

**Legislative/ Development Committee Meeting**  
**Tuesday, August 19, 2025 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. Ordinance 2254 amending food trucks

3.B. Consider the Saline Medical Specialties LB840 Program Application

**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. 2254**

**AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO BUSINESS REGULATIONS; TO AMEND SECTIONS 10-1501 AND 10-1512 OF THE CRETE MUNICIPAL CODE TO LIMIT MOBILE FOOD VENDOR USE OF A SINGLE SPACE TO 30 CONSECUTIVE DAYS.**

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

**Section 1.** That Chapter 10, Article 15, Section 10-1501 of the Crete Municipal Code shall be amended as follows:

### **10-1501 Findings and Purpose.**

Mobile food vendors provide a beneficial service to the general public within the city while, due to their distinct manner of operation, also presenting substantial differences in circumstances to other food retailers and vehicle users. It is, therefore, desirable to regulate, and require licenses for, mobile food vendors so that their transitory use of various properties ~~can~~ and right-of-way locations can occur in a fair and safe manner, and so that public safety and welfare can be protected. The purpose of this article is to enact regulations to service those goals.

**Section 2.** That Chapter 10, Article 15, Section 10-1512 of the Crete Municipal Code shall be amended as follows:

- (a) All Mobile food vendors shall comply with the following regulations:
1. Mobile food vending is allowed in any zoning district when a mobile vendor has the permission of the City to engage in mobile food vending on the City's property.
  2. While engaging in mobile food vending, mobile food vendors shall not be in violation of any city ordinances including any zoning, health, fire, building, or safety requirements.
  3. A mobile food vendor shall not sell or offer to sell food from a location which would involve customers waiting in line, to be waited on, or to be served while standing in a portion of a street that is open to be traversed by motor vehicle traffic.
  4. The City may order a mobile food vendor to move from or leave a specific location if the mobile food vending at that location causes an obstruction to vehicular or pedestrian traffic or otherwise endangers the health, safety, or welfare of the public. The City may tow or otherwise move, at the vendor's expense, any vehicles or equipment of a mobile food vendor if the vehicle or equipment presents a danger to public safety and the mobile food vendor fails to move the same; or if a mobile food vendor is engaged in mobile food vending without a valid mobile food vending permit.
  5. A mobile food vendor shall maintain in operable condition all fire suppression equipment or devices as required by local, state, or federal law.
  6. It shall be unlawful for a mobile food vendor to sell or offer to sell alcoholic drinks without obtaining the appropriate permits.
  7. A mobile food vendor shall provide trash receptacles for the collection of trash, in sizes sufficient to serve their customers. On a daily basis, and prior to leaving a location, the mobile food vendor shall pick up and properly dispose of any trash and litter within twenty-five (25) feet of the location. Receptacles and their contents shall be removed from the location for proper disposal and contents shall not be deposited in public trash containers on City right-of-way or City property.

