

# City of Gretna, Nebraska

City Council  
March 21, 2023

A meeting of the Gretna City Council was held on March 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 March 21, 2023
- 2) Approval of Council Minutes for March 7, 2023
- 3) Approval of Claims
- 4) Approval of Gretna Crossing Park – Passive Park Improvements – Sampson Construction
  - a) Payment No. 8 - \$184,609.00
- 5) Approval of Buffalo Creek Gravity Sewer, Force Main & Pumping Station Phase 2 – Vrba Construction Inc.
  - a) Pay Request No. 3 - \$85,980.54
- 6) Approval of Silver Oak Estates Water Main Improvements – Larson Backhoe Services
  - a) Pay Request No. 1 – \$ 160,476.95
- 7) Approval of Gretna Community Center – MCL Construction
  - a) Pay Request No. 17 - \$1,035,040.45

### Claims

Advncd Ofc ex 38.32; B Proctor ex 58.75; Bdy Bscs Ftns Equip ex 174.00; Blck Hls ex 2,792.98; BMI Jntrl ex 1,623.00; Bobcat ex 68,450.00; Cllgn ex 214.90; Cnta ex 397.44; Cox ex 841.67; Cty Omh Cshr ex 282,825.59; Egle Eng Grp ex 110,062.00; EMC Ins Co ex 3,135.00; Feld Equip ex 219.50; Grngr ex 246.64; Grtn Ace ex 528.40; Grtn Gas & Lb ex 5,104.00; Grtn Pysl ex 128,036.79; Hckry Frms ex 3,785.00; Hm Dpt ex 259.98; HRAM ex 120.00; Inlnd Trk Rpr ex 442.45; JDW Mdwst ex 14,755.00; Jn Deere Fin ex 54.78; JQ Off Equip ex 643.56; K Goff ex 1,002.24; KCL Grp Bnfts ex 803.86; Memrs by Lisa ex 75.00; Mitel ex 1,299.43; N Pierce ex 168.13; NE Lib Assoc ex 60.00; NE St Fire Mrshl ex 36.00; OCLC ex 95.99; Off Dpt ex 94.38; OPPD ex 34,302.63; O'Reilly ex 686.57; Pavers ex 654.86; Pinn Bnk ex 3,365.90; Ptny Bws ex 182.58; Pwrpln ex 1,200.00; Qlty Auto Rpr ex 282.70; Quill ex 24.79; Trrcn Cnsltnts ex 2,039.50; Verizon ex 1,145.69; Vrmr Hi Plns ex 293.96; Yng & Wht ex 5,784.05; Total ex 678,408.01

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve consent agenda. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Abstain (With Conflict), Westengaard: Yea Yea: 3, Nay: 0, Abstain (With Conflict): 1

## **PRESENTATIONS**

Sarpy County Sheriff's Representative  
City Auditor Gene Garrelts – Annual Audit Report  
Gretna Library Director Krissy Reed  
Gretna Fire Chief Rod Buethe  
Public Works Director Tyler Brooks - Lead Service Line Update

## **PUBLIC HEARINGS**

Sarpy County School District, Gretna Public Schools 11717 S. 216th St., Gretna, NE 68028  
Approval of a Preliminary and Final Plat and Rezone from TA Trans AG to R-2 for a Subdivision to be known as Giles Creek requests a platting of part of the NW ¼ lying north of RR ROW excluding RD and excluding Hawkins Addition in Section 20, T-14-N, R-11-E of the 6th PM Sarpy County, NE. Generally located South of Giles Road and East of S. 192nd Street.

Kristine Stokes gave the staff comments.  
Applicant Representative Dawn Hottory was available for questions.  
Mayor Evans opened the public hearing for comments. Hearing no further comments, Mayor Evans closed the public hearing.

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve a preliminary and final plate and rezone from TA Trans AG to R-2 for a subdivision to be known as Giles Creek. Motion carried.  
Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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City of Gretna, 204 N. McKenna Ave., Gretna, NE 68028 requests approval of a change in lot area required and impervious lot coverage in the R-3 High Density, R-4 Highest Density and MUC Mixed Use Commercial Zoning Districts for Multi-Family, Townhomes and Condominiums. Changes would allow a density of up to 20 units per acre in the R-3 Zoning District and up to 26 units per acre in the R-4 and MUC Zoning Districts. This would also increase the impervious area from 55% up to 65% in the R-3 District and from 55% up to 70% in the R-4 District.

Kristine Stokes gave the staff comments.  
Mayor Evans opened the public hearing for comments. After hearing no more comments, Mayor Evans closed the public hearing.

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve a change in lot area required and impervious lot coverage in the R-3 High Density, R-4 Highest Density and MUC Mixed Use Commercial Zoning Districts for Multi-Family, Townhomes and Condominiums. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

## **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 Lauren Liebenritt, seconded by Kara Alexander to approve third reading of Ordinance 2134. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve and adopt Ordinance 2134. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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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 Lauren Liebenritt, seconded by Kara Alexander to approve third reading of Ordinance 2135. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve and adopt Ordinance 2135. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0

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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 Kara Alexander, seconded by Lauren Liebenritt to approve third reading of Ordinance 2136. 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 2136.  
Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0  
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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 Bill Proctor to approve third reading of Ordinance 2137.  
Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Jeremy Westengaard to approve and adopt Ordinance 2137. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0  
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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 Jeremy Westengaard to approve third reading of Ordinance 2138. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Jeremy Westengaard to approve and adopt Ordinance 2138. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0  
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Ordinance 2139 - Amending Gretna Zoning Regulations 5.11.5(1), 5.11A.5(1), and 5.16.5(1) regarding the Height and Lot Requirements in the R-3 Medium Density Residential, the R-4

Highest Density Residential, and the MUC Mixed Use Commercial and Business Park Zoning Districts.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2139

An ordinance of the City of Gretna, Nebraska, amending sections 5.11.5(1), 5.11a.5(1), and 5.16.5(1) of the Gretna Zoning Regulations Update 2017 as adopted via City of Gretna Ordinances no. 2000 and no. 2115 regarding height and lot requirements in the R-3 Medium Density Residential Zoning District, the R-4 Highest Density Residential Zoning District, and the MUC Mixed Use Commercial and Business Park Zoning District; to repeal all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Bill Proctor, seconded by Lauren Liebenritt to introduce and approve first reading of Ordinance 2139. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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**CURRENT BUSINESS**

Action on Fireworks Applications for the July 4th Season

Gretna Friends of the Library	12110 Standing Stone Dr.
Gretna Optimist Club	12110 Standing Stone Dr.
Gretna Days Foundation	907 Village Square
Gretna Community Foundation	12004 Standing Stone Dr.
Gretna American Legion	9203 S. 145th St
Knights of Columbus	11350 Wickersham Blvd
Gretna Baseball Foundation	277 W. Gruenther Rd
Gretna Soccer Club	12130 S. 216th Plaza
Gretna Lions Club	10994 Hwy 6

Motion by Bill Proctor, seconded by Kara Alexander to approve the recommended fireworks applications. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Action on Upcoming Road Races and Street Closures:

1. Red Brick Run – April 15, 2023
2. Dragon Run – April 22, 2023

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve the street closure for the Red Brick Run road race on April 15, 2023 and the Dragon Run on April 22, 2023. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Action on the Subdivision, Sewer Connection, and Maintenance Agreements with S.I.D. No. 359 for the Gretna Landing Subdivision Lots 1 – 29 and Outlots A – G.

Motion by Jeremy Westengaard, seconded by Lauren Liebenritt to approve the Subdivision, Sewer Connection and Maintenance Agreements with SID No. 359 for the Gretna Landing Subdivision lots 1 - 29 and Outlots A - G. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on the First Amendment to the Purchase Agreement between the City of Gretna and Redwood USA LLC.

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve the First Amendment to the Purchase Agreement between the City of Gretna and Redwood USA LLC. Motion carried.

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

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Action on City of Gretna Wage Study Consultant Selection.

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the City of Gretna Wage Study Consultant Selection for Capital City Concepts, LLS. Motion carried. Alexander:

Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Action on Southwest Sanitary Sewer Improvements

1. Review of Bids
2. Award of Construction Contract to United Utilities & Excavation Inc.

Motion by Lauren Liebenritt, seconded by Jeremy Westengaard to approve the Southwest Sanitary Sewer Improvements construction contract with United Utilities & Excavation Inc. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Action on The Ridge Water Main Improvements

1. Review of Bids
2. Award of Construction Contract to NL&L Inc.

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve The Ridge Water Main Improvements construction contract with NL&L Inc. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Action on Adding new Gretna Fire Department Volunteers

- 1) Hayden White
- 2) Gregory Matya
- 3) Jennifer Reiche
- 4) Dylan Seimers
- 5) Coy Petersen
- 6) Sarah Graslewicz
- 7) Ryan Xiques

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve the new Gretna Fire Department Volunteers. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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## **ADJOURNMENT**

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

CITY OF GRETNA, NEBRASKA



Mike Evans, Mayor

ATTEST:



Tammy L. Tisdall, CMC  
City Clerk

