

City of Gretna, Nebraska

City Council
April 18, 2023

A meeting of the Gretna City Council was held on April 18, 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 April 18, 2023
- 2) Approval of Council Minutes, April 4, 2023
- 3) Approval of Claims
- 4) Approval of Gretna Crossing Park – JEO
 - a) Capehart Road Improvements – Invoice 140187 - \$16,162.50
 - b) 204th & Capehart Rd Improvements – Invoice 140187 - \$6,237.50
 - c) Baseball/Softball Fields & Passive Park Amenities – Invoice 140243 – \$5,622.00
- 5) Approval of 2021 Gretna Crossing Park Capehart Road Improvements and 204th & Capehart Road Improvements – JEO
 - a) Graham Construction – Payment No. 2 - \$135,346.66
- 6) Approval of Gretna Crossing Park Passive Park Improvements – Sampson Construction Inc.
 - a) Pay Application No 9 - \$534,774.00
- 7) Approval of Gretna Crossing Park – JEO
 - a) Capehart Road Improvements – Invoice 139417 - \$13,392.00
 - b) 204th & Capehart Rd Improvements – Invoice 139417 - \$4,862.00
 - c) Baseball/Softball Fields & Passive Park Amenities – Invoice 139561 – \$26,749.50
- 8) Buffalo Creek Gravity Sewer, Force Main & Pumping Station Phase 2 – Vrba Construction Inc.
 - a) Pay Request No. 3 – \$ 180,966.96
- 9) Silver Oak Estates Water Main Improvements – Larson Backhoe Services
 - a) Pay Request No. 2– \$ 139,438.16

Claims

Advncd Ofc ex 54.81; A Black ex 13.50; Aqua-Chem ex 1,012.12; Brgnkdv, LLC ex 29,160.00; Blck Hls ex 6,639.17; BMI Jntrl ex 1,623.00; Bobcat ex 340.15; Cln Grp ex 75.00; Cntry Lk ex 82.69; Christn Hms ex 44.98; Cnta ex 75.34; Clng Edge Sltns ex 475.00; Cncrt Sply ex 712.50; Core & Main ex 1,150.61; Core Tech ex 905.96; Cox ex 177.61; Crch Rec ex 20,000.00; Cilgn ex 150.65; Cmmns SlS & Serv ex 1,248.75; DR Hrtn, NE ex 89.96; Data Docs ex 590.00; Ecno Sgns ex 136.24; Feld Equip ex 15,970.00; Ess Scrns ex 208.65; Gtwy Elec ex 424.80; Gsmn Law ex 2,984.03; GP Flick ex 2,100.00; Grhm Cnstrn Inc ex 135,346.66; Grhm Tire ex 407.26; Grtn Ace ex 1,257.08; Grtn Chmbr of Comm ex 450.00; Grtn Gas & Lb ex 3,974.03; Grtn Ins Ag ex 400.00; Grtn Pysl ex 126,799.43; Grw Srpj ex 25.00; Hmlton Equip ex 1,006.05; Hskr Dsl ex

6,710.97; JDW Mdwst ex 11,030.00; J Lockwood ex 54.37; JEO ex 73,025.50; Jn Deere Fin ex 7,393.73; J Corso ex 43.18; Knpy ex 58.00; KCL Grp Bnfts ex 312.03; Knoll ex 42,434.76; K Faris ex 120.00; Lrsn Bckhe Srvc ex 299,915.11; Lne Chrstnsn Co ex 9,690.00; Menards ex 227.11; Md-Amrn Bnfts ex 75.00; Mdwst Lab ex 461.56; Mdwst Tape ex 41.23; Mitel ex 1,289.32; Mntmrn Lndscp ex 22,575.00; Muni Sply ex 2,476.73; NE Dept of Rev - Keno ex 9,372.00; N Luhri ex 45.93; NMC ex 79.90; Occ Hlth Ctr ex 195.00; Off Dpt ex 1,228.52; OPPD ex 33,105.51; One CI Cncpt ex 451.70; O'Reilly ex 409.68; Pttn Equip Co ex 2,040.00; Pinn Bnk ex 7,576.48; Prt-A-Jn ex 85.00; Prmr Elec Inc ex 410.00; Quill ex 849.43; Rose Equip ex 1,624.38; Smprsn Cnstrn ex 534,774.00; Sndry Fire Sply ex 200.00; Sec Equip ex 595.00; Shwcs Hms ex 44.98; Shp Grdn ex 800.00; Siteone Lndscp Sply ex 302.87; Trrcn Cnsltnts ex 2,037.75; THI Bldrs ex 44.98; Trk Dsgn Grp ex 1,340.00; Two Rvrs Pmpg ex 393.75; Uline ex 277.07; UW-Mdsn Conf ex 135.00; VRBA Cnstrn ex 188,394.56; Wstrn Oil ex 1,336.43; Yng & Wht ex 7,489.25; Total ex 1,629,683.80

Motion by Kara Alexander, 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 Library Director Krissy Reed
Gretna Fire Chief Rod Buethe

PUBLIC HEARINGS

Windsor East Development, LLC 3803 N. 153rd Street, Suite 201, Omaha, NE 68116 requesting approval of a Rezoning request from R-4 Highest Density Residential to FX Flex Space on Outlot H, Windsor East located at the Northwest corner of South 180th Street and Giles Road.

Kristine Stokes gave the staff comments.

Applicant Representative Josh Siel was available for questions.

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

Motion by Jeremy Westengaard, seconded by Lauren Liebenritt to approve a rezoning from R-4 Highest density residential to FX Flex Space on Outlot H, Windsor East. Motion carried.

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

Samantha Harshbarger 10521 S. 176th Street, Omaha, NE 68136 requesting approval of a Conditional Use Permit for automotive sales and repairs in the DC Downtown Commercial Zoning District. Property located at 608 W. Angus Street, legally described as Lots 4 - 6 Block 13, Gretna.

Kristine Stokes gave the staff comments.

Applicant Representative Samantha and Nick Harshbarger were available for questions.

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 Conditional Use Permit for automotive sales and repairs in the DC Downtown Commercial Zoning District subject to meeting

staff, planning commission and attorney comments. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

El Jamal Properties, LLC 5814 S. 174th Street, Omaha, NE 68135 requesting approval of a Revised Final Plat for a Subdivision known as Southern Pines Replat 6, Lots 1 and 2 Inclusive. A tract of land being all of Lot 2, Southern Pines Replat 5, a Subdivision located in the NE ¼ of the NE ¼ of Section 21, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska. Generally located at South 168th Street and Giles Road.

Kristine Stokes gave the staff comments.

Applicant Representative Jeff Stoll was available for questions.

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

Motion by Jeremy Westengaard, seconded by Kara Alexander to approve a Revised Final Plat for a Subdivision known as Southern Pines Replat 6, Lots 1 and 2 Inclusive subject to staff comments. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea Yea: 4, Nay: 0.

Brooke Morgan 19059 Greenleaf Street, Omaha, NE 68136 requesting approval of a Conditional Use Permit for an in-home daycare, providing care for up to 12 children in the R-2 Medium Density Residential Zoning District. Property located at 19059 Greenleaf Street, legally described as Lot 25 Whitetail Creek.

Kristine Stokes gave the staff comments.

Applicant Representative Brooke Morgan 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 Conditional Use Permit for an in-home daycare, providing care for up to 12 children in the R-2 Medium Density Residential Zoning District. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea Yea: 4, Nay: 0

ORDINANCES & RESOLUTIONS

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 Kara Alexander to approve on third reading of Ordinance 2139. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve and adopt Ordinance 2138. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

Ordinance 2140 - Rezoning from a TA Transitional Agriculture Zoning District the Land being Platted as the Magnolia Subdivision, to an R-2 Medium Density Residential Zoning District for Lots 71 – 175 and Outlots C and D, and to an R-3 High Density Residential Zoning District for Lots 1 – 19 and 57 – 70 and Outlots A and B, and to an R-4 Highest Density Residential Zoning District for Lots 20 – 56.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2140

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, R-3 High Density Residential, and R-4 Highest Density Residential Zoning Districts for the land being platted as the Magnolia Subdivision lots 1-175 and outlots A-D, located in the northeast quarter of S32, T14N, R11 east of the 6th p.m., Sarpy County, Nebraska.

Motion by Kara Alexander, seconded by Bill Proctor to approve on second reading of Ordinance 2140. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

Ordinance 2141 - Amending the Amendments to the International Residential Code (IRC) 2021 Edition as Adopted by City of Gretna Ordinance No. 2138.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2141

An ordinance of the City of Gretna, Nebraska, amending the amendments made to the International Residential Code (IRC) 2021 edition as adopted by City of Gretna ordinance no. 2138; 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 Introduce and waive three readings of Ordinance 2141. 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 2141. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

Action on the Revised 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 Kara Alexander, seconded by Jeremy Westengaard to approve the revised 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 carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Interlocal Agreement with Sarpy County regarding Building and Electrical Inspectors.

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve the Interlocal Agreement with Sarpy County regarding Building and Electrical Inspectors. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Purchase of a John Deere Wheel Loader via Sourcewell Pricing.

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve purchase of a John Deere Wheel Loader via Sourcewell Pricing. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

EXECUTIVE SESSION – Real Estate Negotiations

Motion by Lauren Liebenritt, seconded by Jeremy Westengaard to go into closed session at 7:19 pm for real estate negotiations. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Kara Alexander to reconvene in open session at 7:39 pm. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

ADJOURNMENT

Motion by Kara Alexander, seconded by Lauren Liebenritt 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