

**Business Improvement District Board Meeting**  
**Thursday, June 4, 2026 2:00 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. Approve January 28th, 2026 Minutes

3.B. Collection process

**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).



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## **BUSINESS IMPROVEMENT DISTRICT BOARD MEETING**

January 28<sup>th</sup>, 2026 at 4:30 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 Sorensen: Present  
Adam Bauer: Present  
Sherri Heath: Present  
Crystal Alarcon: Present  
Chris Linhart: Present  
Present: 5. Absent:0

Also present: City Administrator Tom Ourada, City Attorney Anna Burge, Finance Director Wendy Thomas, Building Inspector Trent Griffin and City Clerk Nancy Tellez

##### **3. Consent Agenda**

###### **3.A. Approve Meeting Minutes**

###### **3.A.1. Approve October 3rd, 2025 Minutes**

Adam Bauer motioned and Tom Sorensen seconded to approve the October 3rd, 2025 minutes.  
Crystal Alarcon: Aye: Tom Sorensen: Aye, Adam Bauer: Aye, Sherri Heath: Aye  
Abstained: Chris Linhart

##### **4. Items of Business**

#### **4.A. Discuss and consider current Snow Removal and Weed Management contractor arrangement.**

City Administrator Tom Ourada explained that he met with the Snow Removal and Weed Management contractor Will Wenz to discuss the agreement. Ourada further explained that the City of Crete will be purchasing a snow blower that will be kept in the garage at City Hall. Wenz will be able to use that snow blower to remove the snow in the Business Improvement District. Ourada stated that he spoke to Wenz about charging an hourly rate for the snow removal. Wenz later emailed Ourada about charging a flat rate of \$400 per snow event. Business Improvement District Board member Tom Sorensen asked Ourada if it can be included in the agreement that snow must be removed by 8am.

Ourada stated that he wanted to have this meeting with the Business Improvement District Board to address concerns. Business Improvement District Board member Sherri Heath asked if salt would be involved with the snow removal. Ourada stated that the City of Crete would provide the salt and Wenz would apply. Ourada stated that Wenz has the desire and is willing to work.

Ourada stated that other property owners are in violation with City Ordinance for not removing snow.

Business Improvement District Board member Adam Bauer asked about the weeds in the summer and Ourada stated that the City will provide the chemicals and Wenz will apply.

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

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

#### **7. Adjournment**

Adam Bauer motioned and Sherri Heath seconded to adjourn the meeting at 4:51 p.m.

Tom Sorensen: Aye, Adam Bauer: Aye, Sherri Heath: Aye, Crystal Alarcon: Aye, Chris Linhart: Aye



**Office of the Finance Director**

**BUSINESS IMPROVEMENT DISTRICT  
FINANCIAL STATEMENT  
Year Ended May 31, 2026**

**REVENUES**

ASSESSMENT INCOME	\$5,595.84
INTEREST INCOME	\$6.46
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TOTAL REVENUES	\$5,602.30
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**EXPENSES**

SNOW REMOVAL EXPENSE	\$2,675.00
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BALANCE	<u>\$2,927.30</u>