

City of Gretna, Nebraska

City Council
May 18, 2021

A meeting of the Gretna City Council was held on May 18, 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

- 1) Approval of Consent Agenda:
- 2) Approval of Agenda for May 18, 2021
- 3) Approval of Council Minutes, May 4, 2021
- 4) Approval of Claims

CLAIMS

Advncd Ofc ex 22.80; AFLAC ex 722.12; Aqua-Chem ex 239.75; Ashlnd Auto ex 95.87; B Dgls Cnstrn ex 875.00; Bkr & Tylr ex 1,294.36; Blck Hls ex 581.76; BMI Jntrl ex 1,623.00; Cllgn ex 142.10; Cnta ex 207.71; Cntr Pnt Lrg ex 180.36; Core Tech ex 811.00; Cox ex 142.40; Cty Clk ex 39.41; CUSIP Gbl Srv ex 91.00; D Noble-Wynegar ex 40.00; Frsgn Enter ex 107.98; Frmrs Un ex 367.30; Fstsgn ex 729.88; G Perlebach ex 14,034.00; Grngr ex 50.81; Grtn Ace ex 443.29; Grtn Gas & Lb ex 3,590.10; Grtn PO ex 42.60; Grtn Pyrl ex 56,727.45; Gsmn Law ex 154.00; H Wright ex 15.00; Hmptn Inn ex 149.00; J Perlebach ex 14,034.00; J Wallin ex 51.00; JDW Mdwst ex 3,600.00; Krstn Cnstrn ex 4,698.93; M Liermann ex 60.00; Mcknys ex 22.64; Md-Amrn Bnfts ex 50.00; Mdwst Lab ex 220.80; Mdwst Tape ex 56.97; Mitel ex 563.60; Mntmrn Lndscp ex 1,050.00; Mrvn Plng Cnslt ex 1,260.00; Mtl Drs & Hrdwr Co ex 500.00; Muni Sply ex 5,018.34; NE Dept of Enviro Qlty ex 120,068.71; NE Lib Assoc ex 135.00; Nrthrn Lghts Dsply ex 1,185.00; Occ Hlth Ctr ex 201.00; OCLC ex 90.27; Off Dpt ex 225.07; One Cl Cncpt ex 449.61; OPPD ex 26,160.72; O'Reilly ex 54.64; OWH ex 365.95; Perlebach LLC ex 23,282.00; Pinn Bnk ex 4,332.80; Prt-A-Jn ex 80.00; Ptny Bws Gbl Fin ex 203.91; Quill ex 442.09; Rgn Elec ex 235.00; Rose Equip ex 4,350.00; Sgns Now ex 305.88; Shp Grdn ex 590.00; SHRM ex 219.00; Siteone Lndscp Sply ex 1,427.71; Ty's ex 89.79; UNUM Ins ex 159.36; USA BI Bk ex 549.48; VRBA Cnstn ex 122,908.25; Wldlfe Encntrs ex 225.00; Wstrn Oil ex 506.82; Yng & Wht ex 3,213.20; Total ex 426,762.59

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

PRESENTATIONS

SCEDC Representative Andrew Rainbolt – Quarterly Report

PUBLIC HEARINGS

Husker Diesel, INC., 13671 S 217th St., Gretna NE 68028 requesting approval of a Conditional Use Permit to allow automotive repair, sales and service in the FX Flex Space Zoning District

located on Lot 1 Double "S" Development located at 23232 S Hwy. 6, Sarpy County NE.
Generally located North of Highway 6 and East of 234th Street.

Staff comments were given by Development Services Director Dan Giittinger.
Jess Hardessen spoke as the applicant and 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 Kara Alexander, seconded by Jason Stahr to approve the conditional use permit for Husker Diesel, INC. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea
Yea: 4, Nay: 0

Dragon Land Company/Fire Belly, 1303 S 72nd Street, Suite 209, Omaha, NE. 68124 requests approval of a Revised Preliminary Plat and Final Plat and Rezone from TA Trans Ag, and MUC Mixed Use Commercial to R-4 Highest Density Residential, and MUC Mixed Use Commercial for a Subdivision to be known as Kayda Corner located on a tract of land located in part of Tax Lot 7, a Tax Lot located in part of the NE ¼ of the SE ¼, and part of the SE ¼ of the SE ¼ of Section 30, T-14-N, R-11-E of the 6th PM. Sarpy County, Nebraska

Staff comments were given by Development Services Director Dan Giittinger and City Engineer Steve Perry.

