

City of Gretna, Nebraska

City Council

February 1, 2022

A meeting of the Gretna City Council was held on February 1, 2022. Mayor Evans announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. **Absent:** Logan Herring, **Present:** Kara Alexander, Bill Proctor, Jason Stahr. Notice of the meeting was given in advance thereof to the Mayor and City Council, published in the Gretna Guide and posted in at least three Public places as shown by the Certificate of Posting Notice attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the Public.

CONSENT AGENDA

Approval of Consent Agenda:

- 1) Approval of Agenda for February 1, 2022
- 2) Approval of Council Minutes, January 18, 2022
- 3) Approval of Claims
- 4) Approval of Gretna Ballfields – MCL
 - a) Pay Request No. 2 - \$139,070.70
- 5) Approval of Tiburon Sub-basin Interceptor Sewer Phase 3 – Part 2 (South) – Vrba Construction Inc.
 - a) Pay Request No. 8 – \$247,500.00
- 6) Approval of Aspen Creek North Phase 2 Water Main Improvements – Kersten Construction Inc.
 - a) Pay Request No. 2 – \$94,099.93
- 7) Approval of Well No. 9 and Well House – Contract No.1 - Sargent Drilling
 - a) Pay Request No. 1 – \$90,977.40
- 8) Approval of Well No. 9 and Well House – Contract No. 2 – Vrba Construction
 - a) Pay Request No. 1 – \$20,155.50
- 9) Approval of Gretna Crossing Park Paving and Utility Improvements
 - a) Change Order No. 1 – Contract Time Change
 - b) Pay Request No. 3 to Graham Construction - \$102,411.38
 - c) Certificate of Substantial Completion for Water and Sanitary Sewer

Claims

Abes ex 1,103.50; Amrn Plng Assoc ex 668.00; Bkr & Tylr ex 506.72; Barco Prod ex 110.03; Biblnx ex 2,600.00; Big Rig Rpr ex 19.04; Cntry Lk ex 601.40; Cnta ex 96.57; Cnflunc Inc ex 17,330.74; Core & Main ex 150.00; Core Tech ex 4,074.92; Cox ex 1,862.91; DLR Grp ex 74,132.66; E & A Cnsltng Grp ex 2,637.33; Eymn Plumb ex 20,886.90; Grtn Fire Dept ex 5,250.00; Grtn Pyrl ex 67,863.01; H&H Lwn ex 1,267.50; Hm Dpt ex 285.57; Hdro Optmztn ex 430.00; IBMB ex 8,750.00; J Cronican ex 850.00; K Goff ex 395.63; L Ortiz ex 500.00; L Herring ex 1,405.61; M Hullett ex 63.50; MUD ex 202.14; MCL Cnstrn ex 1,253,628.17; Mdwst Tape ex 82.44; Muni Sply ex 503.20; NE Dept of E&E ex 300.00; NE Lib Assoc ex 75.00; NE Ntry Assoc ex 154.00; Olm & Pry ex 57,321.21; OPPD ex 325.28; Quill ex 724.04; R Goday ex 179.60; Srpy Co Treas ex 140,619.82; Snsrce ex 264.00; Sltn One ex 1,664.29; Sspnd It ex 2,000.00; Trrcn Cnsltnts ex 1,864.75; Thle Geotech ex 2,830.00; Trk Dsgn Grp ex 1,005.00; Ty's ex

104.84; Uline ex 292.29; USA BI Bk ex 821.70; Verizon ex 1,158.08; VRBA Cnstrn ex 22,005.00; Wtts Elec ex 8,861.71; Wells Frgo ex 364.00; Wex ex 120.57; Yng & Wht ex 5,534.65; Total ex 1,716,847.32

Motion by Jason Stahr, seconded by Bill Proctor to approve consent agenda and to remove no. 9 to current business. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

PRESENTATIONS

MCL Construction – Gretna Crossing Park Update

PUBLIC HEARINGS

Woodsonia – 204 Cornhusker, LLC, 20010 Manderson Street, Suite101 Omaha, NE 68022 requesting approval of a revised preliminary plat and rezone from Trans Ag TA and Residential Estates RE to Highest Density Residential R-4 and Highway Commercial HC on Lots 1 thru 426 inclusive, and 22 outlots inclusive, in the N ½, NW ¼ Exc. Row and Lots 10 and 12A Exc. row, Section 25, T-14-N, R-10-E of the 6th PM, Sarpy County, NE. Revising name from Silverstone to Highland Trails. Generally located between 204th St. and 216th St, between Lincoln Rd. and Cornhusker Rd.

Staff comments were given by Development Services Director Dan Giittinger. Developer Representative Larry Jobeun gave an overview of the project.

Mayor Evans opened the public hearing for comment. Hearing no comments, Mayor Evans closed the public hearing.

Motion by Jason Stahr, seconded by Kara Alexander to approve the revised preliminary plat and rezoning request for Highland Trails. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Fareway Stores Inc dba Fareway Store 223, 604 S Highway 6, Gretna, NE 68028 requesting approval of Class “C” Liquor License.

Staff comments were given by City Clerk Tammy Tisdall. Applicant representative Kody Pritchard was available for questions.

Mayor Evans opened the public hearing for comment. Hearing no comments, Mayor Evans closed the public hearing.

Motion by Bill Proctor, seconded by Jason Stahr to approve the liquor license application for Fareway Stores. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

High Life LLC dba Good Life Sports Bar & Grill, 10520 S 204th St, Gretna, NE 68028 requesting approval of Class “C” Liquor License.

Staff comments were given by City Clerk Tammy Tisdall.

Mayor Evans opened the public hearing for comment. Hearing no comments, Mayor Evans closed the public hearing.

Motion by Bill Proctor, seconded by Jason Stahr to approve the liquor license application for the Good Life Sports Bar & Grill. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

CURRENT BUSINESS

Action on Gretna Sanitation Permit to Haul Application

Motion by Bill Proctor, seconded by Jason Stahr to deny the permit to haul application for Gretna Sanitation. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Approval of Sewer Rate Reduction Request

- 1) Gage Cobb at 21506 Parkview Drive

Motion by Jason Stahr, seconded by Bill Proctor to approve the sewer rate reduction request for Gage Cobb based on the staff recommendation. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Approval of Special Designated Liquor Licenses for the Knights of Columbus

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| 1) March 4, 2022 | 2) March 11, 2022 |
| 3) March 18, 2022 | 4) March 25, 2022 |
| 5) April 1, 2022 | 6) April 8, 2022 |

Motion by Jason Stahr, seconded by Bill Proctor to approve all the special designated liquor licenses for the Knights of Columbus. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Approval of an Agreement between the City of Gretna and Nebraska Crossing Outlet Mall for a water main relocation for Building V

Motion by Bill Proctor, seconded by Jason Stahr to approve the water main relocation agreement with the Nebraska Crossing Outlet Mall. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Approval to Amend the Construction Manager at Risk with MCL Construction to include A/V and IT design and installation services for the Gretna Crossing Park Recreation and Aquatic Center

Motion by Jason Stahr, seconded by Bill Proctor to approve the CMaR amendment with MCL Construction. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Approval of Gretna Crossing Park Grading Improvements - R.L. Ruff Grading

- 1) Change Order No. 3 -\$134,155.35

Motion by Bill Proctor, seconded by Jason Stahr to approve change order no. 1 for Ruff Grading. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

2) Pay Request No. 5 - \$207,799.50

Motion by Bill Proctor, seconded by Jason Stahr to approve pay request no. 5 for Ruff Grading. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Approval of Gretna Crossing Park Paving and Utility Improvements

- a) Change Order No. 1 – Contract Time Change
- b) Pay Request No. 3 to Graham Construction - \$102,411.38
- c) Certificate of Substantial Completion for Water and Sanitary Sewer

Motion by Bill Proctor, seconded by Jason Stahr to approve change order no. 1, pay request no. 3 and to accept the certificate of substantial completion for water and sanitary sewer for Graham Construction. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

EXECUTIVE SESSION - Real Estate, Litigation and Contract Negotiations

Motion by Jason Stahr, seconded by Bill Proctor to go into executive session. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Motion by Kara Alexander, seconded by Jason Stahr to reconvene in open session. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

ADJOURNMENT

Motion by Kara Alexander, seconded by Bill Proctor to adjourn. Motion carried. Alexander: Yea, Herring: Absent, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

CITY OF GRETNA, NEBRASKA

Mike Evans, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk