.

A recommendation was made to the City Council to go ahead with the Ordinance 2234 amending historic preservation committees. Carried with a motion by Dan Papik and a second by Anthony Fitzgerald.

Anthony Fitzgerald: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 3, No: 0

### **3.J. Discussion on garbage franchise**

City Administrator, Tom Ourada, shared the plan of operation that Waste Connection gave the City.

## **4. Officers' Reports**

## **5. Adjournment**