There was no representative from the applicant in attendance.

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 revised preliminary plat, final plat and rezoning request for Dragon Land Company. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

YDC, LLC, 22879 Centennial Road, Gretna, NE 68028 requests approval of a Preliminary Plat and Rezone from TA Trans Ag to R-4 Highest Density Residential for a Subdivision to be known as Lincoln Ridge located on a tract of land located in part of the NE ¼ of the SE ¼, along with part of the SE ¼ of the SE ¼ of Section 26, T-14-N, R-10-E of the 6th PM, Sarpy County, Nebraska. Generally located west of 216th Street and South of Lincoln Road.

Staff comments were given by Development Services Director Dan Giittinger and City Engineer Steve Perry.

Applicant representative Mark Westergard gave an overview of the project.

Mayor Evans opened the public hearing for comment. Joanne Horn, abutting property owner, talked about the fence line and drainage on her property. Hearing no further comments, Mayor Evans closed the public hearing.

Motion by Bill Proctor, seconded by Kara Alexander to approve the preliminary plat and rezoning request for YDC, LLC subject to staff comments. Motion carried. Alexander: Yea, Herring: Yea,

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

Heimes Group LLC, 9144 S 144th Street, Omaha, NE 68138 requesting approval of a Preliminary Plat and Rezone from FX Flex Space and I-1 Light Industrial to HC Highway Commercial and I-2 Heavy Industrial for a Subdivision to be known as Hwy 31 & I 80 Business Park No 2 located on Lots 1-6 Hwy 31 & I 80 Business Park No 1, Tax Lots 2B, 1C, D1, 3A, 3B, 4A and 4B in Section 13, T-13-N, R-10-E of the 6th PM, Sarpy County, NE. Generally located West of Highway 31 and North of Platteview Road.

Staff comments were given by Development Services Director Dan Giittinger and City Engineer Steve Perry.

Applicant representative Pat Sullivan was available for questions.

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 preliminary plan and rezoning request for Heimes Group LLC. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

McCune Development, 11550 I Street, Suite 200, Omaha Ne 68137 requesting approval of a Preliminary Plat and Rezone from TA Trans Ag. to R-2 Medium Density Residential and R-4 Highest Density Residential for a Subdivision to be known as Parkview located on Lots 1 through 203, inclusive and outlots A through F inclusive, being a replatting of Tax Lot 3A in Section 1, T-13-N, R-10-E of the 6th PM. Sarpy County, Nebraska, except that portion thereof conveyed to Sarpy County as instrument 2003-00363 and except that portion thereof conveyed by instrument 2012-21076 of the records of Sarpy County, NE Generally located on the NW corner of 204th Street and Capehart Road.

Staff comments were given by Development Services Director Dan Giittinger and City Engineer Steve Perry.

Applicant representative Joe Flaxbeard 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 Bill Proctor, seconded by Logan Herring to approve the preliminary plat and rezoning request for McCune Development subject to staff comments. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

City of Gretna, 204 N. McKenna Ave., PO Box 69, Gretna, NE 68028 requests proposed amendments and updates to the City Comprehensive Plan to amend the sections and provisions regarding the Transportation Plan including street designations and classifications, future right-of-way requirements, transportation policies, access management policies and transportation corridor protection policies.

Review and recommend changes to the City Comprehensive Plan to include the Transportation

Plan Section. The updated documents are available at Gretna City Hall during regular business hours M-F 8:00 a.m. to 4:30 p.m.

Staff comments were given by City Planner Keith Marvin and City Engineer Steve Perry.

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

Motion by Jason Stahr, seconded by Logan Herring to approve the proposed amendments and updates to the City of Gretna's Comprehensive plan. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

ORDINANCES & RESOLUTIONS

Ordinance 2085 – Rezoning the Aspen Creek North Phase 2 Subdivision Lots 148 – 281 and Outlots O – Y from a TA Transitional Agriculture Zoning District to an R-2 Medium Density Residential Zoning District

City Attorney Jeff Miller read the ordinance by title.

Ordinance No. 2085

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 an R-2 Medium Density Residential Zoning District for the land located in the Northwest Quarter of S29, T14N, R11E of the 6th p.m., Sarpy County, Nebraska, which is being platted as the Aspen Creek North Phase 2 Subdivision Lots 148-281 and Outlots O-Y.

Motion by Jason Stahr, seconded by Kara Alexander to approve second reading of Ordinance 2085. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Ordinance 2086 – Adopting the International Residential Code 2018, International Energy Conservation Code 2009 Commercial Provisions only, International Energy Conservation Code 2018 Residential Provisions only, International Swimming Pool and Spa Code 2018, as may be amended, and amending Gretna Municipal Code Section 9 – 401

City Attorney Jeff Miller read the ordinance by title.

Ordinance No. 2086

An ordinance to amend and adopt the International Residential Code (IRC) 2018 Edition; to adopt the International Energy Conservation Code (IECC) 2009 Edition Commercial Provisions only; to adopt the International Energy Conservation Code (IECC) 2018 Edition Residential provisions only; to adopt the International Swimming Pool and Spa Code (ISPSC) 2018 Edition; to amend Section 9-401 of Article 4 of Chapter 9 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 Bill Proctor, seconded by Jason Stahr to approve second reading of Ordinance 2086. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Resolution 5-21 (2) Approving an Amendment to the South Sarpy Sewer Agency 2020-2021 Budget

City Attorney Jeff Miller read the resolution by title.

Resolution No. 5-21 (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 FY2020-2021 budget

WHEREAS, the City of Gretna is a party to an Interlocal Cooperation Agreement (the "Agreement") entered into pursuant to the Interlocal Cooperation Act, set out at Neb. Rev. Stat. § 13-801 et seq. (the "Act"), by and between Sarpy County and the Cities of Papillion, Bellevue, Springfield, La Vista, and Gretna (the "Members"), which formed the interlocal agency called the Sarpy County and Cities Wastewater Agency (the "Agency"); and

WHEREAS, pursuant to Section IX of the Agreement, the Agency Board is required to approve an itemized annual budget which shall be presented to and subject to the approval of each governing body of each Member; and

WHEREAS, the Agency Board has approved the proposed amended Agency FY2020-2021 Budget which is attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the City Council of the City of Gretna deems it appropriate and advisable to approve the proposed amended Agency FY2020-2021 Budget which has been approved by the Agency Board and is attached to this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of Gretna that the attached proposed amended Agency FY2020-2021 Budget is hereby approved.

The above Resolution was approved by a vote of the City Council of the City of Gretna at a public meeting duly held in accordance with applicable law on the 18th day of May, 2021.

Motion by Jason Stahr, seconded by Kara Alexander to approve and adopt Resolution 5-21 (2). Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

Approval of Mayor's Appointment to the Planning Commission

- 1) Mandy Homan – Moving to Full Time Member – Term Ends 12/2023
- 2) Nathan Munger – Alternate – Term Ends 12/2023

Motion by Jason Stahr, seconded by Bill Proctor to approve the Mayor's appointments to the Planning Commission. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea Yea: 4, Nay: 0

Approval of New Manager at Local Beer, Patio and Kitchen for Liquor License

- 1) Edward Yin

Motion by Jason Stahr, seconded by Kara Alexander to approve the manager's application for Local Beer, Patio, and Kitchen. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Approval to Advertise for bids for Highway 6/31 & Lincoln Road Highway Improvements
Motion by Jason Stahr, seconded by Bill Proctor to approve the advertisement for the Hwy6/31
and Lincoln Road improvements. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea,
Stahr: Yea. Yea: 4, Nay: 0

Approval of Special Designated Liquor License for 1316 Jones LLC for Gretna Days Dance/Beer
Garden on July 31, 2021

Motion by Jason Stahr, seconded by Kara Alexander to approve the special designated liquor
license for 1316 Jones, LLC. Motion carried. Alexander: Yea, Herring: Yea, Proctor: Yea, Stahr:
Yea. Yea: 4, Nay: 0

Approval of JEO Task Order No. 4 Gretna Crossing Park - Highway 6 and Capehart Road Traffic
Signal

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 Council minutes respectfully submitted by City Clerk Tammy Tisdall.

CITY OF GRETNA, NEBRASKA

Michael D. Evans, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk