

City of Gretna, Nebraska

City Council
May 17, 2022

A meeting of the Gretna City Council was held on May 17, 2022. 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, Lauren Liebenritt, 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 May 17, 2022
- 2) Approval of Council Minutes, May 3, 2022
- 3) Approval of Claims
- 4) Action on Standing Stone Outfall Sewer Improvements - Judds Bros. Construction Co.
 - a) Change order No. 1 – Contract price (\$9,178.00)
 - b) Pay Request No. 4 - \$13,985.95
- 5) Gretna Crossing Park Rec and Aquatic Center – DLR Group
 - a) Invoice #0202840 - \$18,822.35

Claims

203rd St Prop ex 43.61; A Knight ex 15.32; A Lehan ex 0.25; Advncd Ofc ex 71.79; AFLAC ex 734.86; Ashlnd Auto ex 181.33; Barco Prod ex 410.77; Bkr & Tylr ex 214.43; Blck Hls ex 2,716.02; BMI Jntrl ex 1,082.00; Bobcat ex 1,653.25; C Christenson ex 23.35; C&S Rfng ex 2,300.00; Cilgn ex 104.00; CIng Edge Sltns ex 475.00; Cmmns SlS & Serv ex 1,612.05; Cnta ex 84.48; Cntry Lk ex 306.34; Core & Main ex 11,628.00; Core Tech ex 10,509.50; Cox ex 720.41; Cpl Chevy ex 1,578.77; D Diehm ex 138.00; D Newton ex 138.00; Data Docs ex 875.00; Dnk Emrg Equip ex 203.98; Fdlr Law ex 48.04; Firegrd ex 252.25; Flnt IMS ex 1,400.00; Frgsn Enter ex 548.41; Frmrs Un ex 772.06; Grhm Tire ex 377.24; Grtn Ace ex 572.03; Grtn Gas & Lb ex 7,842.55; Grtn Pyrl ex 65,048.72; Hghs Mlch ex 1,260.00; Hldy Hms ex 134.85; Hskr Dsl ex 575.40; J Beard ex 18.56; J Hinze ex 2.48; J Keepers ex 3,608.69; JDW Mdwst ex 12,140.00; K Milam ex 28.22; K Silvey ex 44.10; KCL Grp Bnfts ex 333.43; L Vandenbroucke ex 283.84; Lgcy Hms ex 4,375.86; Logo Logix ex 3,545.00; M Bailiff ex 40.93; M Belsaas ex 19.95; M Stenzel ex 10.52; Md-Amrn Bnfts ex 50.00; Mdwst Lab ex 440.55; Mdwst Turf & Irrgtn ex 648.29; Menards ex 270.73; Mitel ex 1,365.13; Mntmnr Lndscp ex 6,925.00; Muni Sply ex 1,115.67; N Matuszeski ex 43.37; NMC ex 1,384.86; OCLC ex 92.08; Off Dpt ex 148.79; Omha Chldrn Msm ex 22.00; Omha Ntl Ttl ex 150.00; One Cl Cncpt ex 555.28; OPPD ex 25,754.21; O'Reilly ex 373.91; OWH ex 8.86; P Dennison ex 199.64; Pinn Bnk ex 10,618.84; Pncrst Hms ex 63.15; Prt-A-Jn ex 80.00; Ptny Bws ex 242.67; Quill ex 818.25; S&P Gbl Mrkt ex 91.00; Sapp Bros ex 100.00; Shp Grdn ex 600.00; Shwcs Hms ex 91.83; Siteone Lndscp Sply ex 158.99; Sltn One ex 1,185.19; T Tisdall ex 306.00; TK Elevtr Corp ex 199.98; Trico Mchn Serv ex 6,124.00; Trrcn Cnsltnts ex 5,660.25; Ty's ex 1,826.00; Urbn Utls ex 300.00; WdlnD Hms ex 94.84; Wells Frgo ex 364.00; Wstrn Oil ex 1,328.67; Yng & Wht ex 6,656.10; Total ex 217,561.77

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

PRESENTATIONS

Sarpy County Sheriff's Representative
Andrew Rainbolt – Grow Sarpy 1st Quarter Report
Gretna Library Director Krissy Reed

PUBLIC HEARINGS

Conrad & Charlotte Pfeffer, 15005 S. 200th Circle, Gretna NE 68028 requesting approval of a Preliminary and Final Plat for a subdivision to be known as Pfeffer Acres. Located on Taxlots 9 and 10, In Section 18, T-13-N, R-11-E of the 6th PM, Sarpy County, NE. Generally located north of Platteview Road and near 200th Street.

Dan Giittinger gave the staff comments.

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

Motion by Jason Stahr, seconded by Lauren Liebentritt to approve a preliminary and final plat for subdivision to be known as Pfeffer Acres contingent on staff comments. Motion carried.

