

City of Gretna, Nebraska

City Council
June 21, 2022

A meeting of the Gretna City Council was held on June 21, 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 June 21, 2022
- 2) Approval of Council Minutes for June 7, 2022
- 3) Approval of Claims
- 4) Approval of Gretna Crossing Park – JEO Consulting
 - a) Pay application No. 7 Grading Improvements - \$30,981.87
 - b) Change Order No. 2 – Increase in estimate for Paving and Utility Improvements
 - c) Pay application No. 4 Paving and Utility Improvements – \$760,288.23
- 5) Action on Highway 6/31 & Lincoln Road Highway Improvements – Midwest DCM
 - a) Change order #1 –(+) \$2,347.83
- 6) Approval of Gretna Community Center Pool YMCA – DLR Group
 - a) Invoice No. 0204150

Claims

Advncd Ofc ex 277.49; Aqua-Chem ex 63.62; B Braunger ex 47.93; B Kunz ex 103.73; B Vetter ex 14.06; Blck Hls ex 626.67; BMI Jntrl ex 1,623.00; Cllgn ex 124.10; Cing Edge Sltns ex 475.00; Cnta ex 607.15; Cntntl Fire ex 250.00; Cntry Lk ex 74.36; Core & Main ex 5,838.00; Cox ex 431.96; Ctrplr, Inc ex 259.80; D.R. Hrtn, NE ex 47.43; DLR Grp ex 18,711.90; Ess Scrns ex 44.88; Frmr's Un ex 906.14; Grhm Cnstrn Inc ex 760,288.23; Grtn Ace ex 588.14; Grtn Gas & Lb ex 5,841.71; Grtn PO ex 260.00; Grtn Pysl ex 69,122.98; Gsmn Law ex 6,422.50; Hotsy Equip ex 449.00; J Deere Fin ex 834.47; J Hammers ex 147.42; J Kennel ex 252.86; J Lockwood ex 157.95; J Smisek ex 147.42; JDW Mdwst ex 11,715.00; KCL Grp Bnfts ex 345.06; M Fibich ex 45.93; M Plambeck ex 147.42; M Todd & Co ex 4,454.55; Menards ex 547.99; Mike's ex 36.89; Mitel ex 1,395.71; Mly Elec ex 4,225.00; Muni Sply ex 941.94; Nche Acdmy ex 2,200.00; NE Lib Comm ex 168.00; Occ Hlth Ctr ex 253.00; Off Dpt ex 424.72; OPPD ex 27,551.13; P B White ex 45.00; Pinn Bnk ex 9,960.92; Proquest ex 4,500.00; Prt-A-Jn ex 80.00; Quill ex 183.10; R Slatery ex 29.07; RI Ruff Inc ex 30,981.87; Shcs Hms ex 49.10; Siteone Lndscp Sply ex 67.93; Sndry Fire Sply ex 4,254.00; Srpy Co Treas ex 73,598.00; Stryknwrth/M Prtt ex 873.73; Trk Dsgn Grp ex 1,725.00; Two Rvrs Pmpg ex 325.00; Ty's ex 1,440.51; Urbn Utlts ex 300.00; V Nelson ex 59.07; Yng & Wht ex 13,483.98; Total ex 1,071,448.52

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

PUBLIC HEARINGS

SCC Gretna LLC dba Stories Coffee Company, 10520 S 204th St., Gretna, NE 68028 requesting Approval of Class "C" Liquor License

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

Motion by Jason Stahr, seconded by Kara Alexander to approve class C liquor license for Stories Coffee Company. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea
Yea: 4, Nay: 0

Erich Trumm, 16482 Cheyenne Road, Omaha, NE 68136 requesting approval of a conditional use permit to allow an animal hospital in the Neighborhood commercial Zoning District located on Lot 1 Northridge Estates Replat 6, excluding the irregular part of the right of way. Addressed as 20024 Glenmore Drive. Generally located on the SW corner of 200th and Hwy. 370.

Dan Giittinger gave the staff comments.

Applicant representative Thomas Rhodes gave a quick overview of the project.

Motion by Bill Proctor, seconded by Kara Alexander to approve conditional use permit for an animal hospital in the Neighborhood commercial zoning district. Motion carried. Alexander: Yea, Liebenritt: 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 FX Flex Space for a subdivision to be known as Buffalo Creek Industrial located on Buffalo Creek Industrial Lots 1 through 12, inclusive and outlot A being a Platting of part of the E ½ of the SE 1/4, of Section 18, T-13-N, R-11-E of The 6th PM. Sarpy County, Nebraska except that part taken for right of way.

Dan Giittinger gave the staff comments.

Applicant Engineer Joe Flaxbeard gave an overview of the project and was available for questions.

Mayor Evans opened the public hearing for comment. One person addressed the council with questions concerning land access. Hearing no further comments, Mayor Evans closed the public hearing.

Motion by Bill Proctor, seconded by Kara Alexander to approve preliminary plat and rezoning for subdivision to be known as Buffalo Creek Industrial with research to allow access to the property to the west and subject to staff comments. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

ORDINANCES & RESOLUTIONS

Ordinance 2118 - Amending Master Fee Ordinance No. 2098

Jeff Miller read the ordinance by title.

Ordinance No. 2118

An ordinance of the City of Gretna, Nebraska amending various fees and charges established in the City of Gretna master fee Ordinance no. 2098; to declare a time when this ordinance shall take full force and effect; to repeal City of Gretna Ordinance no. 2098 and all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Lauren Liebenritt, seconded by Jason Stahr to approve third reading of Ordinance 2118. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Jason Stahr to approve and adopt 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.

Ordinance no. 2119

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 an IC Interstate Corridor Overlay District to an I-2 Heavy Industrial Zoning District with an IC Interstate Corridor Overlay District for the land being platted as the Gretna Logistics Park Subdivision Lot 1 and Outlots A and B, located in the southwest quarter of S13, T13N, R10 East of the 6th p.m., Sarpy County, Nebraska.

Motion by Lauren Liebenritt, seconded by Jason Stahr to approve third reading of Ordinance 2119. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Kara Alexander, seconded by Bill Proctor to approve and adopt 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.

Ordinance No. 2120

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-4 Highest Density Residential Zoning District with a PUD Planned Unit Development District, and to an HC Highway Commercial Zoning District, all with a CO Corridor Overlay District, for the land being platted as The M & M Acres Replat 1 (Allora 168) Subdivision Lots 1-4 aOutlots A and B, located in the northwest quarter Of S34, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska.

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve third reading of Ordinance 2120. 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 2120. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Ordinance 2121 - Amending and Reestablishing the Boundaries of Gretna City Council Ward Four (4).

Jeff Miller read the ordinance by title.

Ordinance no. 2121

An ordinance of the City of Gretna, Nebraska amending and reestablishing the boundaries of the City of Gretna City Council Ward four (4); to repeal the previously established boundaries of City of Gretna City Council Ward four (4); and to provide a time when this ordinance shall take effect.

Motion by Jason Stahr, seconded by Kara Alexander to introduce and approve first reading of Ordinance 2121. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

Action on Subdivision, Sewer Connection, and HOA Maintenance Agreements with S.I.D. No. 347 for the Mirabel Subdivision Lots 1 – 82 and Outlots A - F.

Motion by Bill Proctor, seconded by Jason Stahr to approve subdivision, sewer connection and HOA maintenance agreements with SID No. 347. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Approval of Gretna Days application for an event from July 28th to July 31st, 2022.

Motion by Kara Alexander, seconded by Jason Stahr to approve the Gretna Days application event. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Approval of Special Designated License for 1316 Jones LLC for dance / beer garden on July 30, 2022.

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve SDL for 1316 Jones LLC on July 30, 2022. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0.

Action on 204th Street Paving Improvements

- a) Review of Bids
- b) Approval to award construction contract – NL&L Concrete

Motion by Bill Proctor, seconded by Jason Stahr to award the contract to NL&L Concrete. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Action on 2022 Concrete Street Repair – Concrete Panel Repair

- a) Review of Bids
- b) Approval to award construction contract – NL&L Concrete

Motion by Kara Alexander, seconded by Bill Proctor to award the contract to NL&L Concrete. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

EXECUTIVE SESSION - Litigation and Contract Negotiations

Motion by Jason Stahr, seconded by Kara Alexander to go into closed session at 6:58 pm for litigation and contract negotiations. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Jason Stahr, seconded by Kara Alexander to reconvene in open session at 7:20 pm. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

ADJOURNMENT

Motion by Kara Alexander, seconded by Lauren Liebentritt 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