

City of Gretna, Nebraska

City Council
October 18, 2022

A meeting of the Gretna City Council was held on October 18, 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 October 18, 2022
- 2) Approval of Council Minutes for October 4, 2022
- 3) Approval of Claims
- 4) Approval of Gretna Community Center – MCL Construction
 - a) Pay request No 11 - \$877,465.13
- 5) Approval of 2MG Tank Repainting Elevated Water Tower – Viking Painting LL
 - a) Pay Request No. 1 – \$72,200
- 6) Approval of 204th Street Paving Improvements - NL&L Concrete, Inc.
 - a) Pay Request No. 1 – \$90,401.05
- 7) Approval of Gretna Crossing Park – MCL Construction
 - a) Ball Fields - Pay Request No. 11 - \$758,941.70
- 8) Approval of Gretna Crossing Park – Sampson Construction
 - a) Passive Park – Pay Request No. 3 - \$323,765.00

Claims

A-1 Flgs, Pls & Rpr ex 763.40; Advncd Ofc ex 84.10; AFLAC ex 751.12; Aqua-Chem ex 1,385.86; Ashlnd Auto ex 801.55; B Stauffer ex 25.00; Bkr & Tylr ex 1,046.83; Blck Hls ex 753.94; BMI Jntrl ex 541.00; Brgnkdv, LLC ex 10,545.00; Brnfs ex 3,000.00; Cllgn ex 148.65; Cllng Edge Sltns ex 475.00; Cntr Pnt Lrg ex 189.96; Core Tech ex 19,808.69; Cox ex 514.38; Crl Cnstrn ex 962.62; DR Hrtn, NE ex 18.89; Drrdr.com ex 200.00; Egle Eng Grp ex 179,815.00; EMC Ins Co ex 244,552.00; Ess Scrns ex 317.10; ESU #3 ex 35.00; Fire Catt ex 6,843.55; Firegrd ex 372.00; Frmr Un ex 785.58; Grhm Cnstrn Inc ex 505,466.97; Grt Plns Unfms ex 300.98; Grtn Ace ex 79.29; Grtn Gas & Lb ex 5,634.39; Grtn Pysl ex 98,202.77; Gsmn Law ex 1,312.50; Hotsy Equip ex 595.19; Hskr Dsl ex 264.90; Inlnd Trk Rpr ex 696.93; J Schmidt ex 62.02; JDW Mdwst ex 7,855.00; Jhnsn Cntrls ex 20,486.00; KCL Grp Bnfts ex 309.39; Knopy ex 13.00; Kona Ice ex 200.00; Md-Amrn Bnfts ex 50.00; Mdwst Lab ex 505.55; Mike's ex 562.38; Mitel ex 1,304.42; Mntmrn Lndscp ex 2,225.00; NE Chap IAEI ex 250.00; NE Dept of Rev - Keno ex 9,661.00; NL&L Cncrt ex 90,401.05; NMC ex 1,525.56; OCLC ex 95.99; Off Dpt ex 181.92; Olm & Pry ex 28,158.39; One Cl Cncpt ex 471.68; OPPD ex 39,480.63; Pinn Bnk ex 3,005.85; RDG Pln & Dsgn ex 9,601.15; Shrwn-Wllms ex 695.36; Slvrstn Bldrs ex 44.98; Smpsn Cnstrn ex 323,765.00; SOL Lewis Eng ex 1,624.41; Srgnt Drllng ex 108,612.62; Sry Co FscI Admin ex 28,811.00; Sry Co Treas ex 73,598.00; Stryknwrth/M Prtt ex 1,571.27; Thle Geotech

ex 232.00; Trcn Cnsltnts ex 5,654.00; Ty's ex 5,713.46; Urbn Utilts ex 1,100.00; Vknng Ind Pntg ex 72,200.00; Wstrn Oil ex 1,352.64; Yng & Wht ex 5,388.35; Total ex 1,934,059.21

Motion by Jason Stahr, seconded by Lauren Liebenritt to approve Consent Agenda. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

PRESENTATIONS

Gretna Firechief Rod Buethe

MCL Construction Progress Update – GXP Rec and Aquatic Center

PUBLIC HEARINGS

Gretna Elite Academy, 10550 S 222nd Street, Gretna, NE 68028 requesting approval of a Conditional Use permit to allow the expansion of the current conditional use by adding two additional fields to their current facilities. Located on a tract of land located in the SE ¼ of the NW ¼ of Section 26, T-14-N, R-10 E of the 6th PM., Sarpy County, NE. Generally located at 10550 S 222nd Street.

Dan Giittinger gave the staff comments.

Applicant Nathan Johns 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 Kara Alexander, seconded by Bill Proctor to approve conditional use permit for Gretna Elite Academy to include portable restroom facilities. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

MADI Properties XV, LLC. 10365 S 136th Street, Omaha, NE 68138 requests approval of a conditional use permit for a new auto parts service and tire sales and related business in the HC Highway Commercial zoning district. Located on Lot 1, Aspen Creek Replat 1. Generally located east of 186th Street and north of Highway 370.

Dan Giittinger gave the staff comments.

Applicant Amy Cizex 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 MADI Properties with no used tires stored outside. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

ORDINANCES & RESOLUTIONS

Ordinance 2125 - Rezoning the Silver Oaks Estates Subdivision Lots 1 – 23 from a TA Transitional Agriculture Zoning District to an RE Residential Estates Zoning District. Jeff Miller read the ordinance by title.

Ordinance no. 2125

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 RE Residential Estates zoning district for the land being platted as the Silver Oaks Estates Subdivision lots 1-23, located in the southwest quarter of S2, T13n, R10 east of the 6th p.m., Sarpy County, Nebraska.

Motion by Jason Stahr, seconded by Lauren Liebenritt to approve second reading of Ordinance 2125. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

Action on the Subdivision, Sewer Connection, and Maintenance Agreements for the Hwy 31 & I-80 Business Park No. 2 Subdivision Lots 1 – 16 and Outlots A and B.

Motion by Bill Proctor, seconded by Kara Alexander to approve the subdivision, sewer connection and maintenance agreements for the Hwy 31 & I80 Business Park No. 2. Motion carried.

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

Action on Six Month Extension for filing Final Plat for the Hwy 31 & I-80 Business Park No. 2 Subdivision Lots 1 - 16 and Outlots A and B.

Motion by Bill Proctor, seconded by Jason Stahr to approve the six month extension for filing final plat for the Hwy 31 & I80 Business Park No. 2. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Action on the Subdivision, Sewer Connection, and Maintenance Agreements for the Gretna Logistics Park Phase 2 Subdivision Lots 2 and 3 and Outlots C – E.

Motion by Kara Alexander, seconded by Bill Proctor to approve the subdivision, sewer connections and maintenance agreements for the Gretna Logistics Parks Phase 2. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Kayda Corner Phase 1 and 2 Water Main Improvements

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

Motion by Jason Stahr, seconded by Bill Proctor to approve construction contract with Kersten Construction for Kayda Corner Phase 1. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Parkview Phase 2 Water Main Improvements

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

Motion by Jason Stahr, seconded by Kara Alexander to approve construction contract with Kersten Construction for Parkview Phase 2. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Action on Revised Development Services Director Job Description.

Motion by Jason Stahr, seconded by Kara Alexander to approve the revised Development Services Director job description. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

EXECUTIVE SESSION - Litigation, Real Estate and Contract Negotiations

Motion by Jason Stahr, seconded by Lauren Liebenritt to go into closed session at 7:12 pm for Litigation, Real Estate and Contract negotiations. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Jason Stahr to reconvene into open session at 7: pm. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

Action on Company selected to provide Internet Services Gretna Crossing Park.

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve Great Plains Communications with Crosspoint and for \$7360 cost per month, plus sponsorship of \$30,000 per year for 6 years and to allow staff to determine the number of cameras. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

EXECUTIVE SESSION - Litigation, Real Estate and Contract Negotiations

Motion by Lauren Liebenritt, seconded by Kara Alexander to go into closed session at 7:42 pm for Litigation, Real Estate and Contract negotiations. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Kara Alexander to reconvene into open session at 7:58 pm. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

ADJOURNMENT

Motion by Kara Alexander, seconded by Bill Proctor to adjourn. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 4, Nay: 0

CITY OF GRETNA, NEBRASKA

Mike Evans, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk