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## CITY COUNCIL REGULAR MEETING

January 6<sup>th</sup>, 2026 at 6:00 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

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

Present: 6.

#### 3. Consent Agenda

Approved the Consent Agenda Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 6, No: 0

#### 3.A. Approve Meeting Minutes

January 6<sup>th</sup>, 2026

- 3.A.1. December 16th, 2025 City Council Minutes**
- 3.A.2. December 16th, 2025 Public Works Minutes**
- 3.B. Accept the City Treasurer's Report**
- 3.C. Approve the Payment of Claims Against the City**
- 3.D. Mayor's appointment of Jeff Wenz to the Planning Commission**
- 3.E. Mayor's appointment of Ryan Jindra to the Planning Commission**
- 3.F. Mayor's appointment of Scott Kunch to the Planning Commission**
- 3.G. Mayor's appointment of Tom Ourada to the Planning Commission**

**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 Anthony Fitzgerald.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan

Papik: Aye, Dale Strehle: Aye

Aye: 6, No: 0

**4.B. Consider the request from Cardinal Ventures, LLC to amend the Redevelopment Agreement for the Cardinal Ventures Redevelopment Project**

CDA Chair Dan Papik called the CDA meeting to order

**Roll Call**

Dale Strehle: Present

Tom Crisman: Present

Anthony Fitzgerald: Present

Kyle Frans: Present

Ashley Newmyer: Present

Dan Papik: Present

Present: 6, Absent: 0.

Alison J Borer attorney with Cline Williams and TIF counsel to the City of Crete explained the request from Cardinal Ventures, LLC to amend the Redevelopment Agreement for the Cardinal Ventures Redevelopment Project. Borer went through and explained that the request is to amend the TIF timeline by two years. This would be an amendment to their agreement to push back the project completion date by two years and to provide for additional phasing. Borer provided some context for the project, explaining that the project was approved in 2023 and the project site was platted into 35 lots. It consists of the construction of 35 dwelling units in multiple phases. The project was approved for \$1.78 Million in TIF to assist with TIF eligible costs. The construction of the homes occurs over the multiple years and they refer to each of those years as phases. Each of those phases can have a separate effective date for the division of taxes. Each phase has its own 15-year TIF clock.

Borer explained that to complete the 35 homes over the course of the 6 years/phases the redeveloper would have to do approximately 6 homes per year. When this TIF application was presented to the City of Crete the redeveloper was estimating a build out of 4 years. They discussed to provide some flexibility to the project the CDA agreed to allow 6 years for phases to complete the project. There are a total of 10 lots currently completed. There were delays with the new street in the development on Willow Lane. Borer explained that from a legal perspective, it's fine to grant an extension to the TIF timeline. From a practical perspective, Borer explained that she doesn't think it's necessary. The multiple phase TIF projects are challenging to administer on the City side of things.

The developer Darcie Ross stated that the following are the reasons for their request: They purchased the property in early 2023 and the actual construction started in 2024. All of the rain prevented the street from being completed until June of 2025 and they had over a year in construction delays. Another reason for the request is that the market has slowed and they don't feel that six sales a year is realistic.

Borer advised that language be added in the agreement that in the last year all remaining lots are included in the final phase notice to divide. Borer also stated that they could soften some of the language with the completion date. The Council members held discussion on amending the Redevelopment Agreement for an additional two years and directed City Attorney Alison J Borer to draft the amendments to the agreement.

Approved to grant the request from Cardinal Ventures, LLC to amend the Redevelopment Agreement for the Cardinal Ventures Redevelopment Project Carried with a motion by Dale Strehle and a second by Tom Crisman.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 6, No: 0

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

Adjourned the CDA to the City Council meeting Carried with a motion by Dale Strehle and a second by Anthony Fitzgerald.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 6, No: 0

#### **4.D. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1**

The Public Hearing opened at 6:45 p.m.  
City Administrator Tom Ourada explained the proposed zoning change request for the following properties: PID 760001529, 760001537 and 760146559 C-2 to C-1. Ourada explained that these proposed zoning changes came about from the pickleball court that is going to be built.

The Public Hearing closed at 6:47 p.m.

Opened Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1 Carried with a motion by Dale Strehle and a second by Dan Papik.

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

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Aye: 6, No: 0

Closed Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1 Carried with a motion by Dale Strehle and a second by Anthony Fitzgerald.

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

Aye: 6, No: 0

**4.E. Consider the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1**

Approved the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1 Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 6, No: 0

**4.F. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3.**

The Public Hearing opened at 6:49 p.m. City Administrator Tom Ourada explained the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3.

There was discussion on zoning changes and Ourada explained the different colors on the maps that were attached to this item. City Attorney Alison J Borer stated that the zoning changes were correct on the agenda.

The Public Hearing closed at 6:59 p.m.

Opened Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3. Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 6, No: 0

Closed Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3. Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 6, No: 0

**4.G. Consider the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3.**

Approved the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3. Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 6, No: 0

**4.H. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request PID 760131058, and the south 30 feet of PID 760148367 and the south 30 feet of PID 760130604 C-2 to R-3**

The Public Hearing opened at 7:01 p.m.

The Public Hearing closed at 7:02 p.m.

Opened Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request PID 760131058, and the south 30 feet of PID 760148367 and the south 30 feet of PID 760130604 C-2 to R-3 Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 6, No: 0

Closed Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request PID 760131058, and the south 30 feet of PID 760148367 and the south 30 feet of PID 760130604 C-2 to R-3 Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 6, No: 0

**4.I. Consider the proposed Zoning Change Request PID 760131058, and the south 30 feet of PID 760148367 and the south 30 feet of PID 760130604 C-2 to R-3**

Approved the proposed Zoning Change Request PID 760131058, and the south 30 feet of PID 760148367 and the south 30 feet of PID 760130604 C-2 to R-3 Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 6, No: 0

**4.J. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to amending the future land use map.**

The Public Hearing opened at 7:03 p.m.

City Administrator Tom Ourada explained that one aspect of the Comprehensive Plan is the future land use map. Whenever changes are made or proposed to make changes, then you also want to amend the future land use map.

The Public Hearing closed at 7:04 p.m.

Opened Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to amending the future land use map. Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 6, No: 0

Closed Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to amending the future land use map. Carried with a motion by Dale Strehle

and a second by Dan Papik.

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

Aye: 6, No: 0

#### **4.K. Consider amending the future land use map**

Approved to amend the future land use map Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 6, No: 0

#### **4.L. Crete 24DTR001 119 E 13<sup>th</sup> Application and Tier II**

City Council member and Legislative/Development Committee Chairperson Ashley Newmyer stated that City Clerk Nancy Tellez and City Administrator Tom Ourada explained the Crete 24DTR001 119 E 13th Application and Tier II. The Legislative/Development Committee recommended this item to the City Council.

Approved the Crete 24DTR001 119 E 13th Application and Tier II Carried with a motion by Dale Strehle and a second by Tom Crisman.

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

Aye: 6, No: 0

#### **4.M. Consider the Crete Municipal Airport AvFuel Agreement**

City Administrator Tom Ourada explained that he worked with City Attorney Alison J Borer on this agreement and this went to the Public Works committee.

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

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

Aye: 6, No: 0

#### **4.N. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed purchase of Lot 1 Jelinek Addition**

The Public Hearing opened at 7:07 p.m.

City Administrator Tom Ourada explained that this is for the purchase of Lot 1 Jelinek Addition. The Public Hearing closed at 7:08 p.m.

Opened Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed purchase of Lot 1 Jelinek Addition Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 6, No: 0

Closed Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed purchase of Lot 1 Jelinek Addition Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan

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Papik: Aye, Dale Strehle: Aye  
Aye: 6, No: 0

#### **4.O. Consider Resolution 2026-01 Authorizing the purchase of Lot 1 Jelinek Addition**

Adopted Resolution 2026-01 Authorizing the purchase of Lot 1 Jelinek Addition Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 6, No: 0

#### **4.P. Consider Resolution 2026-02 Authorizing signatories for financial documents**

Adopted Resolution 2026-02 Authorizing signatories for financial documents Carried with a motion by Dale Strehle and a second by Kyle Frans.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 6, No: 0

#### **4.Q. Consider Ordinance 2263 Amending Salaries and Wages in Ordinance 2257**

Mayor Dave Bauer explained that the amendments are for the Waste Water Superintendent position going from hourly to salary and some positions going up to the minimum wage.

Introduced Ordinance 2263 Amending Salaries and Wages in Ordinance 2257 and moved that the Statutory rule requiring three separate readings be suspended Carried with a motion by Tom Crisman and a second by Kyle Frans.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 6, No: 0

Enacted Ordinance 2263 Amending Salaries and Wages in Ordinance 2257 Carried with a motion by Tom Crisman and a second by Kyle Frans.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 6, No: 0

#### **4.R. Consider the claims from Crete Ace Hardware in the amount of \$1,497.47**

Approved the claims from Crete Ace Hardware in the amount of \$1,497.47 Carried with a motion by Dale Strehle and a second by Anthony Fitzgerald.

Dan Papik: Abstain (With Conflict), Tom Crisman: Aye, Anthony Fitzgerald: Aye, Kyle Frans: Aye, Ashley Newmyer: Aye, Dale Strehle: Aye  
Aye: 5, No: 0, Abstain (With Conflict): 1

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

### **6. Officers' Reports**

January 6<sup>th</sup>, 2026

- Chief of Police Gary Young stated the following:
  - John Hensel has been hired as a temporary Police Officer for four months and will go through the hiring process.
  - The Police Officer position is now open and applications are being accepted. There has been one candidate that has been tested.
  
- Library Director Jessica Wilkinson stated that the 2025 reading challenge was completed. With each box checked off the list participants got 1 ticket entry into the drawing and there were over 2,000 tickets turned in. The 2026 reading challenge is now open.
- Parks and Recreation Director Liz Cody stated the following:
  - Finalizing budget for 3 years of grant funds for urban community forestry activities from Plant Nebraska. We anticipate grant eligible activities will begin in February.
  - Food bank distributed 3,333 boxes at the Tuxedo Park distribution Site from Jan-November - average of 303 households per month.
  - Reviewing 2026 wages and fee schedules with City Administrator
  
- City Administrator Tom Ourada stated the following:
  - The tar kettle is not here yet and the road grader is supposed to be here in February.
  - City Attorney Anna Burge is back from leave and thanked City Attorney Alison J Borer for filling in. Borer is done generally but will still be helping with Tax Increment Financing (TIF).
  
- Mayor Dave Bauer also thanked Alison J Borer for filling in and helping.

## 7. Adjournment

The meeting adjourned at 7:18 p.m.

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Mayor

(SEAL)

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City Clerk

January 6<sup>th</sup>, 2026

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.

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City Clerk

(S E A L)

January 6<sup>th</sup>, 2026