

**Public Works Committee Meeting**  
**Tuesday, April 7, 2026 5:00 PM**  
**Crete City Hall**  
**243 E 13th Street**  
**Crete, NE 68333**

**1. Open Meeting**

- In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the Council Chambers.
- Items listed on the agenda may be considered in any order.

**2. Roll Call**

- Attendance of members will be recorded to determine the presence of a quorum for official actions.

**3. Items of Business**

- The Committee may discuss or limit discussion on, hear testimony in favor of or in opposition to, or take action to provide a recommendation to the City Council on any matter presented under this title.

3.A. Consider approving JEO to Advertise and Bid the New Well and Transmission Main Project

3.B. Discussion on the Zoning Amendment Ordinance 2272 Chapter 11 Planning and Zoning Article 5 Dwelling Units, Special Types Shouses

3.C. Ordinance 2274 vacating easement on lots 1 and 2 of Pine Ridge 3rd Addition

3.D. Resident concern about burn pit property

3.E. Consider the Horvath Towers Lease Agreement

3.F. Consider Ordinance 2275 amending cogeneration avoided cost rates

**4. Officers' Reports**

- Reports may be given by the Mayor, Officers, Departments, or Councilmembers concerning the current operations of the City.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

**5. Adjournment**

**Disclaimers & Notices**

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
- The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.
- The complete agenda with attachments is available at [www.crete.ne.gov](http://www.crete.ne.gov).

## ORDINANCE NO. 2272

AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA TO ENACT THE CITY CODE OF THE CITY OF CRETE, CHAPTER 11, PLANNING AND ZONING; ARTICLE 5, SUPPLEMENTARY REGULATIONS; SECTION 11-533 CREATING REGULATIONS FOR SPECIAL DWELLING UNIT TYPES, SPECIFICALLY SHOUSE HOMES; PROVIDING FOR REPEAL OF ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM, AND PROVIDING FOR A TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:

**Section 1.** That Chapter 11, Article 5, Section 11-533 of the Crete Municipal Code be enacted to read as follows:

### **11-533 Dwelling Units, Special Types**

- (a) Shouse: A combination of a dwelling unit and shed under a common or connected roofing system.
- a. Any residential structure meeting the definition of a Shouse shall meet the following criteria:
- i. Shouses shall be structurally anchored to a permanent foundation and said foundation shall meet local, state, and/or federal building codes;
  - ii. Shouse homes shall have at least one habitable room with not less than 120 square feet of gross floor area.
  - iii. The living area of a Shouse shall be larger than the attached garage/shop;
  - iv. Ceiling heights shall be a minimum of seven feet in habitable spaces, hallways, bathrooms, and toilet rooms;
  - v. Every dwelling shall have toilet facilities-water closet, lavatory, and a bathtub or shower;
  - vi. Shouses shall have a kitchen area and sink;
  - vii. The unit shall provide heating and cooling systems as required by local, state and/or federal codes;
  - viii. All electrical shall be in compliance with all local, state and/or federal electrical codes;
  - ix. The unit shall meet all egress requirements found in local, state and/or federal codes;
  - x. Any and all extensions of the Shouse shall be structurally designed regarding all attachments and cantilevers;
  - xi. All modifications needed to convert the machine shed/shed/garage into a dwelling unit shall be required to have all modifications designed and engineered by a licensed architect and/or engineer;
  - xii. All items requiring the structure to be structurally designed/modified shall be sealed by a structural engineer;
  - xiii. All structures shall meet the maximum coverage on a lot as any ordinary single-family dwelling.
- b. Zoning:
- i. Shouse homes shall be permitted by right in Agriculture Zoning.

- ii. Shouse homes shall be permitted by special exception use in R-1 and R-2 if lot area is three or more acres

**Section 2.** That the above section shall be codified as part of the Crete City Code as stated herein.

**Section 3.** All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**Section 20.** This ordinance shall be published in pamphlet, book, or electronic form and shall take effect and be in full force and effect from and after its passage, approval and publication, as provided by law.

PASSED AND ENACTED the 3rd day of December 2024.

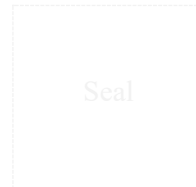
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Mayor

ATTEST:

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City Clerk



## **ORDINANCE NO. 2274**

**AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO THE VACATION OF EASEMENTS; VACATING THE 12 FOOT UTILITY EASEMENTS CENTERED ON THE ADJOINING LINE OF LOTS 1 AND 2 OF PINE RIDGE 3RD ADDITION, CITY OF CRETE, SALINE COUNTY, NEBRASKA.**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:**

**Section 1.** That, pursuant to Neb. Rev. Stat. § 16-611, the following described utility easement that was previously dedicated to the public shall be and is hereby vacated:

A 12-foot utility easement centered on the adjoining line of Lots 1 and 2, Pine Ridge 3<sup>rd</sup> Addition to the City of Crete, Saline County, Nebraska, the center of which is more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Pine Ridge 3<sup>rd</sup> Addition to the City of Crete, Saline County, Nebraska; thence S 01°03'52" E on the East line of said Lot 1, 75.14 feet; thence S 36°40'44" W on said Ease line, 115 feet to the Point of Termination

**Section 3.** That the above described land shall revert to the owners of lots 1 and 2, Pine Ridge 3<sup>rd</sup> Addition.

**Section 4.** That all ordinances or parts of ordinances in conflict herewith shall be repealed and that any partial repeal shall not affect the other parts of ordinances that can be given effect without the repealed parts.

**Section 5.** That if any section, part, or provision of this ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any other section, part, or provision of this ordinance.

**Section 5.** That this ordinance shall be published in a newspaper of general circulation or in pamphlet or book form and shall take effect and be in full force and effect from and after its passage, approval, and publication, as provided by law.

PASSED AND ENACTED the 7<sup>th</sup> day of April, 2026.

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Mayor

ATTEST:

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City Clerk





January 14, 2026

City of Crete  
c/o Tom Ourada  
P.O. Box 86  
Crete, NE 68333

Dear Tom:

Horvath Towers III, LLC (the "Lessee"), hereby tenders the following offer:

1. Extension. The City of Crete (the "Lessor") entered into a Prime Lease, dated May 3, 2014 (the "Lease") for the purpose of leasing land and granting easements for the construction, maintenance and operation of a communications facility located on the premises at 679 County Road 2250, Crete, NE 68333 (collectively, the "Assets"). The Tenant offers to add forty (40) years (eight (8) five (5)- year Extension Terms) to the term of the existing Lease. The Lease's existing ten percent (10%) base rent escalation at the beginning of each renewal term will remain.
2. Definitive Agreement. The transaction will be embodied in a lease amendment containing all of the terms and conditions thereof.
3. Due Diligence. The consummation of the transaction is conditioned upon the Tenant being satisfied with the results of a due diligence review.
4. Binding and Non-binding Provisions. It is understood that Section 1 of this letter represents an expression of our mutual intent to agree only. No party shall in any way be bound until a lease amendment is executed. Notwithstanding the foregoing, the parties agree that none of the provisions of this letter except Section 5 is binding on the parties.
5. Broker Expenses. The parties agree that, except as set forth in a lease amendment, each will be responsible for its own legal, broker's commissions, consulting fees and other expenses.
6. Timing of a Transaction. The Tenant is prepared to move expeditiously and close as soon as all conditions in the definitive agreement are fulfilled.
7. Entire Agreement. This letter contains the entire agreement between the parties with respect to its subject matter and supersedes all negotiations, prior discussions, agreements, arrangements and understandings, written or oral, relating to the subject matter of this letter.
8. Expiration of Offer. If this letter accurately reflects our understanding with respect to the matters covered hereby, please sign, date and return a copy to us. Our fax number is (440) 528-0334, the undersigned's email address is kara@k2towers.com and her phone number is (440) 528-0335. If this letter is not accepted by 8:00 p.m. (Eastern) on February 4, 2026 this proposal will expire.

Very truly yours,  
HORVATH TOWERS III, LLC

  
\_\_\_\_\_  
By: Ryan Lepene  
Title: President

ACCEPTED AND AGREED:

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**ORDINANCE NO. 2275**

**AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO ELECTRIC COGENERATION; TO AMEND SECTION 3-405 OF THE CRETE MUNICIPAL CODE; TO AMEND COGENERATION AVOIDED COST RATES.**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:**

**Section 1.** That Chapter 3, Article 4, Section 3-405 of the Crete Municipal Code be amended as follows:

**3-405 Cogeneration; Rates For Purchase of Electric Energy from Qualifying Facilities**

- (1) Rates for purchases of electric energy from qualifying facilities shall be established by ~~resolution~~ ordinance of the Mayor and City Council. Such rates (a) shall be just and reasonable to the electric consumer of the utility and in the public interest, (b) shall not discriminate against qualifying cogeneration and small power production facilities, and (c) shall be related to avoided costs; however, in no case is the utility required to pay more than the avoided costs.
- (2) Standard rates shall be established for purchases from qualifying facilities with a design capacity of 100 kilowatts or less. Rates for purchases from qualifying facilities with a design capacity over 100 kilowatts may be standard rates or may be by individual contracts, the terms of which are fair and reasonable.
- (3) The avoided cost rate for qualifying facilities with a design capacity of 100 kilowatts or less shall be as follows:
  - a. Generator Nameplate rating of 25 kW or less: \$0.05100 per kWh Effective date: April 1, 2026
  - b. Generator Nameplate rating greater than 25 kW: \$0.05506 per kWh Effective date: January 1, 2026

**Section 2.** That the above section shall be codified as part of the Crete City Code as stated herein.

**Section 3.** All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** This ordinance shall be published in pamphlet, book, or electronic form and shall take effect and be in full force and effect from and after its passage, approval and publication, as provided by law.

PASSED AND ENACTED the \_\_\_ day of April, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

