

City of Gretna, Nebraska

City Council
April 20, 2021

A meeting of the Gretna City Council was held on April 20, 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 Breeze 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 April 20, 2021
- 2) Approval of Council Minutes, April 6, 2021
- 3) Approval of Claims

Claims

Advncd Ofc ex 18.72; Ashlnd Auto ex 431.06; Bkr & Tylr ex 2,230.13; Blck Hls ex 2,136.07; BMI Jntrl ex 6,992.00; Bobcat ex 684.00; C Jennings ex 165.61; Cllgn of Lncln ex 402.07; Cmmns Sls & Serv ex 3,321.61; Cncrt Sply ex 2,132.88; Cnta ex 399.14; Core & Main ex 7,784.00; Core Tech ex 766.00; Cox ex 142.40; Data Docs ex 432.00; Datashld ex 128.20; DHHS Pub Hlth ex 900.00; Frgsn Enter ex 1,314.12; Frmrs Un ex 714.68; Grtn Ace ex 558.96; Grtn Gas & Lb ex 3,688.81; Grtn Gde & Nws ex 575.82; Grtn PO ex 21.00; Grtn Pysl ex 69,670.74; Gsmn Law ex 1,144.00; Gurney ex 9,628.00; Hldy Hms ex 107.40; Hskr Dsl ex 219.95; IA Pmp Wrks ex 109.55; J Keepers ex 131.80; J Murante ex 22.93; JDW Mdwst ex 3,150.00; L Ortiz ex 625.00; Lge of KS Muni ex 230.00; Lowe's ex 127.64; M Peterson ex 14.66; Mcknys ex 260.26; Md-Amrn Bnfts ex 50.00; Mdwst Lab ex 220.80; Mdwst Tape ex 75.21; Mntmrn Lndscp ex 14,400.00; Mrvn Plng Cnslt ex 1,500.00; NE Dept of Rev - Keno ex 8,460.00; NE Lib Assoc ex 75.00; NMC ex 384.75; Occ Hlth Ctr ex 691.50; OCLC ex 90.27; One Cl Cncpt ex 420.85; OPPD ex 24,248.34; O'Reilly ex 610.59; Ovrdrve ex 131.98; OWH ex 6.56; Pinn Bnk ex 6,569.22; Prt-A-Jn ex 80.00; Quill ex 508.67; R Rehm ex 50.00; Sbrbn Nws ex 173.84; SEACA ex 40.00; Sec Equip ex 305.95; Shwcs Hms ex 47.94; Siteone Lndscp Sply ex 69.79; Sltn One ex 1,211.89; Trco Mech Srvs ex 172.50; Trdmrk Hms ex 47.94; Two Rvrs Pmpg ex 300.00; Ty's ex 280.23; Uline ex 521.15; UNUM Ins ex 159.36; USA BI Bk ex 80.20; Wstrn Oil ex 690.87; Yng & Wht ex 7,508.10; Z Ridpath ex 9.08; Zm Vdo Comm ex 149.90; Total ex 191,723.69

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

PUBLIC HEARINGS

Village Square Investments, LLC, Paul Aaron, 921 Village Square, Gretna, NE 68028. Requesting approval of a Conditional Use Permit to allow for a coffee kiosk in the GC General Commercial zoning district located on Tax Lot 20B except parts taken for ROW, Section 36, T-14-N, R-10-E, of the 6th P.M., Gretna, NE 68028. Generally located on the SW corner of Highways 370 and 6/31.

Letters of opposition were received from businesses and property owners in the immediately adjoining areas (Gretna Chamber of Commerce, Rox Wheel, LLC, Frederick Brothers Rental, Love to Learn Child Care Center LLC, J. Paul Goldenstein, CPA, Phillips 66 Convenience Store, Brad Stauffer) and from citizens (Ron Van Oeveren). Letters in favor were received from Jeri Bray, Mitzi Essay, Kristi Howell, Michaela Kortus, Caitlin Wilsey, and Johnathan O’Gorman. A petition in favor was also received which contained forty signatures. The letters and petition are included in the record of these proceedings and the application.

Staff comments were given by Development Services Director Dan Giittinger and City Engineer Steve Perry. Kellen Heideman engineer with Olsson & Associates and property owner Paul Aaron spoke as the applicant.

Mayor Evans opened the public hearing for comment. Speaking in opposition to the Conditional Use Permit were Anastasia Cerventes, Mark Frederick, Paul Goldenstein, and Ryan Nickell. Speaking in favor was Jonathan O’Gorman. Hearing no further comments, Mayor Evans closed the public hearing.

Motion by Kara Alexander, seconded by Bill Proctor to deny the Conditional Use Permit for Village Square Investments, LLC for a coffee kiosk at 921 Village Square, based on findings pursuant to Gretna Zoning Regulations 6.6.2, 6.6.4 and 6.6.5 that the proposed use would be injurious to the use and enjoyment of other property in the immediate vicinity, lacks adequate access, and ingress and egress are not adequate to minimize traffic congestion in the public streets. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

BHI Development Inc., 11205 S 150th Street, Suite 100, Omaha, NE 68138 requests approval of a Final Plat and Rezone from TA Trans. Ag to R-2 Residential for Aspen Creek North Phase 2 located on lots 148 through 281, inclusive and outlots O through Y, Inclusive, being a platting of Tax Lot 3 and Part of Tax Lot 4, Section 29, T-14-N, R-11-E, of the 6th PM. Sarpy County, NE except the part taken for ROW. Generally located at the northeast corner of 192nd Street and Lincoln Rd.

Staff comments were given by Dan Giittinger and City Engineer Steve Perry. Randy Kuszak, engineer with Lamp Rynearson, spoke as the applicant.

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

Motion by Bill Proctor, seconded by Kara Alexander to approve the final plat for Aspen Creek North Phase 2 and to proceed with the rezoning. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

ORDINANCES & RESOLUTIONS

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 Jason Stahr, seconded by Kara Alexander to approve third 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 – This ordinance was tabled until further notice.

Ordinance 2084 – Issuing a refund of the General Obligation Refunding Bonds, Series 2016 City Attorney Jeff Miller read the ordinance by title.

Ordinance No. 2084

An ordinance authorizing the issuance of General Obligation Refunding Bonds of the City of Gretna, Nebraska, in the aggregate stated principal amount of not to exceed two million two hundred fifty thousand dollars (\$2,250,000) for the purpose of refunding all or a portion of \$2,125,000 outstanding principal amount of General Obligation Refunding Bonds, Series 2016, dated September 21, 2016; prescribing the form of such bonds to be issued and authorizing officers of the city to approve certain final terms of the bonds; providing for the levy and collection of taxes to pay the same, if necessary; providing for the sale of the bonds; authorizing the delivery of the bonds to the purchaser; and providing for the disposition of bond proceeds; and ordering the ordinance published in pamphlet form.

Motion by Jason Stahr, seconded by Bill Proctor to approve second reading of Ordinance 2084. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

Approval of Mayor's Appointment

- 1) Tammy Tisdall – Treasurer

Motion by Jason Stahr, seconded by Kara Alexander to approve Tammy Tisdall as treasurer. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Approval and Award of Bid for the 2021 Gretna Crossing Park Grading Improvements

- 1) Review of Bids
- 2) Award bid to Ruff Grading

Motion by Bill Proctor, seconded by Jason Stahr to award the bid for Gretna Crossing Park grading to Ruff Grading. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Approval of Thiele Geotech proposal for Gretna Crossing Park for material testing services

Motion by Jason Stahr, seconded by Kara Alexander to approve the Thiele Geotech contract. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Approval to authorize the use of funds in the Water Capital Reserve Account of \$30,000.00 for Well #4 Emergency Repairs

Motion by Bill Proctor, seconded by Logan Herring to approve the use of the Water Capital Reserve Account for Well #4 emergency repairs. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

EXECUTIVE SESSION for litigation

Motion by Kara Alexander, seconded by Bill Proctor to go into Executive Session for litigation at 7:30 pm. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Jason Stahr, seconded by Kara Alexander to come out of Executive Session at 8:03 pm. 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