

MINUTES OF RETREAT
SARPY COUNTY BOARD OF COMMISSIONERS

Tuesday, April 21, 2009

Sarpy County Courthouse, Administrative Conference Room

The location of the posted Nebraska Open Meetings Act was given and the retreat of the Board of Commissioners was convened in open and public session by Sarpy County Board of Commissioners Chairman Joni Jones at 9:37 A.M. at the Courthouse in Papillion, Nebraska.

Notice of the meeting was given in advance thereto by publication in the Suburban Newspapers, Inc. dba Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor on April 15, 2009. A copy of the Proof of Publication is on file in the County Clerk's office. Notice of the meeting was simultaneously given to all members of the Sarpy County Board of Commissioners. Availability of the agenda was communicated in the published notice and in the notice to members of the Board of Commissioners of this meeting.

Commissioners Present: Rusty Hike, Joni Jones, Tom Richards, Pat Thomas, Rich Jansen
Commissioners Absent: None
Others Present: County Clerk Deb Houghtaling
Board Administrator Mark Wayne
County Attorney Mike Smith

I. Health Insurance - Mike Williams

II. Budget

- A. Nine month revenue comparison 2008 FY and 2009 FY**
- B. Update on status of departmental expense budgets for 2009 FY**
- C. Valuation comparison spreadsheet**
- D. Valuation discussion - Dan Pittman**
- E. Board of Equalization - Deb Houghtaling**
- F. Explanation of Lid on Restricted Funds**
- G. Road funding/ Road Projects - Tom Lynam**
- H. 2010 Budget increases: salaries, health insurance, etc.**

III. Building Projects

- A. Sheriff's Administration Building**
- B. Communications Center**
- C. Courthouse Remodel Update**

IV. Consolidated Communications Inter-local Agreement

V. County Sales Tax

VI. Planning Issues

- A. Wind Energy System Regulations**
- B. Rural Address Identification Project**
- C. West Papillion Regional Basin 5 (WP-RB 5)**
- D. Sunridge West Subdivision Update**
- E. Gretna Public Schools Comprehensive Plan Amendment**
- F. Current Nuisance and Zoning Violations**

VII. Nebraska Innovation Zone Commission
VIII. Other

At 2:50 P.M. the Board Retreat meeting adjourned.

MINUTES OF MEETING
SARPY COUNTY BOARD OF COMMISSIONERS
Tuesday, April 21, 2009
Sarpy County Courthouse, Sarpy County Board Room
Immediately following the Board of Equalization Meeting

The location of the posted Nebraska Open Meetings Act was given and the meeting of the Board of Commissioners was convened in open and public session by Sarpy County Board of Commissioners Chairman Joni Jones at 3:06 P.M. at the Courthouse in Papillion, Nebraska.

Notice of the meeting was given in advance thereto by publication in the Suburban Newspapers, Inc. dba Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor on April 15, 2009. A copy of the Proof of Publication is on file in the County Clerk's office. Notice of the meeting was simultaneously given to all members of the Sarpy County Board of Commissioners. Availability of the agenda was communicated in the published notice and in the notice to members of the Board of Commissioners of this meeting.

Commissioners Present: Rusty Hike, Joni Jones, Tom Richards, Pat Thomas, Rich Jansen
Commissioners Absent: None
Others Present: County Clerk Deb Houghtaling
Board Administrator Mark Wayne
Deputy County Attorney Mike Smith

Commissioners comments were recorded.

CONSENT AGENDA

NOTE: These are items of business that are routine which are expected to be adopted without dissent. Items are automatically approved when the consent agenda is approved unless an item is REMOVED by a Commissioner or any member of the public. Removed items will be placed under New Business for action by the County Board.

1. **Approve minutes (April 14, 2009). Deb Houghtaling**
2. **Approve claims report. Deb Houghtaling**
3. **Resolution: Authorize Chairman to sign Billboard Sublease Agreement with Gretna Crossing L.L.C. for a term commencing on April 21, 2009 to April 21, 2010. (2009-084) Linda Revis**
4. **Approve the following disbursement requisitions, Limited Tax Building Bonds, Series 2008, Construction Fund, Courthouse Remodeling Project. Brian Hanson**

#60	CX tec	\$ 3,480.00
#61	JBL Communications	\$ 206.75

5. **Resolution: Declare office/computer equipment surplus property. (2009-085)**
Lois Spethman

MOTION: Jansen moved, seconded by Hike, to approve the Consent Agenda items as presented. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

REGULAR AGENDA

6. **Resolution: Authorize Chairman to sign the application, certifications, assurances and letter of support relating to the Sarpy County VOCA/Victim Assistance grant. (2009-086) Carrie Davis-Sedlacek**

MOTION: Resolved by Hike, seconded by Jansen, to approve the resolution which authorizes the Chairman to sign the documents relating to the Sarpy County VOCA/Victim Assistance grant. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

7. **Public Hearing and Resolution: Reject bids for open flares for the Landfill. (2009-087) Brian Hanson**

MOTION: Brian Hansen, Fiscal Administrator, reported that bids have been solicited, made, opened and reviewed pursuant to Board authorization. After a public hearing, Jansen resolved, seconded by Thomas, to reject all bids. The County Clerk is hereby directed to take such steps as may be necessary to effectuate the rejection of the offered bids. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

8. **Public Hearing and Resolution: Award bid for groundwater monitoring wells for the Cedar Island Road landfill site. (2009-088) Brian Hanson**

MOTION: Brian Hansen, Fiscal Administrator, reported that bids have been solicited, made, opened and reviewed pursuant to Board authorization. After a public hearing, Richards resolved, seconded by Hike, to accept the low bid of Thiele Geotech, Inc. for Groundwater Monitoring Wells, in the amount of \$14,990.50 and this Board's Chairman, Clerk and Attorney are hereby authorized to execute the necessary documents. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

9. **Public Hearing and Resolution: Special Use Permit application for retail alcohol sales for 370 Express, 11108 Sapp Brothers Drive on property legally described as Lot 11 in the SE 1/4 of Section 27, Township 14N, Range 11E. (2009-089) Rebecca Horner**

MOTION: After a public hearing, Richards resolved, seconded by Hike, to approve the resolution for the Special Use Permit for retail alcohol sales for 370

Express on the property described above. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

- 10. Public Hearing and Resolution: Special Use Permit application for Robert Bollish, 12760 S. 234th Street for private barn for horses on property legally described as Lot 1 Riverview Acres and Lot 2, Riverview Acres II, all located in the SW 1/4 of Section 3, Township 13N, Range 10E. (2009-090) Rebecca Horner**

MOTION: After a public hearing, Jansen resolved, seconded by Thomas, to approve the resolution for a special use permit application for Robert Bollish which allows two private barns wherein each barn may house up to two (2) horses, and only one barn for each lot on the properties described above. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

- 11. Public Hearing and Resolution: Special Use Permit application for Donald Gray, 18201 S. 132nd Street for recreational vehicle storage and single family residence in conjunction with a principal use on the property legally described as Lot 15, Villa Springs, SW 1/4 of Section 31, Township 13N, Range 12E. (2009-091) Rebecca Horner**

MOTION: After a public hearing, Richards resolved, seconded by Jansen, to approve the resolution for a special use permit application for Donald Gray for recreational vehicle storage and single family residence on the property described above. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

- 12. Public Hearing and Resolution: Change of Zone application from IL to BG, Lot 7 Lakeview South, located in the SE 1/4 of Section 23, Township 14N, Range 11E for Ray Anderson, Anderson Brothers Amoco, Inc., 9501 S. 145th Street, approximately I-80 and Hwy 50. (2009-092) Rebecca Horner**

MOTION: After a public hearing, Richards resolved, seconded by Hike, to approve the resolution for a Change of Zone from IL to BG for Anderson Brothers Amoco Inc. on the property described above. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

- 13. Public Hearing and Resolution: Special Use Permit application for Ray Anderson, Anderson Brothers Amoco, Inc., 9501 S. 145th Street, Lot 7 Lakeview South, located in the SE 1/4 of Section 23 Township 14N, Range 11E, approximately I-80 and Hwy 50. (2009-093) Rebecca Horner**

MOTION: After a public hearing, Hike resolved, seconded by Jansen, to approve the resolution for a special use permit application for Anderson Brothers Amoco Inc. for retail alcohol sales on the property described above. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

14. Public Hearing and Resolution: Text Amendment Application, Zoning Regulations Section 40 – Signs, and adopt Amended Sarpy County Zoning Regulations. (2009-094) Rebecca Horner

MOTION: After a public hearing, Hike resolved, seconded by Jansen, to approve the resolution for a text amendment to the Sarpy County Zoning Regulations, Section 40 - Signs and to adopt said amended regulations. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

15. Resolution: Flood Plain Development Permit application of Michael Strunc, 7904 Kona Circle, to replace an existing deck located on lot 159 Hawaiian Village, in the floodway fringe of the Platte River. (2009-095) Rebecca Horner

MOTION: Resolved by Hike, seconded by Jansen, to approve the resolution which approves the Flood Plain Development Permit application of Michael Strunc. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

16. Presentation and Resolution: Approve selection of three sites for the baseball stadium. (2009-096) Kermit Brashear

MOTION: After a presentation, Jansen resolved, seconded by Thomas, to approve the resolution which designates the following three (3) parcels as Final Site Candidates pursuant to Sections 1.65 and 5.1 of the Stadium Lease and Use Agreement with the Omaha Royals Limited Partnership, to wit: Kennedy Town Center, located at the Southwest corner of Chandler Road and Kennedy Freeway (owned by Kennedy Town Center LLC), Southport West, located at 126th Street and West Giles Road (owned by SPW Partners, LLC) and The NE1/4 and SE1/4 of Sec. 30, Twp.14, Rng.12 (approximately 122nd Street, North of Highway 370) (owned by Schewe Farms, Inc.). Further, that the representatives of Sarpy County are hereby authorized to proceed with the activities described in Sections 1.65 and 5.1 of the aforementioned Stadium Lease and Use Agreement as are necessary to identify a final site, and negotiate final Site Acquisition Documents for further approval by this Board. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

17. Adjournment

MOTION: At 4:08 P.M. Jansen moved, seconded by Hike, to adjourn until 4/28/2009 immediately following the Sarpy County Board of Equalization Meeting to be held at 3:00 P.M. Ayes: Hike, Jones, Richards, Thomas & Jansen. Nays: None.

REPORT: The following report was received and placed on file:

Fee Report 3/2009	
Sheriff's Department	\$ 12,092.70

Joni M. Jones, Chairman
Sarpy County Board of Commissioners

Attest:

Debra J. Houghtaling
Sarpy County Clerk