

# City of Gretna, Nebraska

City Council

September 20, 2022

A meeting of the Gretna City Council was held on September 20, 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 September 20, 2022
- 2) Approval of Council Minutes for September 6, 2022
- 3) Approval of Claims
- 4) Approval of Gretna Community Center – MCL Construction
  - a) Pay Request No. 10 - \$704,700.97
- 5) Approval of Gretna Crossing Park Paving and Utility Improvements – Graham Construction
  - a) Pay Request No. 6 - \$505,466.97
- 6) Approval of 2022 Concrete Street Repair – NL&L Concrete Inc.
  - a) Change Order No. 1 (Final) – \$3,421.25
  - b) Pay Request No. 2 (Final) – \$62,544.25
- 7) Approval of Highway 6/31 & Lincoln Road Highway Improvements – Midwest DCM
  - a) Change Order No. 2 (Final) – \$(-) 13,167.50
  - b) Pay Request No. 6 (Final) – \$92,969.30

### Claims

A1 Flag ex 2,500.00; Advncd Ofc ex 76.43; AFLAC ex 123.81; Aqua-Chem ex 1,507.94; Barco Prod ex 3,383.06; Big Rig Rpr ex 84.00; Bkr & Tylr ex 840.00; Blck Hls ex 276.70; BMI Jntrl ex 1,623.00; Cllgn ex 206.00; Clng Edge Sltns ex 475.00; Cntry Lk ex 76.27; Core & Main ex 5,688.10; Cox ex 2,410.14; Feld Equip ex 898.90; Florian Ind ex 30,567.00; Frmrs Un ex 595.89; GDI ex 173,317.86; Grt Plns Spnshps ex 16,000.00; Grtn Ace ex 1,200.62; Grtn Gas & Lb ex 7,015.86; Grtn Gde & Nws ex 307.69; Grtn Pyrl ex 71,875.39; Gsmn Law ex 1,312.50; Inlnd Trk Rpr ex 8,038.28; Intrst Btry Sys ex 261.90; J Deere Fincl ex 8.13; J Keepers ex 1,429.15; JDW Mdwst ex 12,050.00; KCL Grp Bnfts ex 332.65; Mcroflm Img Sys ex 305.00; Md-Amrn Bnfts ex 50.00; Mdwst Lab ex 159.75; Mdwst Turf & Irrgtn ex 386.10; Mitel ex 1,304.42; Mly Elec ex 348.53; Mntmrn Lndscp ex 2,225.00; Mrsh & Mcln Agncy ex 390.00; MUD ex 430.57; Muni Sply ex 69.10; N Cntrl Amb Slts ex 4,344.93; NE Pub Hlth Enviro ex 485.00; NE St Tres ex 311.23; NMC ex 1,129.60; OCLC ex 95.99; Olm & Pry ex 38,325.00; OPPD ex 44,255.44; O'Reilly ex 910.74; P Dennison ex 121.00; Pavers ex 991.80; Pinn Bnk ex 7,135.21; Prec Ltg & Elec ex 14,960.00; Prt-A-Jn ex 80.00; Quill ex 90.81; Shp Grdn ex 240.00; Shrp Crpt Clng ex 1,010.50; Sltn One ex 878.65; Smisek Const ex 24,434.44; Trico Mech Serv ex 107.00;

Ty's ex 337.77; USA BI Bk ex 703.18; Wells Frgo ex 364.00; Wstrn Oil ex 1,260.76; Yng & Wht ex 3,936.75; Total ex 496,660.54

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

## **PRESENTATIONS**

Gretna Library Director Krissy Reed  
Gretna Firechief Rod Buethe

## **PUBLIC HEARINGS**

Al Wise, 9229 S 97th Street, La Vista, NE 68128 requests approval of conditional use permit to allow sales of heavy equipment in the FX Flex Space zoning district located on lots 1 and 2 of Zapata Replat 2, Sarpy Co. Nebraska. Generally located at 10720 Sapp Bros. Drive, which is near 156th Street and Sapp Bros. Drive.

Dan Giittinger gave the staff comments.

Applicant Al Wise gave an overview of the project and was available for questions.

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

Motion by Jason Stahr, seconded by Kara Alexander to approve conditional use permit for Al Wise. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0  
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Alexander J. Ziegenbein, O/B/O as Gretna Hardware, LLC. 104 W. Glenmore Dr. Gretna, Ne 68028 requests approval of a conditional use permit to allow a fill station for propane bottles and recreational vehicles in the GC General Commercial zone located on Lot 1, North Park replat VII, an additional to the City of Gretna, Sarpy County NE. Generally located at 215 Enterprise Dr. which is south of Hwy. 370 and east of Enterprise Drive.

Dan Giittinger gave the staff comments.

Applicant Alexander Ziegenbein gave an overview of the project and was available to answer any questions.

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

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve conditional use permit for Gretna Hardware, LLC and using the 6 feet black chain link fence and high visabilihe ballards. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

## **ORDINANCES & RESOLUTIONS**

Ordinance 2123 - Rezoning of the Kayda Corner Phase 2 Subdivision Lots 97- 108 and Outlots K-M from a TA Transitional Agriculture Zoning District with a CO Corridor Overlay Zoning District to a MUC Mixed Use Commercial and Business Park Zoning District with a CO Corridor Overlay Zoning District.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2123

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 a MUC Mixed Use Commercial and Business Park Zoning District with a CO Corridor Overlay Zoning District for the land located in the Southeast quarter of S30, T14n, R11E of the 6<sup>th</sup> p.m., Sarpy County, Nebraska, which is being platted as the Kayda Corner Phase 2 Subdivision Lots 97-108 and Outlots K-M.

Motion by Lauren Liebenritt, seconded by Jason Stahr to approve third reading of Ordinance 2123. 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 of Ordinance 2123. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

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Ordinance 2124 - Rezoning of the Parkview Phase 2 Subdivision Lots 164 – 242 and Outlots D-G from a TA Transitional Agriculture Zoning District to an R-3 High Density Residential Zoning District.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2124

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-3 High Density Residential zoning district for the land being platted as the Parkview Phase 2 Subdivision Lots 164-242 and Outlots D-G, located in the East half of the Southeast quarter of S1, T13N, R10 East of the 6<sup>th</sup> p.m., Sarpy County, Nebraska.

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve third reading of Ordinance 2124. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Bill Proctor, seconded by Kara Alexander to approve and adopt of Ordinance 2124. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

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Resolution 9-22 (1) - Setting the Property Tax Request for the 2022–2023 Fiscal Year.

City Attorney Jeff Miller read the resolution by title.

Resolution 9 -22 (1)

A resolution of the City Council of the City of Gretna, Nebraska, approving the property tax request for the fiscal year beginning October 1, 2022.

Motion by Bill Proctor, seconded by Jason Stahr to approve and adopt Resolution 9-22 (1). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

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Resolution 9-22 (2) - Approving the LPA Title VI Nondiscrimination Agreement and the LPA Section 504/ADA Policy of the Nebraska Dep't of Transportation in association with the Gretna to Wehrspan Lake Trail Project.

City Attorney Jeff Miller read the resolution by title.

Resolution no. 9-22 (2)

A resolution of the Mayor and City Council of the City of Gretna, Nebraska, approving the LPA Title VI nondiscrimination agreement and the LPA Section 504 and ADA policy of the Nebraska Department of Transportation in association with the Gretna to Wehrspan Lake trail project (NDOT Project No. Tap-77 (64) and State Control No. 22862).

Motion by Bill Proctor, seconded by Kara Alexander to approve and adopt Resolution 9-22 (2). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

**CURRENT BUSINESS**

Action on Gretna Strategic Framework for Updated Values, Mission and Vision Statement.

Motion by Lauren Liebenritt, seconded by Jason Stahr approve Gretna Strategic framework. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

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Action on Subdivision, Sewer Connection, and Maintenance Agreements with S.I.D. No. 352 for the Parkview Phase 2 Subdivision Lots 164 – 242 and Outlots D - G.

Motion by Bill Proctor, seconded by Jason Stahr to approve Subdivision, Sewer Connection and Maintenance Agreements with SID No 352. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

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Action on Capehart Road and 204th Street Paving Improvements

- a) Review of Bids
- b) Award of Construction Contract to Graham Construction

Motion by Bill Proctor, seconded by Kara Alexander to approve construction contract with Graham Construction. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea Yea: 4, Nay: 0

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Action on JEO Consulting Group Change Order No. 3 for Gretna Crossing Park Paving and Utility Improvements - Graham Construction.

- a) Change Order No. 3 – \$22,215.35 Decrease

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve JEO Consulting Group change order No. 3. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea Yea: 4, Nay: 0

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Action on JEO Consulting Scope Change Order No. 1 for Gretna Crossing Park Grading, Utilities, and Roadway Development.

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve JEO scope change order no. 1. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

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Action on Gretna Crossing Park – Ball Fields – MCL Construction

- a) Change Order No. 2 - \$11,160.00

Motion by Jason Stahr, seconded by Kara Alexander approve change order no. 2 for MCL Construction. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea  
Yea: 4, Nay: 0

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Action on Gretna Crossing Park – Passive Park Area – Sampson Construction  
a) Change Order No. 1 - \$11,031.57

Motion by Lauren Liebenritt, seconded by Kara Alexander approve change order no. 1 for Sampson Construction. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea  
Yea: 4, Nay: 0

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Action on Silver Oaks Estates Water Main Improvements.  
a) Review of Bids  
b) Award of Construction Contract to Larson Backhoe Services Inc

Motion by Bill Proctor, seconded by Jason Stahr to award bid to Larson Backhoe Services Inc. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

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Action on 192nd Street & Cornhusker Road Water Main Improvements.  
a) Review of Bids  
b) Award of Construction Contract to Vrba Construction.

Motion by Jason Stahr, seconded by Lauren Liebenritt to award bid to Vrba Construction. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

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Action on 204th Street & Capehart Road Water Main Improvements.  
a) Review of Bids  
b) Award of Construction Contract Larson Backhoe Services Inc.

Motion by Bill Proctor, seconded by Kara Alexander to award bid to Larson Backhoe Services Inc. Motion carried.

Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea  
Yea: 4, Nay: 0

EXECUTIVE SESSION

Motion by Lauren Liebenritt, seconded by Kara Alexander to go into closed session at 7:24 pm for real estate negotiations. Motion carried.

Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea  
Yea: 4, Nay: 0

Motion by Kara Alexander, seconded by Lauren Liebenritt to reconvene in open session at 7:50 pm. Motion carried.

Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea  
Yea: 4, Nay: 0

ADJOURNMENT

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

Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea  
Yea: 4, Nay: 0

CITY OF GRETNA, NEBRASKA

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Mike Evans, Mayor

ATTEST:

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Tammy L. Tisdall, CMC  
City Clerk