

City of Gretna, Nebraska

City Council

September 15, 2020

A meeting of the Gretna City Council was held on September 15, 2020. Mayor Timmerman announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. Absent: Jason Stahr, Present: Logan Herring, Angie Lauritsen, Bill Proctor. 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 September 15, 2020
- 2) Approval of Council Minutes, September 1, 2020
- 3) Approval of Claims

Claims

A Ewald ex 100.00; Ashlnd Auto ex 155.94; Bkr & Tylr ex 266.14; Blck Hls ex 332.55; Bobcat ex 105.72; Brgnkdv ex 4,564.00; Cllgn ex 101.60; Cncrt Sply ex 1,001.25; Cnta ex 125.24; Core & Main ex 36,072.00; Core Tech ex 9,438.66; Crl Cnstrn ex 164.91; Crshn-It Inc ex 326.85; Cty Omh Cshr ex 847,516.44; Cvcpls ex 6,793.54; Dstl Cnstrn ex 122,140.00; Ess Scrns ex 41.95; Feld Equip ex 1,415.00; Fltr Shp ex 133.60; Frmrs Un ex 343.80; Grtn Ace ex 311.12; Grtn Gas & Lb ex 3,960.47; Grtn Ins Ag ex 23,656.00; Grtn PO ex 13.90; Grtn Pyrl ex 60,198.01; Hldynmcs ex 1,376.50; Hrtfrd ex 355.23; Ishine ex 592.60; J Keepers ex 1,990.02; J Krajicek ex 675.00; KS Cty Life Ins ex 7,722.00; MC2 ex 10,588.79; Mcqn Equip ex 562.70; Md-Amrn Bnfts ex 50.00; Mdwst Lab ex 461.75; Mdwst Tape ex 58.72; Menards ex 112.62; Mitel ex 839.75; Mntmrn Lndscp ex 1,050.00; NBDC ex 18,000.00; NE Muni Clrks Assoc ex 70.00; NMC ex 42,975.00; OCLC ex 90.27; Off Dpt ex 34.10; O'Kf Elevtr ex 1,678.25; One Cl Cncpt ex 334.22; OPPD ex 1,313.71; O'Reilly ex 77.54; OWH ex 241.19; Pinn Bnk ex 4,198.16; Prt-A-Jn ex 80.00; Quill ex 101.45; Shrwn-Wllms ex 390.79; Sndry Fire Sply ex 1,337.50; TJ Osbrn Const ex 119,387.62; Ty's ex 16.99; Vgl Trfc Svcs ex 4,715.00; Wstrn Oil ex 311.20; Yng & Wht ex 2,987.70; Total ex 1,344,055.06

Motion by Bill Proctor, seconded by Angie Lauritsen to approve the consent agenda. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

PUBLIC HEARINGS

City of Gretna authorization for the Governing Body to set the property rate request for fiscal year 2020/2021

Staff comments were given by City Auditor Gene Garrelts.

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

Resolution 9-20 (3) - Setting the Property Tax Request for the 2020-2021 Fiscal Year

City Attorney Jeff Miller read the resolution by title.

RESOLUTION 9 -20 (3)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRETNA, NEBRASKA, APPROVING THE PROPERTY TAX REQUEST FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020.

WHEREAS, Nebraska Revised Statute 77-1601.02 provides that the property tax request for the prior year shall be the property tax request for the current year for purposes of the levy set by the County Board of Equalization unless the governing Body of the City passes by a majority vote a resolution or ordinance setting the tax request at a different amount; and

WHEREAS, a Special Public Hearing was held as required by law to hear and consider comments concerning the property tax request; and

WHEREAS, it is in the best interest of the city that the property tax request for the current year be a different amount than that of the property tax request for the prior year;

WHEREAS, it is in the best interest of the city that the allowable increase of restricted funds be increased beyond the annual base to allow for this request.

NOW, THEREFORE, the City Council of the City of Gretna, Nebraska, by a majority vote, resolves that:

- 1) The restricted funds authority be increased by an additional 1.0% beyond the base limitation of 2.5%.
- 2) The property tax request of \$ 2,064,611 for the fiscal year beginning October 1, 2020 that will cause its tax rate to be set at \$0.46735 per \$100.00 of valuation.
- 3) The total assessed value of property differs from last year's total assess value by 8.2%.
- 4) The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be \$0.431756 per \$100 assessed value.
- 5) Based on the proposed property tax rate request and changes in other revenue, the total operating budget of \$48,958,336 will exceed last year's budget by 55%.
- 6) I, Tammy L. Tisdall, City Clerk of the City of Gretna, NE, hereby certify and forward a copy of this resolution to the Sarpy County Clerk prior to October 10, 2020.

PASSED AND APPROVED this 15th day of September, 2020.

Motion by Bill Proctor, seconded by Logan Herring to approve and adopt Resolution 9-20 (3). Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

FRK Development, 1505 N. 203rd Street, Omaha, NE 68022

South Hwy 6/31 and Capehart Road Blight Study and Declaration of the Blight Study area within the City of Gretna's corporate limits as substandard and blighted pursuant to the Nebraska

Community Development Law.

Taxlots 6A and 6B and the North 45 feet of Taxlot 6A in S1, T13N, R10E, Taxlot 5B in S2, T13N, R10E, Lots 143 and 144 of Chestnut Ridge Subdivision, and adjoining Hwy 6/31 and Capehart Road right-of-ways, City of Gretna, Sarpy County, Nebraska. Generally located west and east of Hwy 6/31 and north of Capehart Road.

Staff comments were given by Development Services Director Dan Giittinger and JEO Representative Jeff Ray.

Developer comments were given by Attorney Jim Lang.

Mayor Timmerman opened the public hearing for comment. After hearing one comment, Mayor Timmerman closed the public hearing.

Resolution 9-20 (5) - Declaring Certain Areas of the City of Gretna to be a Substandard and Blighted Area in need of Redevelopment.

City Attorney Jeff Miller read the resolution by title.

RESOLUTION NO. 9-20 (5)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRETNA, NEBRASKA, DECLARING CERTAIN AREAS OF THE CITY TO BE A SUBSTANDARD AND BLIGHTED AREA IN NEED OF REDEVELOPMENT.

WHEREAS, Section 18-2109 of the Nebraska Community Development Law provides that the City Council shall first declare an area to be a substandard and blighted area in need of redevelopment; and

WHEREAS, the City of Gretna has received the 2020 South Hwy 6/31 and Capehart Road Blight Study (the "Study") by JEO Consulting Group, Inc., which is within the area generally described as Taxlots 6A and 6B and the North 45 feet of Taxlot 6A in S1, T13N, R10E, Taxlot 5B in S2, T13N, R10E, Lots 143 and 144 of Chestnut Ridge Subdivision, and adjoining Hwy 6/31 and Capehart Road right-of-ways, City of Gretna, Sarpy County, Nebraska, which is generally located west and east of Hwy 6/31 and north of Capehart Road (the "Study Area"); and

WHEREAS, the Study concludes that there exists sufficient substandard and blighted conditions within the Study Area as defined by Section 18-2103 of the Nebraska Community Development Law; and

WHEREAS, in accordance with Section 18-2109 of the Nebraska Community Development Law the City of Gretna Planning Commission has considered the Study and the question of whether the Study Area is a substandard and blighted area in need of redevelopment and has submitted its recommendation against such a declaration; and

WHEREAS, it is in the best interests of the City of Gretna to adopt the Study and to further declare the Study Area to be a substandard and blighted area in need of redevelopment pursuant to the Nebraska Community Development Law.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the City Council of the City of Gretna, Nebraska, do hereby approve and adopt the 2020 South Hwy 6/31 and Capehart Road Blight Study and the Study Area is hereby declared and found to be a substandard and

blighted area in need of redevelopment as defined by Section 18-2103 of the Nebraska Community Development Law.

PASSED AND APPROVED this 15th day of September, 2020.

Motion by Bill Proctor, seconded by Logan Herring to deny Resolution 9-20 (5). Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

City of Gretna request Approval of the One and Six Year Highway and Street Improvement Program

City Attorney Jeff Miller read the resolution by title.

Resolution 9-20 (4) - Approval of the City of Gretna One and Six Year Highway and Street Improvement Program

Resolution 9-20 (4)

Signing of the Municipal Annual Certification of Program Compliance form 2020

Whereas: State of Nebraska Statutes, sections 39-2115, 39-2120, 39-2121, and 39-2520 (2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and Standards; and

Whereas: State of Nebraska Statute, section 39-2120 also requires that the annual certification of program compliance by each municipality shall be signed by the Mayor of Village Board Chairperson and shall include a copy of a resolution of the governing body of the municipality authorizing the signing of the certification form.

Be it resolved that the Mayor of Gretna is hereby authorized to sign the attached Municipal Annual Certification Program Compliance form.

Adopted this 15th day of September, 2020 at Gretna, Nebraska.

Motion by Logan Herring, seconded by Angie Lauritsen to approve and adopt Resolution 9-20 (4). Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

CURRENT BUSINESS

Approval to Extend the Discount Buffalo Creek Basin Sewer Capital Facilities Fee for this entire area to October 1, 2021.

Motion by Angie Lauritsen, seconded by Bill Proctor to approve the discount Buffalo Creek Sewer capital facility fees for the entire to October 1, 2021. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Approval of Downtown Parking Plan on McKenna Ave

Motion by Logan Herring, seconded by Bill Proctor to approve 90 degree parking on McKenna Ave. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Approval of 2019 Water Main Improvements - Vrba Construction Inc.

- 1) Change Order No.2 (Final) (-)\$13,953.40

Motion by Logan Herring, seconded by Bill Proctor to approve change order #2 for Vrba Construction. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent Yea: 3, Nay: 0, Absent: 1

- 2) Pay Request No. 6 (Final) \$97,275.77

Motion by Bill Proctor, seconded by Angie Lauritsen to approve pay request #6 of \$97,275.77 to Vrba Construction. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent Yea: 3, Nay: 0, Absent: 1

Approval of Buffalo Creek force Main Phase 2 (I-80 Undercrossing) and Phase 3 - TJ Osborn Construction Inc.

- 1) Change Order No. 3 (Final) \$12,069.70 Deduct

Motion by Angie Lauritsen, seconded by Bill Proctor to approve the change order no. 3 for TJ Osborn Construction. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent Yea: 3, Nay: 0, Absent: 1

- 2) Pay Request No. 4 \$119,387.62

Motion by Bill Proctor, seconded by Logan Herring to approve pay request no. 4 of \$119,387.62 for TJ Osborn. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent Yea: 3, Nay: 0, Absent: 1

Approval of Buffalo Creek Phase 3 Nebraska Crossing Pumping Station Standby Generator - NMC Cat Power Systems

- 1) Pay Request No. 1 \$42,975 (Final)

Motion by Logan Herring, seconded by Bill Proctor to approve pay request #1 for \$42,975 to NMC Cat Power Systems. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent Yea: 3, Nay: 0, Absent: 1

Review bids for the BDC Commons Water Main Improvements

- 1) Award of Construction Contract to Vrba Construction

Motion by Bill Proctor, seconded by Logan Herring to award the bid to Vrba Construction. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Review of bids for the Gretna North Sub-basin Interceptor Sewer

- 1) Award of Construction Contract to Vrba Construction Inc.

Motion by Angie Lauritsen, seconded by Logan Herring to award the Gretna North Sub-basin Interceptor Sewer contract to Vrba Construction. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Approval of Mayor's Appointment

1) Anna Castilla - Library Board New Member - Term Ending Dec. 2023

Motion by Angie Lauritsen, seconded by Bill Proctor approval of Mayor's Appointment of Anna Castillo to the Library Board. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

ADJOURNMENT

Motion by Logan Herring, seconded by Angie Lauritsen Motion to adjourn. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1
City Council minutes respectfully submitted by City Clerk Tammy Tisdall.

CITY OF GRETNA, NEBRASKA

James W. Timmerman, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk