

City of Gretna, Nebraska

City Council
March 16, 2021

A meeting of the Gretna City Council was held on March 16, 2021. Mayor Evans announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. Present: Kara Alexander, Logan Herring, 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 March 16, 2021
- 2) Approval of Council Minutes, March 2, 2021
- 3) Approval of Claims

Claims

Abes ex 45.33; Advncd Ofc ex 26.70; AFLAC ex 722.12; Ashlnd Auto ex 1,152.45; Big Rig Rpr ex 383.24; Bkr & Tylr ex 682.51; Blck Hls ex 4,937.09; C Nelson ex 18.92; Cllgn ex 247.70; Cntntl Alm ex 192.00; Core Tech ex 11,291.26; Cox ex 476.93; Cpl Chevy ex 1,087.16; Crl Cnstrn ex 392.96; Cty Omh Cshr ex 225,417.45; Econo Sgn ex 1,577.48; Ess Scrns ex 41.95; Feld Equip ex 112.35; Frmrs Un ex 431.24; Gottsch Bros ex 92,160.00; Grtn Ace ex 231.46; Grtn Gas & Lb ex 4,644.65; Grtn Gde & Nws ex 200.00; Grtn Ins Ag ex 713.00; Grtn PO ex 5,021.15; Grtn Pyrl ex 61,745.49; H&H Lwn ex 872.00; Hdro Optmztn ex 1,956.27; Hildy Hms ex 43.80; Hm Dpt ex 406.65; Hotsy Equip ex 1,534.77; Hskr Dsl ex 89.16; Inlnd Trk Rpr ex 231.00; J Lahmann ex 18.79; JDW Mdwst ex 7,800.00; Legacy Hms ex 47.94; Lge of NE ex 395.00; Lowe's ex 768.55; Mcknys ex 11.38; Md-Amrn Bnfts ex 50.00; Mdwst Lab ex 220.80; Mitel ex 1,978.65; Mulhll's ex 3,118.83; Muni Sply ex 574.37; NE Dept of Trans ex 12,262.60; Nlsl Bldrs ex 3.50; NMC ex 202.16; Occ Hlth Ctr ex 67.00; OCLC ex 90.27; Off Dpt ex 218.77; Olm & Pry ex 20,995.00; One Cl Cncpt ex 103.45; OPPD ex 26,117.08; O'Reilly ex 1,499.77; Pinn Bnk ex 4,675.34; Prln Cstm Hms ex 15.41; Prln Hms ex 37.45; Prt-A-Jn ex 80.00; Quill ex 177.53; Shrwn-Wlms ex 132.47; Ty's ex 3.00; W Marchese ex 2.50; Wstrn Oil ex 464.83; WT Cox Sbscptn ex 119.00; Yng & Wht ex 4,701.15; Zee Mdl Srv ex 198.75; Total ex 506,237.58

Motion by Jason Stahr, seconded by Kara Alexander to approve consent agenda. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

PRESENTATIONS

Sarpy County Sheriff's Department Representative

PUBLIC HEARINGS

Czech Bros Inc. 16502 S Highway 31, Gretna, NE 68028 requested approval of a Preliminary and Final Plat for a subdivision to be known as Czech Bros 1st Addition located on lots 1 and 2 of an irregular Tract consisting of 25 acres in the E ½ of the NE ¼ of Section 26, T-13-N, R-13-E of the

6th pm., Sarpy County, NE 68028. Generally located west of Highway 31 and south of Pflug Rd.

Staff comments were given by Dan Giittinger.

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

Motion by Jason Stahr, seconded by Bill Proctor to approve the preliminary and final plat for the Czech Bros 1st Addition subdivision contingent on staff comments. Motion carried.

Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

192nd & Cypress LLC, 11205 South 150th Street, STE 100, Omaha, NE 68138 requesting approval of a Final Plat for a single lot in Aspen Creek Phase 5 located on Lot 364 being a platting of that part of the W ½ of the SW ¼, Sec. 29, T-14-N, R-11-E, of the 6th pm. Sarpy County, NE. Generally located Northeast corner of 192nd Street and Highway 370.

Staff comments were given by Dan Giittinger.

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

Motion by Jason Stahr, seconded by Logan Herring to approve the final plat for Aspen Creek Phase 5 contingent on staff comments. Motion carried. Alexander: Yea, Herring: Yea, Proctor:

Yea, Stahr: Yea. Yea: 4, Nay: 0

City Ventures, 222 S. 15th Street, Suite #1404, Omaha, NE 68102 requesting approval of a Conditional Use Permit to allow an automated car wash and interior detail area in the General Commercial GC zoning district located on Lot 364 Aspen Creek Phase 5 Subdivision. Generally located south of Oakmont Drive and east of 192nd Street, Sarpy County, NE 68136.

Staff comments were given by Dan Giittinger.

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

Motion by Kara Alexander, seconded by Jason Stahr to approve the conditional use permit for City Ventures. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea

Yea: 4, Nay: 0

CCKR LLC, 22122 R & R Road, Gretna, NE 68028 requested approval of a Preliminary Plat and Rezone from TA Trans Ag. to R-2 and R-4 for a subdivision to be known as Gruenther Ridge located on Lots 1-311 and outlots A-K inclusive, in Tax Lot 7 in section 35, T-14-N, R-10-E, of the 6th pm, Sarpy County, Nebraska 68028

Staff comments were given by Dan Giittinger and Steve Perry.

Mayor Evans opened the public hearing for comment. One person spoke against the request. Hearing no further comments, Mayor Evans closed the public hearing.

Motion by Logan Herring, seconded by Kara Alexander to approve the preliminary plat and rezoning for Gruenther Ridge subdivision. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Jess Hardessen 13671 S 217th St., and City of Gretna 204 N McKenna, Gretna, NE 68028 requested an extension of the City of Gretna's Extraterritorial Zoning Jurisdiction to include that portions of Lot 1, Double "S" Development, in the SW ¼ of the SE1/4 in Section 15, T-13-N, R-10-E, of the 6th pm. Sarpy County NE and the adjoining area consisting of the US Highway 6 and to rezone the area to FX. Flex Space.

Staff comments were given by Dan Giittinger.

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

Motion by Bill Proctor, seconded by Logan Herring to approve the City of Gretna's ETJ for the Double "S" Development. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea Yea: 4, Nay: 0

ORDINANCES & RESOLUTIONS

Ordinance 2063 – Rezoning Lots 1 – 151 and Outlots A – D of the Highland Pointe Subdivision from a TA Transitional Agriculture Zoning District to an R-3 High Density Residential Zoning District with CO Corridor Overlay and PUD Planned Unit Development
City Attorney Jeff Miller read the ordinance by title.

Ordinance No. 2063

An ordinance of the City of Gretna, Nebraska, amending the official zoning map of the City of Gretna from a TA Transitional Agriculture Zoning District with a CO Corridor Overlay District to an R-3 High Density Residential Zoning District with a CO Corridor Overlay District for land which is being platted as the Highland Pointe Subdivision lots 1-151 and outlots A-D and with a PUD Planned Unit Development District for lots 117-151.

Motion by Kara Alexander, seconded by Bill Proctor to approve third reading Ordinance 2063. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Bill Proctor, seconded by Kara Alexander to approve and adopt Ordinance 2063. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Ordinance 2079 – Adopting the National Electrical Code 2020 Edition
City Attorney Jeff Miller read the ordinance by title.

Ordinance No. 2079

An ordinance of the City of Gretna, Nebraska to adopt the National Electrical Code 2020 edition with amendments; to amend Section 9-403 of the City of Gretna Municipal Code; to repeal any ordinance in conflict herewith; and to provide a time which this ordinance shall take effect.

Motion by Jason Stahr, seconded by Bill Proctor to approve third reading of Ordinance 2079. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Jason Stahr, seconded by Bill Proctor to approve and adopt Ordinance 2079. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Ordinance 2081 – Extending the City’s Extraterritorial Zoning Jurisdiction over and Rezoning to a FX Flex Space Zoning District a portion of the Double “S” Development Lot 1 in S15, T13N, R10E of the 6th P.M. and the Adjoining Hwy 6 Right-of-Way in Sarpy County, NE
City Attorney Jeff Miller read the ordinance by title.

Ordinance No. 2081

An ordinance amending the official zoning map of the City of Gretna, Nebraska, so as to extend the City of Gretna’s extraterritorial zoning jurisdiction to include the portion of lot 1, Double “S” Development, in the Southwest Quarter of the Southeast Quarter in Section 15, Township 13 North, Range 10 East of the 6th P.P., Sarpy County, Nebraska and the adjoining area consisting of the U.S. Highway 6 Right-Of-Way, which are situated within Sarpy County’s extraterritorial zoning jurisdiction, and to designate the City of Gretna’s zoning thereof as a FX Flex Space zoning district, as shown and depicted in the City of Gretna’s official zoning map.

Motion by Bill Proctor, seconded by Jason Stahr to introduce and approve first reading of Ordinance 2081. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea
Yea: 4, Nay: 0

Ordinance 2082 – Rezoning Lot 1 of the Emerald Lawn & Landscaping Subdivision from a TA Transitional Agriculture Zoning District to a GC General Commercial Zoning District
City Attorney Jeff Miller read the ordinance by title.

Ordinance No. 2082

An ordinance of the City of Gretna, Nebraska, amending the official zoning map of the City of Gretna from a TA Transitional Agriculture zoning district to a GC General Commercial zoning district for the land which is being platted as lot 1 of the Emerald Lawn & Landscaping Subdivision.

Motion by Kara Alexander, seconded by Bill Proctor to introduce and approve first reading of Ordinance 2082. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea
Yea: 4, Nay: 0

Resolution 3-21 (1) – Approve the Submittal of a Grant Application to the Papio-Missouri River Natural Resources District
City Attorney Jeff Miller read the resolution by title.

Resolution 3-21 (1)

A resolution of the Mayor and City Council of the City of Gretna, Nebraska approving the submittal of a grant application to the Papio-Missouri River Natural Resources District.

WHEREAS: the Papio-Missouri River Natural Resources District (District) has several cost share programs available to assist government agencies in addressing natural resources problems and to increase recreational opportunities; and,

WHEREAS: the Recreation Area Development (RAD) Program is an authorized program of the District that provides financial assistance to units of governments to establish, develop, and improve public recreation areas; and,

WHEREAS: the City of Gretna is an eligible unit of government authorized to file an application under the District's RAD Program with the statutory authority and capability to develop and manage to the public recreation area; and,

WHEREAS: the City of Gretna is in the initial stages of developing Gretna Crossing Park, a new 157.59±-acre municipal park in the southeast section of the City; and,

WHEREAS: the Gretna Crossing Park Master Plan calls for the development of a 13.30±-acre Nature Area and Pollinator Habitat (Area). The \$586,142 Area will be equipped with a concrete walking trail, two pedestrian bridges, benches, interpretive kiosk, landscaping, signage, and a 15-stall concrete parking lot; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRETNA, NEBRASKA, THAT:

the City Council has reviewed and supports the submittal of an application to the District, requesting \$50,000 in RAD funds to cost share the development of the Area. Further, the City agrees to:

- 1) serve as Project Sponsor for the Project,
- 2) obtain all necessary permits for the construction of the project,
- 3) provide all future operations and maintenance of the Nature Area for a minimum of 50-years,
- 4) control all erosion of the site during construction,
- 5) hold the District free from damages and claims due to the construction, operation, or maintenance of the Area, and
- 6) pay the entire cost to develop the Area before seeking reimbursement from the District.

Motion by Bill Proctor, seconded by Kara Alexander to approve and adopt Resolution 3-21 (1). Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

Approval of Special Designated Liquor License for Knights of Columbus for May 1, 2021

Motion by Jason Stahr, seconded by Bill Proctor to approve the special designated liquor license for the Knights of Columbus. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Approval of Gretna Crossing Park Project – JEO Consulting

- 1) Task Order #1 – Grading, Roadway and Utilities for \$138,920.00

Motion by Bill Proctor, seconded by Jason Stahr to approve the pay request for task order #1 to JEO Consulting. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea
Yea: 4, Nay: 0

- 2) Task Order #2 – Capehart Road Improvements for \$63,456.25

Motion by Logan Herring, seconded by Jason Stahr to approve task order #2 pay request to JEO Consulting. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Approval of 4th Amendment to Verizon Cell Site Lease Agreement

Motion by Bill Proctor, seconded by Logan Herring to approve the 4th amendment to the Verizon Cell Site Lease Agreement. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Approval of Harvest Hills (Phase 2) Water Main Improvements (SID 337) – Kersten Construction Inc.

- 1) Pay Request No. 1 \$81,051.30

Motion by Logan Herring, seconded by Bill Proctor to approve pay request #1 to Kersten Construction. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea
Yea: 4, Nay: 0

Review of Bids and award contract for 192nd Street and Schram Water Main Improvements – Vrba Construction

Motion by Bill Proctor, seconded by Logan Herring to award the bid contract to Vrba Construction for the 192nd Street and Schram Water Main Improvement. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Approval of 2021 Fireworks Stands for the July 4th Selling Season

- 1) Gretna Lions Club 10994 Hwy 6
- 2) Gretna Optimist Club 11821 S. 216th Street
- 3) Gretna Friends of the Library 11821 S. 216th Street
- 4) Gretna Days Foundation 907 Village Square
- 5) Gretna Baseball Foundation 277 W. Gruenther Road Lot 277
- 6) Gretna Soccer Club 12118 S. 216th Plz

This item was tabled until April 6, 2021.

Approval of Special Designated Liquor License for Gretna Wine & Spirits on April 10, 2021

Motion by Jason Stahr, seconded by Bill Proctor to approve the special designated liquor license for Gretna Wine & Spirits. Motion carried. Alexander: Abstain (With Conflict), Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Abstain (With Conflict): 1

Approval of Mayor's Appointment to the Planning Commission

1) Susan Horst – New Term – Ending December 2024

Motion by Jason Stahr, seconded by Kara Alexander to approve Susan Horst to the Gretna Planning Commission. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea Yea: 4, Nay: 0

ADJOURNMENT

Motion by Logan Herring, seconded by Kara Alexander to adjourn. Motion carried.

Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea Yea: 4, Nay: 0

CITY OF GRETNA, NEBRASKA

Michael D. Evans, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk