

City of Gretna, Nebraska

City Council

November 1, 2022

A meeting of the Gretna City Council was held on November 1, 2022. Mayor Evans announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. Absent: Kara Alexander, Present: 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

- A) Approval of Agenda for November 1, 2022
- B) Approval of Council Minutes, October 18, 2022
- C) Approval of Claims
- D) Approval of Gretna Community Center Pool YMCA – DLR Group
 - a) Invoice No. 0209513 - \$18,735.65
- E) Approval of Gretna Crossing Park Grading Improvements – JEO Consulting Group
 - a) Graham Construction – Pay Application No. 7 - \$161,169.94

Claims

Abes ex 927.50; AFLAC ex 123.81; Amern Lib Assoc ex 155.00; Bkr & Tylr ex 2,020.97; Barco Prod ex 745.00; Bobcat ex 1,149.61; BS&A ex 12,768.00; Cntry Lk ex 160.93; Cnta ex 400.33; Cty Omh Cshr ex 525,595.30; Cncrt Sply ex 2,869.75; Core & Main ex 8,991.15; Cox ex 1,866.31; Egle Eng Grp ex 52,321.00; Frwy Strs ex 80.40; Frgsn Enter ex 18.46; Grtn Pysl ex 93,225.37; Grtn RR Fire Dist ex 105,142.38; H&H Lwn ex 1,129.24; Hdoro Optmztn ex 1,114.12; Intl Inst Muni Clrks ex 150.00; Lry Vglr Trckng ex 3,964.56; L Ortiz ex 550.00; Mrsh & Mcln Agncy ex 9,785.00; Mrtn Mrtt Mtrls ex 12,121.19; Menards ex 1,206.58; MUD ex 459.83; Mdwst Srv & Sls ex 6,421.50; Mdwst Tape ex 33.74; Muni Sply ex 525.00; Mtche Tree Cr ex 120.00; NE Pub Hlth Enviro ex 503.00; NE Rrl Wtr Assoc ex 275.00; NE St Fire Mrshl ex 120.00; NMC ex 722.62; Occ Hlth Ctr ex 181.00; OPPD ex 12,605.09; OWH ex 722.59; P Dennison ex 213.75; Ptny Bws Fin ex 242.67; Pomp's Tire ex 273.00; Prt-A-Jn ex 80.00; Pstr Comp Cntr ex 71.95; Quill ex 124.95; RDG Plng ex 9,063.53; R Franco ex 44.76; Sropy Chmbr ex 40.00; Siteone Lndscp Sply ex 66.22; Sltn One ex 2,278.39; Thle Geotech ex 1,025.00; Ty's ex 1,205.98; Uline ex 1,240.36; Vrcty Audio ex 522.38; Verizon ex 1,057.84; VRBA Cnstrn ex 16,447.50; Wells Frgo ex 364.00; Wstrn Sand ex 3,134.93; Wex ex 181.49; YMCA of Oma ex 58,850.86; Yng & Wht ex 4,803.70; Total ex 962,604.59

Motion by Jason Stahr, seconded by Lauren Liebenritt to approve Consent Agenda. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

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 Lauren Liebenritt, seconded by Bill Proctor to approve third reading of Ordinance 2125. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Motion by Jason Stahr, seconded by Lauren Liebenritt to adopt Ordinance 2125. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Ordinance 2127 - Rezoning the Gretna Logistics Park Phase 2 Subdivision Lots 2 and 3 and Outlots C – E from a TA Transitional Agriculture Zoning District to an I-2 Heavy Industrial Zoning District with an IC Interstate Corridor Overlay District.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2127

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 Phase 2 subdivision lots 2 and 3 and outlots C through E, located in the southeast quarter of S13, T13N, R10 east of the 6th p.m., Sarpy County, Nebraska.

Motion by Jason Stahr, seconded by Bill Proctor to introduce and approve on first reading of Ordinance 2127. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea Yea: 3, Nay: 0, Absent: 1

Ordinance 2128 - Rezoning the Mirabel Subdivision Lots 1 -- 82 and Outlots A – F from a TA Transitional Agriculture Zoning District to an R-4 Highest Density Residential Zoning District.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2128

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-4 Highest Density Residential zoning district for the land being platted as the Mirabel subdivision lots 1-82 and outlots A-F, located in the northwest quarter of S21, T14N, R11 east of the 6th p.m., Sarpy County, Nebraska.

Motion by Jason Stahr, seconded by Bill Proctor to introduce and approve on first reading of Ordinance 2128. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea Yea: 3, Nay: 0, Absent: 1

Ordinance 2129 - Rezoning Aspen Creek Lots 369 - 371 and Outlot S and Aspen Creek Replat 5 Lot 1 from a GC General Commercial Zoning District to a MUC Mixed Use Commercial and Business Park Zoning District.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2129

An ordinance amending the official zoning map of the City of Gretna, Nebraska from a GC General Commercial zoning district with a CO Corridor Overlay district to a MUC Mixed Use commercial and business park zoning district with a CO Corridor Overlay district for the land platted as Aspen Creek lots 369 through 371 and outlot S, and Aspen Creek Replat 5 lot 1, located in the southwest quarter of S29, T14N, R11 east of the 6th p.m., Sarpy County, Nebraska.

Motion by Jason Stahr, seconded by Lauren Liebenritt to introduce and approve on first reading of Ordinance 2129. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea
Yea: 3, Nay: 0, Absent: 1

Resolution 11-22 (3) – Approving Amendment No. 1 To Amended Redevelopment Plan for the Gretna Senior Living Amended Redevelopment Project.

City Attorney Jeff Miller read the resolution by title.

RESOLUTION 11-22 (3)

A resolution of the Mayor and City Council of the City of Gretna, Nebraska, approving Amendment no. 1 to amended Redevelopment Plan for the Gretna Senior Living amended redevelopment project.

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve and adopt Resolution 11-22 (3). Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Resolution 11-22 (4) – Year-End Certification of the City Street Superintendent for 2022.

City Attorney Jeff Miller read the resolution by title.

Resolution 11-22 (4)

Signing of the year-end certification of City Street Superintendent 2022

Motion by Bill Proctor, seconded by Jason Stahr to approve and adopt Resolution 11-22 (4). Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

CURRENT BUSINESS

Action on Amendment No. 1 to the Conditional Use Permit for the Gretna Senior Living Subdivision.

Motion by Jason Stahr, seconded by Bill Proctor to approve Amendment No 1 to the Conditional use permit for Gretna Senior Living Subdivision. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Action on Amendment No. 3 to the Subdivision Agreement for the Gretna Senior Living Subdivision.

Motion by Bill Proctor, seconded by Jason Stahr to approve Amendment No. 3 to the Subdivision Agreement for the Gretna Senior Living Subdivision. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Action on Gretna Crossing Park Paving and Utility Improvements - JEO Consulting Group

- a) Graham Construction - Change order No. 4 – (\$3,145.50)
- b) Certificate of Substantial Completion

Motion by Lauren Liebenritt, seconded by Jason Stahr to approve Graham Construction Change order No 4. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Action on Lincoln Place Lift Station Abandonment

- a) Review of Bids
- b) Award of Construction Contract to Larson Backhoe Services

Motion by Bill Proctor, seconded by Lauren Liebenritt to award Construction contract to Larson Backhoe Services. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea Yea: 3, Nay: 0, Absent: 1

Action on Athletic Fields Management, Scheduling and Maintenance at Gretna Crossing Park.

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve GYSBA to manage, schedule and maintain the Athletic Fields at Gretna Crossing Park and to allow staff to work out the contract for approval. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

EXECUTIVE SESSION - Litigation, Real Estate and Contract Negotiations

Motion by Lauren Liebenritt, seconded by Bill Proctor to go into closed session at 6:57 pm for Litigation, Real Estate and Contract Negotiations. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

Motion by Lauren Liebenritt, seconded by Bill Proctor to reconvene in open session at 7:23 pm. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

ADJOURNMENT

Motion by Lauren Liebenritt, seconded by Bill Proctor to adjourn. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 1

CITY OF GRETNA, NEBRASKA

Bill Proctor, Council President

ATTEST:

Tammy L. Tisdall, CMC
City Clerk