

# City of Gretna, Nebraska

City Council  
January 18, 2022

A meeting of the Gretna City Council was held on January 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. Absent: Kara Alexander, Logan Herring, Present: Bill Proctor, Jason Stahr. Pursuant to Nebraska Revised Statute 16-401, Mayor Evans was deemed a Member of the City Council for the purposes of establishing a quorum, and a quorum of the Council was thus present. 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 January 18, 2022
- 2) Approval of Council Minutes, January 4, 2022
- 3) Approval of Claims
- 4) Approval of Gretna Crossing Park Rec and Aquatic Center– DLR
  - a) Pay Request for November Services - \$34,403.42
  - b) Pay Request for December Services - \$18,777.65
- 5) Approval of Gretna Crossing Park Rec and Aquatic Center – MCL
  - a) Pay Request No. 2 - \$1,253,628.17

## Claims

Advncd Ofc ex 117.05; AFLAC ex 734.86; AKRS Equip ex 18.00; Aqua-Chem ex 1,203.66; Ashlnd Auto ex 1,011.81; Bkr & Tylr ex 768.12; Brgnkdv, LLC ex 24,995.00; Big Rig Rpr ex 804.54; Blck Hls ex 1,467.96; BMI Jntrl ex 1,623.00; Bobcat ex 59.51; Bndlss Ops, LLC ex 3,837.53; Cntr Pnt Lrg ex 185.16; Cntry Lk ex 58.40; Cty Omh Cshr ex 250,090.54; Clng Edge Sltns ex 475.00; Cncrt Sply ex 1,509.00; Cnflunc Inc ex 21,475.11; Crnhskr Intl ex 365.32; Cox ex 672.87; Cllgn ex 130.10; Ess Scrns ex 40.00; Eymn Plmbg ex 21,797.10; Frmrs Un ex 325.40; Gsmn Law ex 638.00; Grt Plns Unfms ex 570.50; Grtn Ace ex 375.42; Grtn Gas & Lb ex 4,542.37; Grtn Nghbrs ex 520.00; Grtn Pysl ex 76,028.37; Grtn PO ex 62.76; H&H Lwn ex 717.50; Hldynmcs ex 1,376.50; Hm Dpt ex 279.50; HRAM ex 110.00; J Kinman ex 257.88; JDW Mdwst ex 11,597.50; Lowe's ex 346.71; Mcknys ex 74.71; Menards ex 653.24; M Todd & Co ex 1,874.74; Md-Amrn Bnfts ex 50.00; Mdwst DCM ex 238,152.44; Mdwst Lab ex 960.91; Mitel ex 847.37; Muni Sply ex 1,326.15; NE Dept of Enviro & Engy ex 600.00; NE Dept of Rev - Keno ex 9,104.00; NMC ex 4,816.76; OCLC ex 92.08; Off Dpt ex 282.37; OPPD ex 25,923.40; OWH ex 8.74; One Cl Cncpt ex 332.42; O'Reilly ex 610.19; Pinn Bnk ex 3,041.89; Prt-A-Jn ex 80.00; Quill ex 961.86; Srpys Co Fiscal Admin ex 27,287.00; Srpys Co Reg of Deed ex 40.00; Srpys Co Treas ex 115,112.46; Shrwn-Wllms ex 56.96; Tlbtts ex 80.00; Tm Elec Inc ex 177.00; Trrcn Cnsltnts ex 2,709.25; THI Bldrs ex 6,603.96; Thle Geotech ex 432.00; Ty's ex 2,156.34; Uline ex 191.38; Urbn Utlts ex 600.00; VRBA Cnstrn ex 169,895.18; Wstrn Oil ex 696.40; Yng & Wht ex 3,915.00; Total ex 1,050,934.25

Motion by Jason Stahr, seconded by Bill Proctor to approve consent agenda. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea. Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

## PRESENTATIONS

Sarpy County Sheriff's Representative  
Gretna Public Library Director Krissy Reed  
Gretna Firechief Rod Buethe

## **PUBLIC HEARINGS**

Woodsonia – 204 Cornhusker, LLC, 20010 Manderson Street, Suite101 Omaha, NE 68022

Approval of a revised preliminary plat and rezone from Trans Ag TA and Residential Estates RE to Highest Density Residential R-4 and Highway Commercial HC.

Lots 1 thru 426 inclusive, and 22 outlots inclusive, in the N ½, NW ¼ Exc. Row and Lots 10 and 12A Exc. row, Section 25, T-14-N, R-10-E of the 6th PM, Sarpy County, NE. Revising name from Silverstone to Highland Trails. Generally located between 204th St. and 216th St, between Lincoln Rd. and Cornhusker Rd.

The applicant requested this meeting be tabled until the next council meeting on February 1, 2022.

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MRES Acquisitions LLC, 12149 W. Center Rd., Omaha, NE 68144

Approval of a preliminary plat and rezone from TA Trans Ag to HC Highway Commercial, R-4 Highest Density Residential with a PUD Planned Unit Development.

M & M Acres Replat 1 which is a replat of Lots 1 and 2 of M & M Acres in Gretna, Sarpy County, NE. Generally located on the SE Corner of Hwy 370 and 168th Street.

Motion by Jason Stahr, seconded by Bill Proctor to approve the preliminary place and rezoning request for MRES Acquisitions, LLC with staff comments. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea, Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

## **ORDINANCES & RESOLUTIONS**

Ordinance 2102 – Amending the Zoning for Highland Pointe Lots 1- 116 and 152- 195 and Outlots A- E from an R-3 High Density Residential Zoning District to an R-4 Highest Density Residential Zoning District with a CO Corridor Overlay  
City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2102

An ordinance of the City of Gretna, Nebraska, amending the official zoning map of the City of Gretna from an R-3 High Density Residential Zoning District with a CO Corridor Overlay District to an R-4 Highest Density Residential Zoning District with a CO Corridor Overlay District for the land platted as the Highland Pointe Subdivision Lots 1 through 116 and Lots 152 through 195 and Outlots A through E.

Motion by Bill Proctor, seconded by Jason Stahr to approve third reading of Ordinance 2102. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea, Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

Motion by Bill Proctor, seconded by Jason Stahr to approve and adopt Ordinance 2102. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea, Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

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Ordinance 2103 – Rezoning the Parkview Subdivision Lots 1-163 and Outlots A-C 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. 2103

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 Parkview Subdivision Lots 1-163 and Outlots A-C, 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 Jason Stahr, seconded by Bill Proctor to approve third reading of Ordinance 2103. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea. Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

Motion by Jason Stahr, seconded by Bill Proctor to approve and adopt Ordinance 2103. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea, Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

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Ordinance 2104 – Rezoning the Kayda Corner Subdivision Lots 1-96 and Outlots A-J from a TA Transitional Agriculture Zoning District to an R-4 Highest Density Residential Zoning District and 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. 2104

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 R-4 Highest Density Residential and MUC Mixed Use Commercial and Business Park Zoning Districts with a COO Corridor Overlay Zoning District for the land located in the East half of S30, T14N, R11E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, which is being platted as the Kayda Corner Subdivision Lots 1-96 and Outlots A-J.

Motion by Bill Proctor, seconded by Jason Stahr to approve third reading of Ordinance 2104. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea, Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

Motion by Bill Proctor, seconded by Jason Stahr to approve and adopt Ordinance 2104. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea, Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

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Ordinance 2105 – Rezoning the Gruenther Ridge Subdivision Lots 1-162 and Outlots A-G from a TA Transitional Agriculture Zoning District to R-2 Medium Density and R-4 Highest Density Residential Zoning Districts  
City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2105

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 R-2 Medium Density Residential and R-4 Highest Density Residential Zoning Districts for the land being platted as the Gruenther Ridge Subdivision Lots 1-162 and Outlots A-G, located in the North half of S35, T14N, R10 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

Motion by Bill Proctor, seconded by Jason Stahr to approve third reading of Ordinance 2105. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea, Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

Motion by Bill Proctor, seconded by Jason Stahr to approve and adopt Ordinance 2105. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea, Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

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Ordinance 2106 – Rezoning the Lincoln Ridge Subdivision Lots 1-99 and Outlots A-E 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. 2106

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 Lincoln Ridge Subdivision Lots 1-99 and Outlots A-E, located in the Southeast Quarter of S26, T14N, R10 east of the 6<sup>th</sup> P.P., Sarpy County, Nebraska.

Motion by Jason Stahr, seconded by Bill Proctor to approve third reading of Ordinance 2016. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea, Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

Motion by Jason Stahr, seconded by Bill Proctor to approve and adopt Ordinance 2106. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea, Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

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Resolution 1-22 (1) – Authorizing the City of Gretna Mayor to Sign the Coronavirus Response and Relief Supplemental Appropriations Act Agreement with MAPA City Attorney Jeff Miller read the resolution by title.

#### Resolution 1-22 (1)

Whereas: NDOT has previous entered into an agreement with the Metropolitan Area Planning Agency (MAPA) to purchase federal Coronavirus Response and Relief Supplemental Appropriations Act (CRRSSA) funds that were made available to entities within MAPA.

Whereas: The State's total cash payment will be equal to 90% of the CRRSSA federal funds purchased by the State from MAPA.

Be it Resolved: by the City Council of the City of Gretna that:

The Mayor of the City of Gretna is hereby authorized to sign the attached Project CRRSSA Fund Purchase Agreement between the City of Gretna and the NDOT.

Motion by Jason Stahr, seconded by Bill Proctor to approve and adopt Resolution 1-22 (1). Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea, Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

**CURRENT BUSINESS**

Discussion: Update on Grant Applications

**ADJOURNMENT**

Motion by Bill Proctor, seconded by Jason Stahr to adjourn. Motion carried. Alexander: Absent, Herring: Absent, Proctor: Yea, Stahr: Yea. Mayor Evans: Yea. Yea: 3, Nay: 0, Absent: 2

CITY OF GRETNA, NEBRASKA

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Mike Evans, Mayor

ATTEST:

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Tammy L. Tisdall, CMC  
City Clerk