

City of Gretna, Nebraska

City Council

February 21, 2023

A meeting of the Gretna City Council was held on February 21, 2023. 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, Jeremy Westengaard. 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 February 21, 2023
- 2) Approval of Council Minutes for February 7, 2023
- 3) Approval of Claims
- 4) Approval of Gretna Crossing Park – Passive Park Improvements – Sampson Construction
 - a) Pay Application No. 07 - \$249,037.00
- 5) Approval of Parkview – Phase 1 Water Main Improvements – Valley Corp
 - a) Pay Request No. 2 - \$230,921.16
- 6) Approval of Gretna Community Center – MCL Construction
 - a) Invoice No. 21044016 - \$981,172.44
- 7) Approval of Gretna Community Center Pool YMCA – DLR Group
 - a) Invoice No. 0214533 - \$14,959.53

Claims

Advncd Ofc ex 73.66; Auto Tls ex 754.15; Barco Prod ex 755.56; Bdy Bscs Ftms ex 174.00; Big Rig Rpr ex 15,754.00; Blck Hls ex 2,902.84; BMI Jntrl ex 1,623.00; Bobcat ex 60.36; Brngkdv, LLC ex 24,830.00; Chrgpnt ex 1,989.00; Cllgn ex 65.90; Cnta ex 73.16; Core Tech ex 856.00; Cox ex 752.06; Crnhskr Intl ex 63.82; Cty Omh Cshr ex 272,650.83; D Whitted ex 71.00; DR Hrtm, NE ex 8,357.86; Egle Eng Grp ex 106,839.62; Frmrs Un ex 249.76; Grt Plns Spnshps ex 69,750.00; Grt Plns Unfms ex 192.50; Grtn Ace ex 435.52; Grtn Gas & Lb ex 3,628.75; Grtn PO ex 580.00; Grtn Pysl ex 108,750.81; Grtn Sml Eng ex 218.85; Gsmn Law ex 3,547.50; GT Mdwst ex 19.97; Hdro Optmztn ex 361.88; Hmlton Equip ex 3,312.88; Hvr's Auto ex 1,433.23; Iread ex 15.00; J Keepers ex 1,028.04; Jnsn Well ex 1,548.20; JQ Off Equip ex 909.53; K Stokes ex 154.00; Lry Ptrsn Cnstrn ex 4,303.94; M Norwood ex 51.38; Mitel ex 1,300.21; Mtche Tree Cr ex 1,488.65; NDEE Swim Pls ex 40.00; NE Lib Assoc ex 35.00; OCLC ex 191.98; OPPD ex 35,095.04; O'Reilly ex 207.39; P Dennison ex 154.00; Pinn Bnk ex 6,697.37; Quill ex 1,003.74; Rose Equip ex 42,185.00; Sgnwrks ex 1,810.00; Siteone Lndscp Sply ex 225.00; Srpy Co FscI Admin ex 16,172.26; T Hughes Tree ex 1,306.59; Ty's ex 823.89; USA BI Bk ex 466.11; Wstrn Oil ex 1,458.72; Yng & Wht ex 8,298.35; Total ex 758,097.86

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve consent agenda. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

PRESENTATIONS

Sarpy County Sheriff's Representative
Gretna Fire Chief Rod Buethe

PUBLIC HEARINGS

Gretna Elite Academy, 10550 S. 222nd Street, Gretna, NE 68028 requests approval of an amendment to an approved Conditional Use Permit to allow for lighting of the two additional fields. 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 P.M., Sarpy County, NE. Generally located at 10550 S. 222nd Street.

Dan Giittinger gave the staff comments.

Applicant Representative Nate Johns was available for questions.

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

Motion by Kara Alexander, seconded by Bill Proctor to approve an amendment to an approved Conditional Use Permit to allow for lighting of the two additional fields with the condition the lights have timers. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

City of Gretna, 204 N. McKenna Ave., Gretna, NE 68028 requests approval of a Rezone for the Windsor West Subdivision from TA Trans Ag to R-4 Highest Density Residential on lots 5 thru 55 and Lots 56 thru 97, and Outlots B, C, E, I, J, K, L and M located in the NE ¼ of Section 20, T-14-N, R-11-E of the 6th P.M. Sarpy County, NE. Generally located north of Meridian St. and west of S. 168th St.

Dan Giittinger gave the staff comments.

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

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve a Rezone for the Windsor West Subdivision from TA Trans Ag to R-4 Highest Density Residential. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

City of Gretna, 204 N. McKenna Ave., Gretna, NE 68028 requests approval of a change to the Future Land Use Map from Medium to High Density Residential to General Commercial for the Giles Pointe Replat 1 and Replat 2 Subdivisions on lots 1 thru 5 of Replat 1 and Lot 1 and Outlot A of Replat 2 located in the NW ¼ of the NW ¼ in Section 21, T-14-N, R-11-E of the 6th P.M., Sarpy County, NE. Generally located east of S. 180th St. and near Aurora St.

Dan Giittinger gave the staff comments.

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

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve a change to the Future Land Use Map from Medium to High Density Residential to General Commercial for the Giles Pointe Replat 1 and Replat 2 subdivisions. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

City of Gretna, 204 N. McKenna Ave., Gretna, NE 68028 approval of a change of Zoning for Giles Pointe Replat 1 and Replat 2 from TA Trans AG and R-2 Medium Density Residential to GC General Commercial on lots 1 thru 5 of Replat 1 and Lot 1 and Outlot A of Replat 2 located in the NW ¼ of the NW ¼ in Section 21, T-14-N, R-11-E of the 6th P.M., Sarpy County, NE. Generally located east of S.180th St. and near Aurora St.

Dan Giittinger gave the staff comments.

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

Motion by Bill Proctor, seconded by Kara Alexander to approve a change of zoning for Giles Pointe Replat 1 and Replat 2 from TA Trans AG and R-2 Medium Density Residential to GC General Commercial. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Consideration of Plans and Exact Costs for Public Park, Playground, and Recreational Facility Improvements by SID No. 192 (Ballena/Tiburon Estates).

Dan Giittinger gave the staff comments.

Applicant Representative Scott Loos was available for questions.

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

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve plans and exact costs for public park, playground, and recreational facility improvements by SID no. 192. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

ORDINANCES & RESOLUTIONS

Ordinance 2133 - Amending the MHDR Medium – High Density Residential land use narrative within the Future Land Use section of the Gretna Comprehensive Plan Update 2021. City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2133

An ordinance of the City of Gretna, Nebraska, amending the MHDR Medium-High Density Residential land use narrative within the future land use section of the Gretna Comprehensive Plan Update 2021; to declare a time when this ordinance shall take full force and effect; to repeal all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Kara Alexander, seconded by Bill Proctor to approve third reading of Ordinance 2133. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve and adopt Ordinance 2133. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Ordinance 2134 - Amending the Future Land Use Map of the Gretna Comprehensive Plan Update 2021 for the Giles Pointe Replat 1 and Giles Pointe Replat 2 Areas.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2134

An ordinance of the City of Gretna, Nebraska, amending the future land use map of the Gretna Comprehensive Plan Update 2021; to declare a time when this ordinance shall take full force and effect; to repeal all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Lauren Liebenritt, seconded by Bill Proctor to introduce and approve on first reading of Ordinance 2134. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Ordinance 2135 - Rezoning the Giles Pointe Replat 1 Subdivision Lots 1 – 5 and the Giles Pointe Replat 2 Subdivision Lot 1 and Outlot A, from TA Transitional Agriculture and R-2 Medium Density Residential Zoning Districts, to a GC General Commercial Zoning District.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2135

An ordinance of the City of Gretna, Nebraska, amending the official zoning map of the City of Gretna from TA Transitional Agriculture and R-2 Medium Density Residential Zoning Districts to a GC General Commercial Zoning District for the land being platted as the Giles Pointe Replat 1 Subdivision lots 1-5 and the Giles Pointe Replat 2 Subdivision lot 1 and outlot A, located in the northwest quarter of S21, T14N, R11 East of the 6th p.m., Sarpy County, Nebraska.

Motion by Bill Proctor, seconded by Kara Alexander to introduce and approve on first reading of Ordinance 2135. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Ordinance 2136 - Rezoning the Windsor West Subdivision Lots 5 – 55 and Lots 56 – 97 and Outlots B, C, E, I, J, K, L, and M, 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. 2136

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 Windsor West Subdivision Lots 5-55 and lots 56-97 and outlots B, C, E, I, J, K, L, and M, located in the northeast quarter of S20, T14N, R11 East of the 6th p.m., Sarpy County, Nebraska.

Motion by Kara Alexander, seconded by Bill Proctor to introduce and approve on first reading of Ordinance 2136. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Ordinance 2137 - Adopting the International Plumbing Code (IPC) 2021 Edition as Written and Amending Gretna Municipal Code Section 9-402.

City Attorney Jeff Miller read the ordinance by title.

Ordinance No. 2137

An ordinance of the City of Gretna, Nebraska adopting the International Plumbing Code (IPC) 2021 edition as written; to amend Section 9-403 of Article 4 of Chapter 9 of the City of Gretna Municipal Code; to repeal any ordinance in conflict herewith; and to provide a time which this ordinance shall take effect.

Motion by Bill Proctor, seconded by Kara Alexander to introduce and approve on first reading of Ordinance 2137. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Ordinance 2138 - Adopting the International Residential Code (IRC) 2021 Edition, the International Energy Conservation Code (IECC) 2018 Edition, the International Building Code (IBC) 2021 Edition, the International Fuel Gas Code (IFGC) 2021 Edition, the International Mechanical Code (IMC) 2021 Edition, and the International Existing Building Code (IEBC) 2021 Edition, and Amending Gretna Municipal Code Section 9-401.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2138

An ordinance to amend and adopt the International Residential Code (IRC) 2021 Edition; to adopt the International Energy Conservation Code (IECC) 2018 Edition; to adopt the International Building Code (IBC) 2021 Edition; to adopt the International Fuel Gas Code (IFGC) 2021 Edition; to adopt the International Mechanical Code (IMC) 2021 Edition; to adopt the International Existing Building Code (IEBC) 2021 Edition; to amend section 9-401 of article 4 of chapter 9 of the City of Gretna Municipal Code; to repeal any ordinance in conflict herewith; and to provide a time which this ordinance shall take effect.

Motion by Lauren Liebenritt, seconded by Kara Alexander to introduce and approve on first reading of Ordinance 2138. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Resolution 2-23(3) - Approving the Plans and Exact Costs for Public Park, Playground, and Recreational Improvements by S.I.D. No. 192 (Ballena/Tiburon Estates).

City Attorney Jeff Miller read the resolution by title.

Resolution no. 2-23(3)

A resolution of the Mayor and City Council of the City of Gretna, Nebraska, pursuant to Nebraska revised Statute § 31-740(3) approving plans and exact costs for public park, playground, and recreational facility improvements by Sarpy County Sanitary and Improvement District no. 192 (Ballena/Tiburon Estates).

Motion by Kara Alexander, seconded by Bill Proctor to approve and adopt of Resolution 2-23 (3). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

CURRENT BUSINESS

Action on Gretna Crossing YMCA Committee Appointments representing the City of Gretna.

- a) Appoint Kim Boone to the Coordinating Committee

Motion by Lauren Liebentritt, seconded by Bill Proctor to approve the Gretna Crossing YMCA committee appointments. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

b) Appoint Bill Proctor and Paula J. Dennison to the Interlocal Committee

Motion by Lauren Liebentritt, seconded by Kara Alexander to approve Bill Proctor and Paula J. Dennison to the Interlocal committee. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Pickleball Courts Contract

Motion by Lauren Liebentritt, seconded by Kara Alexander to approve the pickleball courts contract. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea Yea: 4, Nay: 0

Capehart Road and US Highway 6 Traffic Signal Improvements

- a) Review of Bids
- B) Award of Construction Contract to Vierregger Electric Co.

Motion by Bill Proctor, seconded by Kara Alexander to approve the award of the Capehart Rd and US Hwy 6 Traffic Signal Improvements contract to Vierregger Electric Co. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on new Manager Application for Walmart Liquor License

Motion by Lauren Liebentritt, seconded by Bill Proctor to approve new manager for Walmart Liquor License. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea Yea: 4, Nay: 0

EXECUTIVE SESSION – Litigation

Motion by Jeremy Westengaard, seconded by Kara Alexander to go into closed session at 7:36 pm for litigation. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Jeremy Westengaard, seconded by Kara Alexander to reconvene in open session at 7:51 pm. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea Yea: 4, Nay: 0

ADJOURNMENT

Motion by Jeremy Westengaard, seconded by Kara Alexander to adjourn. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0



CITY OF GRETNA, NEBRASKA

Mike Evans, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk

Signature Page
City Council Minutes
2-21-23