



CITY COUNCIL REGULAR MEETING

May 6th, 2025 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

Ashley Newmyer: Absent

Tom Crisman: Present

Anthony Fitzgerald: Present

Kyle Frans: Present

Dan Papik: Present

Dale Strehle: Present

Present: 5, Absent: 1.

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, Dan Papik: Aye, Dale Strehle: Aye

Aye: 5, No: 0

3.A. Approve Meeting Minutes

- 3.A.1. Fire Department Meeting Minutes**
- 3.A.2. April 15th, 2025 City Council Minutes**
- 3.A.3. April 15th, 2025 Public Works Minutes**
- 3.A.4. April 15th, 2025 Public Safety Minutes**
- 3.A.5. April 15th, 2025 Legislative/Economic Development Minutes**
- 3.A.6. April 1st, 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 Bauer's appointment of Jaden Hilkemann to the LB840 Advisory Committee**
- 3.E. Consider the Interlocal agreement addendum#2 with Zuercher (Central Square)**
- 3.F. Approve Janina Bakker and Zach Vyhnaelek as new volunteer members of the Fire Department.**

4. Items of Business

- 4.A. Swear in Lisa Wiedemeyer as City of Crete Police Officer.**

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

Adjourned the City Council to a meeting of the Community Development Agency (CDA) at 6:05 p.m. Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 5, No: 0

- 4.C. Consider the Certificate of Completion for the Crete Senior Villas Redevelopment Project (CDA Chairperson and CDA Secretary)**

City Administrator Tom Ourada explained that this recognizes the completion of the project.

Approved the Certificate of Completion for the Crete Senior Villas Redevelopment Project (CDA Chairperson and CDA Secretary) Carried with a motion by Dale Strehle and a second by Kyle Frans.

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

Aye: 5, No: 0

- 4.D. Consider the Closing Statement for the Crete Senior Villas Redevelopment Project (CDA Chairperson)**

City Administrator Tom Ourada explained that the CDA would want to accept the closing statement. Council member Anthony Fitzgerald asked what this is for and City Attorney Anna Burge explained that these are the costs that they paid to the City of Crete for all the work that has been done. City Administrator Tom Ourada explained that this is normal and customary and happens on every project that is done.

Approved the Closing Statement for the Crete Senior Villas Redevelopment Project (CDA Chairperson) Carried with a motion by Dale Strehle and a second by Kyle Frans.

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

Aye: 5, No: 0

4.E. Consider the TIF Note for the Crete Senior Villas Redevelopment Project (CDA Chairperson, CDA Secretary, and City Treasurer)

City Council member Anthony Fitzgerald asked if there is a performance metric for the project and City Administrator Tom Ourada explained that there is. Ourada explained that if they haven't maintained their property tax or a subsequent buyer and they don't maintain it then the gap between the tax increment finance and the tax due has to be made up by the owner.

Approved the TIF Note for the Crete Senior Villas Redevelopment Project (CDA Chairperson, CDA Secretary, and City Treasurer) Carried with a motion by Dale Strehle and a second by Kyle Frans.

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

Aye: 5, No: 0

4.F. Adjourn the CDA to the City Council meeting.

Adjourned the CDA to the City Council meeting at 6:10 p.m.. Carried with a motion by Dale Strehle and a second by Kyle Frans.

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

Aye: 5, No: 0

4.G. Public Hearing for Retail Liquor License from 1750 Station LLC, at 1750 Hawthorne Ave, Crete, NE

Opened the Public Hearing for Retail Liquor License from 1750 Station LLC, at 1750 Hawthorne Ave, Crete, NE Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 5, No: 0

Opened the Public Hearing at 6:11 p.m. for Retail Liquor License from 1750 Station LLC, at 1750 Hawthorne Ave, Crete, NE

The applicant and owner of 1750 Station LLC Behnam Ebrahimi explained that he is planning to run the business himself and he plans to sell the same products.

Closed the Public Hearing at 6:12 p.m. for Retail Liquor License from 1750 Station LLC, at 1750 Hawthorne Ave, Crete, NE

Closed the Public Hearing for Retail Liquor License from 1750 Station LLC, at 1750 Hawthorne Ave, Crete, NE Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 5, No: 0

4.H. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the Zoning Change Request from C3 to C2 on west Highway 33 area.

Opened the Public Hearing at 6:14 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the Zoning Change Request from C3 to C2 on west

Highway 33 area.

Opened the Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the Zoning Change Request from C3 to C2 on west Highway 33 area . Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 5, No: 0

City Administrator Tom Ourada explained that this went to the Planning Commission and a public hearing was held and multiple people attended and had questions about apartments being built there and he explained that is not allowed.

Closed the Public Hearing at 6:17 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the Zoning Change Request from C3 to C2 on west Highway 33 area.

Closed the Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the Zoning Change Request from C3 to C2 on west Highway 33 area . Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 5, No: 0

4.I. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the future land use Zoning Map Amendment from C3 to C2 on west Highway 33 area.

Opened the Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the future land use Zoning Map Amendment from C3 to C2 on west Highway 33 area. Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 5, No: 0

Opened the Public Hearing at 6:18 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the future land use Zoning Map Amendment from C3 to C2 on west Highway 33 area.

City Administrator Tom Ourada explained that this is for the comprehensive plan for the future land use zoning map amendment.

Closed the Public Hearing at 6:19 p.m.to hear testimony in favor of and in opposition to and to answer questions in relation to the future land use Zoning Map Amendment from C3 to C2 on west Highway 33 area.

Closed the Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the future land use Zoning Map Amendment from C3 to C2 on west Highway 33 area. Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 5, No: 0

4.J. Consider the proposed Zoning Change request from C3 to C2 on west Highway 33 area.

Approved the proposed Zoning Change request from C3 to C2 on west Highway 33 area. Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 5, No: 0

4.K. Consider the proposed future land use Zoning Map Amendment from C3 to C2 on west Highway 33 area.

Approved the proposed future land use Zoning Map Amendment from C3 to C2 on west Highway 33 area. Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 5, No: 0

4.L. Consider the Application for Special Event Permit SE25-04 Rooted Movement Bounce Party

This went to the Park and Recreation Committee and then the City Council recommended to table this item and for City Administrator Tom Ourada and Parks and Recreation Director Liz Cody to work with the applicant to amend the application.

Tabled the Application for Special Event Permit SE25-04 Rooted Movement Bounce Party Carried with a motion by Anthony Fitzgerald and a second by Dan Papik.

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

Aye: 5, No: 0

4.M. Consider the proposed Ordinance 2244 setting municipal electric rates

John A. Krajewski, P.E. with JK Energy Consulting, LLC. provided a presentation on the cost of service/ Rate Design Study for the City of Crete. Krajewski stated that they propose a 7% rate increase needed in FY 2026 and FY 2027. The cost of service for customer-related service is \$24.95/ month for residential and currency, the minimum charge is \$19.50/month.

Introduced Ordinance 2244 and approved the first reading. Carried with a motion by Dale Strehle and a second by Kyle Frans.

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

Aye: 5, No: 0

4.N. Consider approving the claims from Crete Ace Hardware in the amount of \$79.86

Approved the claims from Crete Ace Hardware in the amount of \$79.86. Carried with a motion by Dale Strehle and a second by Kyle Frans.

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

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

4.O. Consider Airport Rules and Regulations

City Administrator Tom Ourada explained that this is something that they have been working on with the Airport Advisory Board for a while and this went to Public Works and there

were some concerns. They did modify it a little bit and did some more research for the FAA and brought back another draft.

Approved the Airport Rules and Regulations Carried with a motion by Dale Strehle and a second by Anthony Fitzgerald.

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

Aye: 5, No: 0

4.P. Consider the Final reading of Ordinance 2242 Sale of 1209 and 1211 Main Ave

Introduced and approved the final reading Ordinance 2242 Sale of 1209 and 1211 Main Ave Carried with a motion by Dale Strehle and a second by Anthony Fitzgerald.

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

Aye: 5, No: 0

Enacted Ordinance 2242 Sale of 1209 and 1211 Main Carried with a motion by Dale Strehle and a second by Anthony Fitzgerald.

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

Aye: 5, No: 0

4.Q. Consider amending the Master Fee Schedule

Approved amending the Master Fee Schedule Carried with a motion by Kyle Frans and a second by Dale Strehle.

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

Aye: 5, No: 0

4.R. Consider the Special Exception Application from Andrew Hardenburger for Northern Natural Gas.

Andrew Hardenburger discussed that there is a high-consequence area caused by the Crete High School gymnasium, and they do not have the ability to shut off the line for pressure tests. They plan to relocate the Crete #1 TBA station to the north side of Martell Road by the take-off.

Approved the Special Exception Application from Andrew Hardenburger for Northern Natural Gas. Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 5, No: 0

4.S. Consider Resolution 2025-4 metering of solar generation facility

City Administrator, Tom Ourada, explained that this is required by the Nebraska Public Power District. This is for NPPD to install metering on the solar generation facility for Sandhills. This is needed for Sandhills to do test runs, get certified, and operate moving forward.

Adopted Resolution 2025-4 metering of solar generation facility Carried with a motion by Dale Strehle and a second by Dan Papik.

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

Aye: 5, No: 0

4.T. Consider Resolution 2025-5 NPPD Agreement

City Administrator, Tom Ourada, explained that this is the operation of the solar farm, and we have obligations with NPPD for severe overfault conditions. We are to provide overvoltage protection on NPPD's system. This agreement gives the City 3 years to tie into the fiber and have the landing points to signal to drop the solar farm and the generators.

Adopted Resolution 2025-5 NPPD Agreement Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Anthony Fitzgerald: Aye, Kyle Frans: 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 the following:

- Training has been ongoing Lisa Wiedemeyer and Zachary Funk
- Used Grant towards April Distracted Driving month and there were 220 contacts. Also, to be at the Cinco de Mayo Celebration.
- There are 68 nuisance cases and 58% compliance
- City Administrator Tom Ourada asked Chief Young to explain the difference with the two officers: Young stated that Lisa Wiedemeyer is a certified officer and Zachary Funk is not certified yet and will need to go to the training center.
- Fire Captain Harrison Gaman introduced Janina Bakker and Zach Vyhnaelek as new volunteer members of the Fire Department.
- Library Director Jessica Wilkinson stated that registration for the summer reading program started on May 1st, 2025. There will be a new magic show featuring tricks that highlight colors, art, creativity and reading.
- Human Resources Coordinator Jody Fiehtner introduced Tyler Schmidt as the new Power Plant Operator. City Administrator Tom Ourada added that Schmidt went to school to be a Power Plant Operator and has seven years of experience.
- Parks and Recreation Director Liz Cody stated that out of the eleven parks there is work going on at eight parks.
- The Wildwood Pool got a fresh coat of paint and the bathhouse got a new roof.
- The grant application to the Toro Company/Equipment and Irrigation Donation Program got a approved for a new mower.
- Council member Tom Crisman stated he was thankful for the pot holes by the railroad being filled. City Administrator Tom Ourada stated that this was one of the outcomes of the creation of the Saline County/Crete Railroad Transportation Safety District. County Commissioner and RTSD member Brian Pribyl was able to communicate with someone from the Burlington Northern Santa Fe Railroad and they stated that they would flag and the City could fill in the pot holes.
- Council member Dale Strehle stated he would be looking more into the questions about recycling.
- City Administrator Tom Ourada stated the following:

- The City of Crete will be having an employee picnic. Council members Dale Strehle and Dan Papik will be helping to grill burgers and hot dogs and Mayor Bauer will also be contributing.
- Talked with Mayor Bauer about the noise ordinance for vehicles that the City has and looking into ordinance violations for having cut offs and removing catalytic converters.
- Mayor Dave Bauer stated the goal of the City is for all departments to be working together. Also, with organizations in town helping for example on Friday, May 9th, 2025 the Doane Football team will be helping downtown to put new mulch and getting the pots ready for planting.

7. Adjournment

The meeting adjourned at 7:01 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)