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

NEX Outparcels, LLC. 1505 N. 203rd Street, Omaha NE 68022 requesting approval of a Final Plat to be known as Nebraska Crossing Replat 6, Lots 1-6. Being a replat of Lots 1 through 6, inclusive, Nebraska Crossing Replat 5. Generally located on the NE corner of the intersection of Hwy 31 and I-80.

Dan Giittinger gave the staff comments.

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

Motion by Bill Proctor, seconded by Jason Stahr to approve a final plat to be known as Nebraska Crossing Replat 6, Lot 1-6. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

McCune Development, 11550 I Street, Suite 200, Omaha NE 68137 requesting approval of a Final Plat for a subdivision to be known as Platteview Industrial Replat 2. Located on Platteview Industrial Replat 2. Lots 1 & 2 and Outlot A, being a replatting of Outlot A and Outlot C, Platteview Industrial, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska. Generally located NW of 192nd and Platteview Road.

Dan Giittinger gave the staff comments.

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

Motion by Jason Stahr, seconded by Lauren Liebenritt to approve final plat for subdivision to be known as Platteview Industrial Replat 2. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Sarpy County School District, aka Gretna Public Schools, 11717 S 216th Street, Gretna NE 68028 requesting approval of a final plat and rezone from TA Trans AG to R-4 Highest Density residential for a Subdivision to be known as Cedar Hollow South. Located on an Irregular westerly 31.23 Acres of Tax Lot 6 East of Tiburon Creek excluding row. In Section 16, T-14-N, R-11-E, of the 6th PM. Sarpy County, NE. Generally located NW of S168th and Giles Road.

Dan Giittinger gave the staff comments.

Lana Bayless was available to answer any questions on behalf of Gretna Public Schools. Mayor Evans opened the public hearing for comments. Hearing no comments, Mayor Evans closed the public hearing.

Motion by Bill Proctor, seconded by Kara Alexander to approve final plat and rezoning for subdivision to be known as Cedar Hollow South. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Mitch Hohlen- Silver Oak Estates LLC. 21160 C Street, Elkhorn, NE 68022 requesting approval of a preliminary plat and rezone from TA Trans Ag to RE Residential Estates for a subdivision to be known as Silver Oak Estates. Located on a tract of land in the N ½ of the SW ¼ and Taxlot 8 in Section 2, T-13-N, R-10-E of the 6th PM. Sarpy County, NE Generally located north of Capehart Road at approximately 26th Street.

Dan Giittinger gave the staff comments.

Larry Jobeun spoke on behalf of the applicant.

Mayor Evans opened the public hearing for comments. John Bockman and Patrick Sullivan spoke in favor of the request. Hearing no further comments, Mayor Evans closed the public hearing.

Motion by Jason Stahr, seconded by Bill Proctor to approve preliminary plat and rezone with condition of waiver. Motion carried. Alexander: Nay, Liebenritt: Yea, Proctor: Yea, Stahr: Yea Yea: 3, Nay: 1. Alexander: Nay

ORDINANCES & RESOLUTIONS

Ordinance 2115 – Amending the R-1, R-2, R-3, and R-4 Residential Zoning Districts including Height and Lot Requirements and Fences and Retaining Walls

Jeff Miller read the ordinance by title.

Ordinance no. 2115

An ordinance of the City of Gretna, Nebraska, amending Sections 5.9.5, 5.10.5, 5.11.5, 5.11a, and 9.04 of the Gretna Zoning Regulations Update 2017 as adopted and amended via City of Gretna Ordinances no. 2000, 2059, and 2090 regarding the R-1, R-2, R-3, and R-4 Residential Zoning districts and height and lot requirements and fences and retaining walls; to repeal all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Jason Stahr, seconded by Kara Alexander to approve third reading of Ordinance 2115.
Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Jason Stahr, seconded by Lauren Liebenritt to approve and adopt Ordinance 2115.
Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Ordinance 2116 – Adding Animal Hospitals as a Conditional Use in a NC Neighborhood
Commercial Zoning District
Jeff Miller read the ordinance by title.

Ordinance no. 2116

An ordinance of the City of Gretna, Nebraska, amending Section 5.12.3 of the Gretna Zoning Regulations Update 2017 as adopted via City of Gretna Ordinance no. 2000 regarding conditional uses in the NC Neighborhood Commercial Zoning district and adding animal hospitals as a conditional use; to repeal all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Kara Alexander, seconded by Jason Stahr to approve third reading of Ordinance 2116.
Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve and adopt Ordinance 2116.
Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Ordinance 2117 – Rezoning the Estates at Wynnwood Phase 2 Subdivision Lots 37 – 76 from
Agriculture and Transitional Agriculture Zoning Districts to an RE Residential Estates Zoning
District
Jeff Miller read the ordinance by title.

Ordinance no. 2117

An ordinance amending the official zoning map of the City of Gretna, Nebraska from AG Agricultural and TA Transitional Agriculture zoning districts to an RE Residential Estates zoning district for land which is located in Sections 2 and 3, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, which is being platted as the Estates at Wynnwood phase 2 subdivision lots 37 through 76.

Motion by Bill Proctor, seconded by Jason Stahr to approve third reading of Ordinance 2117.
Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Kara Alexander, seconded by Jason Stahr to approve and adopt Ordinance 2117.
Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Ordinance 2118 - Amending Master Fee Ordinance No. 2098
Jeff Miller read the ordinance by title.

Motion by Lauren Liebenritt, seconded by Jason Stahr to introduce and approve first reading of Ordinance 2118. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea

Yea: 4, Nay: 0

Ordinance 2119 - Rezoning the Gretna Logistics Park Subdivision Lot 1 and Outlots A and B from a TA Transitional Agriculture Zoning District with an IC Interstate Corridor Overlay District to an I-2 Heavy Industrial Zoning District with an IC Interstate Corridor Overlay District.

Jeff Miller read the ordinance by title.

Motion by Bill Proctor, seconded by Kara Alexander to introduce and approve first reading of Ordinance 2119. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea

Yea: 4, Nay: 0

Ordinance 2120 - Rezoning the M & M Acres Replat 1 (Allora 168) Subdivision Lots 1— 4 and Outlots A and B from a TA Transitional Agriculture Zoning District with a CO Corridor Overlay District to an R-4 Highest Density Residential Zoning District with a PUD Planned Unit Development and an HC Highway Commercial Zoning District with a CO Corridor Overlay District.

Jeff Miller read the ordinance by title.

Motion by Kara Alexander, seconded by Bill Proctor to introduce and approve first reading of Ordinance 2120. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea

Yea: 4, Nay: 0

Resolution 5-22 (2) - Approving the South Sarpy Sewer Agency Amended FY2021 – 2022 Budget.

Jeff Miller read the resolution by title.

Resolution 5-22 (2)

A resolution of the Mayor and City Council of the City of Gretna, Nebraska approving the Sarpy County and Cities Wastewater Agency proposed amended FY2021-2022 budget

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve and adopt Resolution 5-22 (2). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Resolution 5-22 (3) - Approving the South Sarpy Sewer Agency FY2022 - 2023 Budget.

Jeff Miller read the resolution by title.

Resolution 5-22 (3)

A resolution of the Mayor and City Council of the City of Gretna, Nebraska approving the Sarpy County and Cities Wastewater Agency proposed FY 2022-2023 budget

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve and adopt Resolution 5-22 (3). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Resolution 5-22 (4) - Approving the Third Amendment to the Interlocal Agreement Creating the Sarpy County and Cities Wastewater Agency.

Jeff Miller read the resolution by title.

Resolution 5-22 (4)

A resolution of the Mayor and City Council of the City of Gretna, Nebraska approving the third amendment to the interlocal agreement creating the Sarpy County and Cities Wastewater Agency

Motion by Bill Proctor, seconded by Lauren Liebentritt to approve and adopt Resolution 5-22 (4). Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Resolution 5-22 (5) - Approving the Revised Growth Management Plan and Related Policies of the South Sarpy Sewer Agency.

Jeff Miller read the resolution by title.

Resolution 5-22 (5)

A resolution of the Mayor and City Council of the City of Gretna, Nebraska Approving the revised growth management plan and related policies and procedures of the Sarpy County and Cities Wastewater Agency via the adoption of certain amendments to the City of Gretna's Comprehensive Plan Update 2021 and to the City of Gretna's Zoning Regulations Update 2017

Motion by Lauren Liebentritt, seconded by Bill Proctor to approve and adopt Resolution 5-22 (5). Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

Gretna Crossing Park – Passive Park Bids

1. Review of Bids
2. Action on Award of Bid

Motion by Jason Stahr, seconded by Lauren Liebentritt award of bid to Sampson Construction with accepting the two alternate bids. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Approval of Special Designated Liquor Licenses for the Knights of Columbus for June 11, 2022

Motion by Jason Stahr, seconded by Bill Proctor to approve Special Designated License for the Knights of Columbus on June 11, 2022. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Action on Fifth Amendment to the Verizon Cell Site Lease Agreement

Motion by Bill Proctor, seconded by Jason Stahr to approve the fifth amendment to the Verizon Cell Lease. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Action on Invoice Cloud Agreement for online payment services

Motion by Bill Proctor, seconded by Kara Alexander to approve the Invoice Cloud agreement. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

EXECUTIVE SESSION - Litigation

Motion by Lauren Liebentritt, seconded by Jason Stahr to go into closed session at 7:39 pm for litigation. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Lauren Liebentritt, seconded by Kara Alexander to reconvene in open session at 8:24 pm. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

ADJOURNMENT

Motion by Lauren Liebentritt, seconded by Kara Alexander to adjourn. Motion carried.

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

City Council minutes respectfully submitted by City Clerk Tammy Tisdall.

CITY OF GRETNA, NEBRASKA

Mike Evans, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk