

# City of Gretna, Nebraska

City Council  
March 7, 2023

A meeting of the Gretna City Council was held on March 7, 2023. Mayor Evans announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. Absent: Lauren Liebenritt. Present: Kara Alexander, 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 March 7, 2023
- 2) Approval of Council Minutes for February 21, 2023
- 3) Approval of Claims
- 4) Approval of Amendment between Sarpy County, Nebraska Humane Society and Gretna.
- 5) Approval of Gretna Crossing Park Capehart Road Improvements and 204th & Capehart Road Improvements – JEO
  - a) Payment No. 1 - \$159,661.37 – Graham Construction, Inc.
- 6) Approval of Gruenther Ridge (Lots 1-155) Water Main Improvements – Vrba Construction Inc.
  - a) Pay Request No. 2 - \$176,672.65

### Claims

Abes ex 1,189.50; Aqua-Chem ex 1,260.57; Ashlnd Auto ex 369.30; Bkr & Tylr ex 1,936.41; Brgnkdv, LLC ex 41,954.00; Big Rig Rpr ex 1,016.00; Blck Hls ex 6,127.85; Blue Vily Pblc Sfty ex 1,320.00; Boss Shop ex 100.00; Crl Cnstrn ex 629.00; Cntr Pnt Lrg ex 189.96; Cntry Lk ex 375.70; Clng Edge Sltns ex 475.00; Core Tech ex 2,878.91; Cox ex 230.22; Dnk Emrg Equip ex 1,371.36; Dgtl Exprs ex 168.49; D Trout ex 150.00; Egle Eng Grp ex 35,586.39; Ess Scrns ex 141.12; Frwy Strs ex 67.90; Grhm Cnstrn Inc ex 159,661.37; Grtn Pysl ex 86,290.41; GT Mdwst ex 203.84; H&H Lwn ex 3,657.50; Inlnd Trk Rpr ex 1,028.10; K Koozer ex 269.00; Knpy ex 23.00; K Houfek ex 332.30; Lge of NE ex 1,615.00; L Ortiz ex 550.00; Lowe's ex 602.63; Menards ex 359.43; MUD ex 214.50; Md-Amrn Bnfts ex 75.00; Mdwst Lab ex 430.05; Mdwst Tape ex 125.93; Muni Sply ex 285.68; NE Pub Hlth Enviro ex 641.00; N Pierce ex 695.96; OPPD ex 307.71; One Cl Cncpt ex 240.94; P Dennison ex 200.25; Prt-A-Jn ex 85.00; Rose Equip ex 272.68; Sndry Fire Sply ex 19,948.00; Srp Co Treas ex 73,622.00; Snsrce ex 264.00; Shrwn-Willms ex 60.90; Suspnd It ex 5,727.50; T Tisdall ex 269.00; Trrcn Cnsltnts ex 2,718.00; Ty's ex 628.95; UW-Mdsn Conf Cntr ex 135.00; Verizon ex 1,582.29; Wrmr High Plns ex 399.99; VRBA Cnstrn ex 4,440.00; Wstrn Oil ex 1,386.42; Wex ex 123.72; Yng & Wht ex 7,468.22; Total ex 474,478.95

Motion by Bill Proctor, seconded by Kara Alexander to approve consent agenda. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

## **ORDINANCES & RESOLUTIONS**

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 Bill Proctor, seconded by Jeremy Westengaard to approve on second reading of Ordinance 2134. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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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 6<sup>th</sup> p.m., Sarpy County, Nebraska.

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve on second reading of Ordinance 2135. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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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 6<sup>th</sup> p.m., Sarpy County, Nebraska.

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve on second reading of Ordinance 2136. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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 Kara Alexander, seconded by Jeremy Westengaard to approve on second reading of Ordinance 2137. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1  
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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 Bill Proctor, seconded by Kara Alexander to approve on second reading of Ordinance 2138. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea  
Yea: 3, Nay: 0, Absent: 1

**CURRENT BUSINESS**

Action on Ground Lease Agreement with ALLO Gretna, LLC for City Property at Angus Street and South 204th Street.

Motion by Kara Alexander, seconded by Bill Proctor to approve Ground Lease Agreement with ALLO Gretna, LLC for City Property at Angus Street and South 204th Street. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1  
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Action on the Interlocal Agreement between Gretna, Sarpy County, and S.I.D. No. 363 (Highland Trails Subdivision) for Improvements to Cornhusker Road and South 216th Street.

Motion by Bill Proctor, seconded by Kara Alexander to approve the Interlocal Agreement between Gretna, Sarpy County, and SID No. 363 (Highland Trails Subdivision) for Improvements to

Cornhusker Road and South 216th Street. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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Action on 2023 Asphalt Street Repairs

1. Review of Bids
2. Award of Construction Contract to Pavers Inc

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the award of the 2023 Asphalt Street Repairs Construction Contract to Pavers Inc. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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Action on the City of Gretna and MAPA Memorandum of Understanding for the Western Sarpy Transportation Enhancement Plan (WE-STEP).

Motion by Jeremy Westengaard, seconded by Kara Alexander to approve the Memorandum of Understanding between the City of Gretna and MAPA for the Western Sarpy Transportation Enhancement Plan. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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Action on Utility Bill for Judy Bergman at 11719 S. 203rd St.

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve Judy Bergman water billing issue request. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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Action on Gretna Crossing Park Fitness Equipment Bids

1. Review of Bids
2. Award of contracts

Motion by Kara Alexander, seconded by Bill Proctor to approve and award Gretna Crossing Park Fitness Equipment contracts. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1


## ADJOURNMENT

Motion by Jeremy Westengaard, seconded by Kara Alexander to approve adjournment. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

CITY OF GRETNA, NEBRASKA

  
\_\_\_\_\_  
Mike Evans, Mayor

ATTEST:

  
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Tammy L. Tisdall, CMC  
City Clerk