8. A mobile food vendor shall not vend or allow vending between the hours of 9:00 p.m. until 8:00 a.m. the following day within a residentially zoned district.
  9. A mobile food vendor shall not vend or allow vending between the hours of 10:00 p.m. until 7:00 a.m. the following day within any non-residential zoned district.
  10. No mobile food vendor shall utilize any electricity or power without the prior written authorization of the electrical customer; no power cable or similar device shall be extended at or across any street or sidewalk except in a safe manner. If a mobile food vendor requires electrical service, an application must be submitted to the Public Works Director.
  11. Minimum of three (3) marked parking spaces must be available within one hundred and fifty (150) feet of the mobile food vendor.
  12. A mobile food vendor shall keep the space they occupy clear of any oil, food preparation materials, or food debris. If a mobile food vendor causes the spillage of oil, grease, or other food product, the vendor shall clean the spot of all spilled material.
  13. A mobile food vendor shall remain in one location no longer than thirty (30) contiguous days. Mobile food vendors must then move to a new location, notifying the City of their new location.
  14. The mobile food vending unit shall remain in operable condition at all times and a mobile food vendor shall, during operation, keep the trailer or auxiliary equipment hitched to an operable motor vehicle unless otherwise permitted by the city in association with a specified event.
- (b) The following regulations shall only apply to mobile food vendor's engaging in mobile food vending on public property owned by the City:
1. A mobile food vendor may sell or offer to sell food from a mobile food truck or mobile food vending unit at a location in a city right-of-way open to traffic or parking, but only from a mobile food truck or mobile food vending unit parked in a location where a mobile food truck or mobile food vending unit is authorized to park by law, signage, or city permit. Such a mobile food truck or mobile food vending unit and auxiliary equipment shall not be parked in a parking space adjacent to the corner of a street intersection. No mobile food truck, mobile food vending unit, or auxiliary equipment shall be parked in any parking stall designated for handicap parking.
  2. An individual representative of the mobile food vendor shall be present with the mobile food truck, mobile food vending unit, and auxiliary equipment of the mobile food vendor at all times that it is engaged in mobile food vending.
  3. Upon evidence of endangerment of public safety, the City Administrator may limit hours of operation for any mobile food vendor within the City, as needed for the protection of public safety.
  4. A mobile food vendor using a mobile food truck shall maintain a motor vehicle liability insurance policy for such motor vehicle as required by state law, and shall exhibit proof of such policy when requested.
  5. A mobile food vendor shall visibly display their business name on their mobile food truck, mobile food vending unit, and auxiliary equipment.
  6. In the event the mobile food vendor does not clean the space of spilled material or refuses to clear the space of spilled material, the City shall clean the space and bill the mobile food vendor for the work completed based on the rates outlined in the Master Fee Schedule.

**Section 3.** That the changes specified in the above sections shall be codified as part of the Crete Municipal Code as stated herein.

**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 or codified sections 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 6.** That this ordinance shall be published 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 \_\_\_\_\_ day of August 2025.

\_\_\_\_\_  
Mayor

ATTEST:

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





To LB840 Applicant:

CONGRATULATIONS on taking the first step to being awarded additional funds to help your business or event in Crete. The funds available for Economic Development, resulting from the citizen-approved sales tax increase that took effect April 1, 2011, are available first come to businesses, events and projects that meet the requirements of Crete's written Economic Development Plan, which can be found online at [www.crete.ne.gov/vnews/display.v/ART/58fa7907ccebfb](http://www.crete.ne.gov/vnews/display.v/ART/58fa7907ccebfb). A written copy is also available from the City of Crete Economic Development Director.

Please review the Economic Development Plan and confirm that your project or business is eligible. Applications may be recommended for funding in full or in part or may be denied based upon the review of the Board. Final decisions regarding funding will be made by the City Council but according to the terms of the Plan, in no event may the City Council fund any Application not previously reviewed and approved by the citizen Board.

In this packet you will find an Application for Funds, a US Citizenship Attestation Form and a Check List of required items. As you will see, the Application is detailed and requires significant information and additional verification documents. If you need assistance with the application please contact any Economic Development Advisory Board member. *If you have questions, please call the Economic Development Office, at 402-826-4312 or email the City Administrator, tom.ourada@crete.ne.gov*

Please note that the first portion of the application will be open to the public and may be provided to the City Council for final funding review. The balance of the application and all supporting documentation including personal financial information is confidential and will only be shared with members of the Economic Advisory Board for purposes of considering your application. All confidential records will be maintained in the office of the Economic Development Board and will be kept separately and not be available for review by the public. Any questions or concerns regarding this process shall be directed to the City Administrator.

All Applicants will be required to attend a public hearing for presentation regarding their request for funding. Public hearings will be held at least quarterly and may be held more frequently at the request of the Board. All Applications presented within the three months preceding a Public Hearing will be set for presentation and consideration at the same meeting. The Board may make a recommendation for funding at the public hearing, or may vote to table an application for further information, but in no event shall an application be tabled more than once so that all decisions will be made not more than three months after the initial public hearing regarding an application. There is no guarantee that a determination will be made less than three months after submission so all applicants are urged to make timely requests for funding if projects or events have set timelines.

*Mail or deliver completed application with all supporting documentation and forms to:*

**Economic Development Program Director  
City of Crete City Hall  
243 E. 13<sup>th</sup> Street, P.O. Box 86  
Crete, NE 68333**

We look forward to working with you through the application process.  
Equal Opportunity and Fair Housing Provider and Employer



**ECONOMIC DEVELOPMENT PROGRAM  
APPLICATION FOR FUNDS**

**Please Type or Print Clearly and Answer Each Question** (If Question Does Not Apply – Mark N/A).

**Please Note:** The Information Contained in this portion of the document is Public Information and will **NOT** be Considered Confidential.

**A. APPLICANT INFORMATION:**

Name of Entity Applying for Assistance: Saline Medical Specialties

Business Address: 830 E 1st Street, Ste. 200 Crete NE 68333  
(City) (State) (Zip Code)

Contact Person: Josue Gutierrez, M.D. Telephone Number: 4028263222

Fax Number: 4028263228 Email Address: jgutierrez@smscrete.com

Federal Tax ID Number: 833424514

Type of Entity:     Start-Up     Buyout     Existing

If Existing, Number of Years in Business in Crete: 6 years

**Business Classification: (Please Choose One)**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Manufacturing      | <input type="checkbox"/> Research & Development |
| <input type="checkbox"/> Headquarter            | <input type="checkbox"/> Telecommunications | <input type="checkbox"/> Tourism                |
| <input type="checkbox"/> Warehouse/Distribution | <input type="checkbox"/> Government         | <input checked="" type="checkbox"/> Other       |

**Business Type: (Please Choose One)**

- |   |  |                                      |
|---|--|--------------------------------------|
| <input type="checkbox"/> Proprietorship | <input type="checkbox"/> Corporation         | <input type="checkbox"/> Partnership |
| <input checked="" type="checkbox"/> LLC | <input type="checkbox"/> Governmental Entity | <input type="checkbox"/> Other       |

Does the Company have a Parent or Subsidiaries?     Yes     No

If Yes, Please List Name: \_\_\_\_\_

Address: \_\_\_\_\_  
(City) (State) (Zip Code)

**Ownership Identification:** Please List all Officers, Directors, Partners, Owners, Co-owners and Stockholders.

Full Name	Title	Ownership Percentage
Josue D. Gutierrez	Owner, Physician	100

Which type of assistance is the entity applying for?

Grant     Loan Guarantee If so, Lender? \_\_\_\_\_     Other

Explain: Grant funds for reimbursement of money we have already spent on our English Language

What is the general purpose of the request (must be an allowed LB840/Economic Dev. Plan Project)?

- New Development     New Business Startup     Building Renovation     Public Works  
 Professional/Employee Recruitment     Promotion/Tourism     Job Training  
 Working Capital     Low - Moderate Income Housing     Workforce Housing  
 Technology     Plan Management     Technical Assistance     Equity Investment

Does the business qualify to receive any incentives from the State of Nebraska?  Yes  No  DK

Has the business applied for any incentives from the State of Nebraska?  Yes  No

If yes, please explain: \_\_\_\_\_

Employee Information: (FTE = Full-Time Equivalent = 2,080 Hours/Per Year)

Number of Existing Full-Time Equivalent Employees: 14

Number of Full-Time Equivalent Positions to Be Created: 4

Will all of the Full-Time Equivalent Positions be Physically Located within the City of Crete, their Two- Mile Extraterritorial Jurisdiction or on Land Held in the Name of the City of Crete?

Yes  No

If no, please explain: \_\_\_\_\_

Does the Company Employ Any Seasonal Employees?  Yes  No

If Yes, How Many: \_\_\_\_\_

(Seasonal employees must work for at least three continuous months and the position must reoccur annually)

**B. PROJECT INFORMATION:**

**Please provide a Brief Project Summary Description:**

(See attached Plan of action)

Medical Pathways Program

At Saline Medical Specialties (SMS) we have identified an opportunity that would allow us to serve our community and foster growth in the medical community of Crete. Every year multiple individuals that have achieved their physician degrees from Cuba and, other countries, move to Crete and surrounding areas. The talent present is undeniable and the drive they bring palpable. To foster better communication with our patient population we have established a medical pathway program, which in essence teaches foreign medical graduates, medical grade English, teaches them how to navigate the health system and prepares them to apply for institutions for higher learning with final objective being graduating as an NP, PA or MD to practice medicine independently. With their medical training and advanced degrees these individuals are eligible for CMA licenses in Nebraska and that is what we hired these professionals to work as at SMS. The first cohort of students has included 5 individuals all Cuban nationals with advanced medical degrees. Multiple community resources were used including Crete Public Schools and two ESL instructors were hired. Thus far the first leg of training has been completed, these professionals had 2–3-hour classes 3x a week for the past semester. There was noticeable improvement in comprehension and writing as well as verbal scores. All the CMAs in SMS have been instructed on processes in our healthcare system.

The grant is to aid with paying for the program thus far, sizable investment was provided to include laptops, teacher

Use of Funds	Total Project Cost	Econ Dev Funds Requested
Land or Building Acquisition	\$	\$
Renovation/Rehabilitation	\$	\$
New Construction	\$	\$
Machinery / Equipment Acquisition	\$	\$
Business / Employee Recruitment Activities	\$	\$
Technology Costs	\$ 20,000.00	\$ 20,000.00
Small Business Development	\$	\$
Working Capital (Includes Inventory)	\$	\$
Job Training	\$ 80,000.00	\$ 80,000.00
Other	\$	\$
Total Project Cost	\$ 100,000.00	
	Total LB840 Funds Requested:	\$ 100,000.00

**C. FUNDING SOURCES AND EQUITY INJECTION:**

If Borrowing, Name of Lender: \_\_\_\_\_

Loan Amount: \_\_\_\_\_ Loan Term (Years): \_\_\_\_\_

Amount Injected Into the Project by Business/Partners/Owners:

\_\_\_\_\_

Other Funding Source(s) and Amount(s): \_\_\_\_\_

**C. PROJECT LOCATION:**

- |  |   |  |
|--|---|--|
| Within the Crete City Limits?              | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Within the Crete Two-Mile Jurisdiction?    | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Land Owned by the City of Crete?           | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Not Located in Crete but for area benefit? | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

If Not in City Jurisdiction, please explain local benefit:

---

**D. ATTACHMENTS:** - Please Include the Attachments that Apply to Your Entity – See *checklist Page 5.*

**Please Note:** The Information provided pursuant to this Section **Will** be Deemed Confidential and will not be Available for Public Disclosure.

- Business Plan: Brief Description of the Business
- Resumes of all Owners/Co-Owners/Directors/Partners/Stockholders
- For Existing Businesses – Three (3) Yearly Financial Statements
- For Existing Businesses – Current Financial Statements (Less Than Sixty (60) Days Old)
- For Existing Businesses - List of Current Obligations (Include Company Names and Amounts)
- For Start-Up Businesses – Current Business Plan
- For Start-Up Businesses – Three Year Projections
- Tax Returns – Previous Three (3) Years – Personal Tax Returns May be Required for Proprietorship
- Letter from Lending Institution if applicable
- If a Corporation, LLC or Other Legal Entity - Copy of Organizational Documents (Articles, Bylaws)
- Please Note that Other Financial Documents May Be Required

**E. APPLICANT SIGNATURE:**

I certify that the information contained in this application and all attachments are correct to the best of my knowledge. By signing below, I authorize the City of Crete or their contracted representative to check my credit and the credit of all who are listed within this application. I understand that I must update my credit information if my financial situation changes.

\_\_\_\_\_  
Applicant's Signature

7/12/2015  
\_\_\_\_\_  
Date