

City of Gretna, Nebraska

City Council

April 5, 2022

A meeting of the Gretna City Council was held on April 5, 2022. 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, 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

A) Approval of Consent Agenda:

- 1) Approval of Agenda for April 5, 2022
- 2) Approval of Council Minutes, March 15, 2022
- 3) Approval of Claims
- 4) Approval of Gretna Crossing Park – Ruff Grading
 - a) Pay Request No. 6 – \$27,975.00
- 5) Approval of Gretna Crossing Rec and Aquatic Center – DLR Group
 - a) Pay Request – \$18,711.90
- 6) Approval of Gretna Crossing Park – JEO Consulting
 - a) Task Order #1 Grading, Roadway and Utilities - \$3,085.25
 - b) Task Order #2 Capehart Road - \$2,563.99
 - c) Task Order #3 Ball Fields and Passive Park - \$16,385.00
- 7) Approval of Tiburon Sub-basin Interceptor Sewer Phase 3 – Part 2 (South) – Vrba Construction Inc.
 - a) Pay Request No. 9 – \$208,466.14
- 8) Approve of Tiburon Sub-basin Interceptor Sewer Phase 3 Control Panel – HOA Solutions
 - a) Pay Request No. 3 - \$13,572.22
- 9) Highway 6/31 & Lincoln Road Highway Improvements – Midwest DCM
 - a) Pay Request No. 5 – \$221,687.09
- 10) Well No. 9 and Well House – Contract No.1 - Sargent Drilling
 - a) Pay Request No. 3 – \$51,465.60
- 11) Standing Stone Outfall Sewer Improvements – Judds Bros. Construction Co.
 - a) Pay Request No. 2 – \$63,977.05
- 12) Gretna Crossing Park Ball Fields – MCL Contruction
 - a) Change Order #4 – Sanitary Sewer Revision due to Lowering Fiber Optic Line at \$0.00 cost
 - b) Change Order #5 – Regrading due to lowering existing AT&A fiber line at \$0.00 cost
 - c) Change Order #6 – Furnish and Install Foundations for Athletic Field Lighting – (+)\$178,467.00
 - d) Change Order #8 Removal of all Curb Stops – (-)\$19,404.00
 - e) Change Order #9 – Revised Scoreboard Controls – (+)\$1,254.00

- f) Change Order #10 – Electrical Service to Soccer Building – (+)\$16,129.51
- g) Change Order #11 – OPPD to install power from transformer to OPPD switch – (+)\$12,946.04
- h) Change Order #12 – Add yard hydrant to storage shed – (+)\$1,213.00
- i) Change Order #14 – Credit for Field Surface Installation – (-)\$300,000.00

Claims

Abes ex 893.50; AGSN, PC ex 380.00; Amr-Tch Ind ex 1,418.75; Aqua-Chem ex 1,004.87; Barco Prod ex 997.00; Bkr & Tylr ex 1,780.97; Blck Hls ex 2,188.10; Bobcat ex 151.67; CCS Prsntn Systm ex 630.00; Cmmns Sls & Serv ex 3,965.78; Cnflunc Inc ex 44,140.02; Cnta ex 77.07; Cntr Pnt Lrg ex 185.16; Cntry Lk ex 695.39; Core Tech ex 22,936.39; Cox ex 2,688.25; Crnhskr Intl ex 327.59; Crshn-It Inc ex 3,073.16; Cty Omh Cshr ex 245,297.84; D Dring ex 280.00; D Meurer ex 21.00; DH Pace Srv ex 154.00; Dnk Emrg Equip ex 328.00; Frfld Inn ex 219.90; GFOA ex 160.00; Grnta Santn ex 2,000.00; Grt Plns Spnshps ex 16,000.00; Grtn Dys Fndtn ex 10,000.00; Grtn Gde & Nws ex 323.24; Grtn Pyrl ex 66,529.93; Hdro Optmztn ex 725.00; Hghs Mlch ex 1,260.00; Hskr Dsl ex 386.39; J Keepers ex 202.28; JEO ex 27,921.79; Kubota ex 27.48; L Blum ex 100.00; L Ortiz ex 687.50; Libwrks ex 49.00; Lowe's ex 298.97; Lry Vglr Trckng ex 8,708.38; M Ragatz ex 33.46; Menards ex 675.47; Mrtn Mrtt Mtrls ex 21,289.85; Mtl Of Omh ex 1,229.43; MUD ex 204.27; Muni Code Serv ex 105.00; N Pierce ex 707.51; NE Pub Hlth Enviro ex 279.00; No Lmts Tree ex 2,400.00; Occ Hlth Ctr ex 72.00; Olm & Pry ex 27,462.00; One Cl Cncpt ex 536.98; OPPD ex 323.40; P Dennison ex 209.30; Prmr Elec ex 164.00; Ptny Bws ex 80.74; Quill ex 436.50; Rmda Conf Cntr ex 464.75; Schfrs Mfg ex 1,323.30; Siteone Lndscp Sply ex 24,094.82; Sltn One ex 809.47; Srpy Co Fiscl Admn ex 32,542.61; Srpy Co Mtrs ex 24,500.00; Srpy Co Treas ex 78,174.18; T Tisdall ex 167.90; Thle Geotech ex 11,166.00; Trd Wll Plt ex 1,980.00; Trk Dsgn Grp ex 1,005.00; Uline ex 75.00; USA BI Bk ex 325.17; Verizon ex 1,356.76; Vrrggr Elec ex 6,895.00; Wells Frgo ex 364.00; Wex ex 60.68; Wrld Trd Prs ex 204.00; Yng & Wht ex 7,253.26; Total ex 718,185.18

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

PUBLIC HEARINGS

City of Gretna, 204 N McKenna Ave, Gretna NE 68028 requesting approval of an annexation to the City of Gretna of land currently within the City of Gretna Extraterritorial Jurisdiction with Ordinance 2110 to include Sanitary and Improvement District No. 87 of Sarpy County, Nebraska, and the Subdivisions as surveyed, platted and recorded in Sarpy County, Nebraska known as Boundless, the Meadows II, the Meadows II Replat 1, the Meadows II Replat 2, and the Meadows II Replat 3, and Tax Lot 2A in Section 24, Township 14 North, Range 11 East, all located in the Southwest Quarter of Section 24, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, together with the entirety of all public streets, highways, and public right-of-ways within the annexed area, except and excluding and not annexing any adjacent U.S. Interstate 80 right-of-way.

Staff comments were given by City Administrator Paula Dennison.

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

Motion by Bill Proctor, seconded by Kara Alexander to move forward with the annexation of SID 87. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 0

ORDINANCES & RESOLUTIONS

Ordinance 2110 – Annexing the Meadows II (S.I.D 87) & Tax Lot 2A of the Section 24-Township 14 North-Range 11 East of the 6th P.M. located adjacent to Interstate 80 and 144th Street
Jeff Miller read the ordinance by title.

Ordinance no. 2110

An ordinance of the City of Gretna, Nebraska, annexing and extending the corporate limits of the City of Gretna to include the real estate which is generally described as Sanitary and Improvement District no. 87 of Sarpy County, Nebraska and the subdivisions as surveyed, platted and recorded in Sarpy County, Nebraska known as boundless, the Meadows II, the Meadows II Replat 1, the Meadows II Replat 2, and the Meadows II Replat 3, and Tax Lot 2a in Section 24, Township 14 North, Range 11 East, all located in the Southwest Quarter of Section 24, Township 14 North, Range 11 East of the 6th p.m., Sarpy County, Nebraska, together with the entirety of all public streets, highways, and public right-of-ways within the annexed area, except and excluding and not annexing any adjacent U.S. Interstate 80 right-of-way, and which is more specifically described hereinafter in this ordinance; and to provide an effective date hereof.

Motion by Jason Stahr, seconded by Bill Proctor to introduce and approve first reading of Ordinance 2110. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea
Yea: 3, Nay: 0, Absent: 0

Ordinance 2112 – Amending the City of Gretna Zoning Regulations by Adopting a New Section 5-27 Destination District – Vala’s Pumpkin Patch
Jeff Miller read the ordinance by title.

Ordinance no. 2112

An ordinance of the City of Gretna, Nebraska, amending the Gretna Zoning Regulations Update 2017 as adopted via City of Gretna Ordinance no. 2000 so as to adopt a new Destination District – Vala’s Pumpkin Patch; to repeal all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Jason Stahr, seconded by Kara Alexander to introduce and approve first reading of Ordinance 2112. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 0

Ordinance 2113 – Amending the Gretna Comprehensive Plan Update 2020 to Adopt and Incorporate The Crossings Corridor Master Plan and its Future Land Use Plan and to Amend and Extend The Crossings Corridor Overlay Area
Jeff Miller read the ordinance by title.

Ordinance no. 2113

An ordinance of the City of Gretna, Nebraska, amending the Gretna Comprehensive Plan Update 2020 so as to adopt and incorporate therein the Crossings Corridor Master Plan and to amend the future land use plan for the Crossings Corridor Master Plan area; to amend and extend the Crossings Corridor overlay area as established by City of Gretna Ordinance no. 2100 and provide that all planning, development, and subdividing of the properties therein are subject to the guidelines and requirements of the Crossings Corridor Master Plan; to repeal all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Jason Stahr, seconded by Kara Alexander to introduce and approve first reading of Ordinance 2113. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 0

Ordinance 2114 – Amending the Definition of Kitchen in Section R202 of the IRC 2018 Edition
Jeff Miller read the ordinance by title.

Motion by Bill Proctor, seconded by Jason Stahr to introduce and approve first reading of Ordinance 2114. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 0

Resolution 4 – 22 (1) – Authorizing a Grant Application to the Recreation Area Development Program
Jeff Miller read the resolution by title.

RESOLUTION 4 - 22 (1)

WHEREAS: the Papio-Missouri River Natural Resources District (District) has several cost-share programs available to assist government agencies in addressing natural resources problems and to increase recreational opportunities; and,

WHEREAS: the Recreation Area Development (RAD) Program is an authorized program of the District that provides financial assistance to units of governments to establish, develop, and improve public recreation areas; and,

WHEREAS: the city of Gretna is an eligible unit of government authorized to file an application under the District's RAD Program with the statutory authority and capability to develop and manage to the public recreation area; and,

WHEREAS: the City of Gretna is in the process of developing Gretna Crossing Park, a new 157.59±-acre municipal park in the southeast section of the city; and,

WHEREAS: the Gretna Crossing Park Master Plan calls for the development of public restroom facilities within the central portion of the Park. The new 550± square foot, \$348,508 concrete block public restroom building will be fully ADA accessible and equipped with three fixtures per gender, and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRETNA, NEBRASKA, THAT:

the City Council has reviewed and supports the submittal of an application to the District, requesting \$50,000 in RAD funds to cost share the development of the Area. Further, the City agrees to:

- 1) serve as Project Sponsor for the Project,
- 2) obtain all necessary permits for the construction of the project,
- 3) provide all future operations and maintenance of the Nature Area for a minimum of 50-years,
- 4) control all erosion of the site during construction,
- 5) hold the District free from damages and claims due to the construction, operation, or maintenance of the Area, and
- 6) pay the entire cost to develop the Area before seeking reimbursement from the District.

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

CURRENT BUSINESS

Discussion on Cold Beverage Sponsorship for the Gretna Crossing Park Recreation and Aquatics Center

Action on Subdivision, HOA Maintenance, and Sewer Connection Agreements with SID no. 356 for the Lincoln Ridge Subdivision Lots 1 – 99 and Outlots A – E

Motion by Bill Proctor, seconded by Kara Alexander to approve the subdivision, maintenance and sewer connection agreements for Lincoln Ridge. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 0

Action on Subdivision, HOA Maintenance, and Sewer Connection Agreements with SID no. 361 for the Gruenther Ridge Subdivision Lots 1 – 162 and Outlots A – G

Motion by Bill Proctor, seconded by Kara Alexander to approve the subdivision, maintenance and sewer connection agreements for Gruenther Ridge. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 0

Action on Special Designated Liquor License for Gretna Wine & Spirits for April 30, 2022
Motion by Jason Stahr, seconded by Bill Proctor to approve the special designated liquor license for Gretna Wine & Spirits on April 30, 2022. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 0

Action on Employee Transfer from Technical Services Librarian to Young Adult Librarian
1) Heba Zaheer

Motion by Jason Stahr, seconded by Kara Alexander to approve the employee transfer for Heba Zaheer. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 0

Gretna Crossing Park Offsite Sanitary Sewer

- 1) Review of Bids
- 2) Approval to award Construction Contract

Motion by Jason Stahr, seconded by Bill Proctor to award the bid to Vrba Construction. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 0

Action on Adding new Gretna Fire Department Volunteers

- 1) Carson Craig
- 2) Nicole Heyen
- 3) Jesse Bernard

Motion by Jason Stahr, seconded by Kara Alexander to approve the new members to the Gretna Volunteer Fire Department. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea

Yea: 3, Nay: 0, Absent: 0

Action on request from JEO for additional services increase due to scope of project and to reallocate fees within the project

Motion by Jason Stahr, seconded by Bill Proctor to approve the JEO requests for additional services increase and reallocation of fees within the project. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 0

ADJOURNMENT

Motion by Jason Stahr, seconded by Kara Alexander to adjourn. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea. Yea: 3, Nay: 0, Absent: 0

CITY OF GRETNA, NEBRASKA

Mike Evans, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk