

# City of Gretna, Nebraska

City Council  
May 16, 2023

A meeting of the Gretna City Council was held on May 16, 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 May 16, 2023
- 2) Approval of Council Minutes for May 2, 2023
- 3) Approval of Claims
- 4) Approval of Gretna Crossing Park – JEO Consulting
  - a) Capehart Road Improvement – Invoice No. 140958 - \$67,348.25
  - b) Baseball/Softball Fields and Passive Park – Invoice No. 140963 - \$18,188.00
- 5) Approval of Buffalo Creek Gravity Sewer, Force Main & Pumping Station Phase 2 – Vrba Construction Inc.
  - a) Change Order No. 1 – (+)\$29,039.00
  - b) Pay Request No. 5 – \$ 170,899.52
- 6) Approval of Gretna Crossing Park Offsite Sanitary Sewer – Vrba Construction Inc.
  - a) Change Order No. 1 (Final) – (+)\$6,844.00
  - b) Pay Request No. 5 (Final) – \$53,744.00
- 7) Approval of Harvest Creek and Lincoln Road Water Main Improvements - Cedar Construction
  - a) Pay Request No. 1 – \$252,667.12
- 8) Approval of Gretna Crossing Park – JEO Consulting
  - a) Capehart Road Improvements and 204th & Capehart Road Improvements – Graham Construction – Pay App No. 3 - \$555,866.36
- 9) Approval of Gretna Community Center – MCL Construction
  - a) Pay Request No. 19 - \$1,364,633.52
- 10) Approval of Gretna Crossing Park – Passive Park Improvements – Sampson Construction
  - a) Pay Application No. 10 - \$518,065.00

### Claims

Advncd Ofc ex 137.29; Aqua-Chem ex 1,731.17; Bkr & Tylr ex 827.67; Bick Hls ex 2,500.06; BMI Jntrl ex 1,623.00; Bobcat ex 285.00; BSN Sprts ex 59.97; Crl Cnstrn ex 4,010.90; Cntr Pnt Lrg ex 189.96; Cnta ex 454.06; Cty Omh Cshr ex 283,409.81; Cng Edge Sltns ex 475.00; Cnctr Sply ex 954.00; Core Tech ex 13,486.45; Cox ex 693.36; Crch Rec ex 2,845.00; Cllgn ex 186.30; Cmmns SlS & Serv ex 858.63; D Campbell ex 31.82; DH Pace Srv ex 196.50; Fstsgn ex 242.15; Gsmn Law ex 3,510.00; Grt Plns Nrsry ex 1,315.00; Grt Plns Spnshps ex 3,450.00; Grtn Ace ex 1,106.46; Grtn Chmbr of Comm ex 30.00; Grtn Gas & Lb ex 3,812.43; GT Mdwst ex 5.04; H&H Lwn ex 1,031.00; Hmlton Equip ex 450.92; Hvr's Auto ex 974.53; Grtn Pyrl ex 111,812.08; Hotsy Equip ex 657.18; Hghs Mlch ex 1,540.00; Hdro Optmztn ex 322.50; JQ Off

Equip ex 977.22; J Kinman ex 16.00; JDW Mdwst ex 8,905.00; Jck & Co ex 44.98; Jhnsn Cntrl ex 34,282.44; Knpy ex 28.00; KCL Grp Bnfts ex 356.98; Krstn Cnstrn ex 16,279.64; Lgcy Hms ex 35.37; Lowe's ex 160.81; Mcqn Equip ex 2,365.26; Md-Amrn Bnfts ex 75.00; Mdwst Lab ex 412.06; Mitel ex 978.16; Mntmrn Lndscp ex 2,225.00; Muni Sply ex 1,470.87; Mrphy Trtr & Equip ex 223,070.00; NE Elec ex 121.00; Nch Acdmy ex 2,200.00; N Pierce ex 1,951.28; Occ Hlth Ctr ex 273.00; OCLC ex 95.99; Off Dpt ex 164.65; OPPD ex 36,960.94; Omh SIng ex 345.81; One CI Cncpt ex 659.38; O'Reilly ex 335.73; P Gaudreault ex 45.07; Pavers ex 492.24; Phys Lab Serv ex 106.00; Pinn Bnk ex 7,525.31; Prt-A-Jn ex 85.00; Srpy Chmbr ex 25.00; Scht Elec & Cntrg ex 262.80; Siteone Lndscp Sply ex 111.11; St Ptrk Chrch ex 29.07; S Gross ex 60.00; Tag Ink & Thrđ ex 2,336.80; Hm Dpt ex 377.01; Thle Geotech ex 5,180.00; TK Elvtr Corp ex 206.46; T Brooks ex 20.00; Uline ex 390.07; UMB Bk ex 550.00; Verizon ex 217.59; V Karfias-Douvlis ex 16.86; VRBA Cnstrn ex 32,113.59; Wells Frgo ex 364.00; Wstrn Oil ex 1,292.90; Yng & Wht ex 5,897.15; Total ex 837,709.84

Motion by Bill Proctor, seconded by Kara Alexander to approve consent agenda including additional claim. 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

## **PUBLIC HEARINGS**

Fleet Farm Group, LLC, c/o Quantum Real Estate, LLC located at 1925 N. 120th Street, Omaha, NE 68154 is requesting approval of a Conditional Use Permit for a retail store with farm and agriculture products and supplies; auto services and supplies; home and household products and supplies; outdoor sporting goods; lawn and garden products and supplies; food and clothing; home improvement products; marine, power sports, trailer, and towing products; and outdoor seasonal sales located on Lot 27, Gretna Landing. Generally located on the northwest side of South 192nd Street and Highway 370.

Kristine Stokes gave the staff comments.

Applicant Representative Scott Brown was 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 a retail store with farm and agriculture products and supplies; auto services and supplies; home and household products and supplies; outdoor sporting goods; lawn and garden products and supplies; food and clothing; home improvement products; marine, power sports, trailer, and towing products; and outdoor seasonal sales. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Fleet Farm Group, LLC, c/o Quantum Real Estate, LLC at 1925 N. 120th Street, Omaha, NE 68154 requesting approval of a Conditional Use Permit for a convenience store with fuel dispensers, a double drive-through car wash, a propane filling station, and propane sales. Lot 24, Gretna Landing. Generally located on the northwest side of South 192nd Street and Highway 370.

Kristine Stokes gave the staff comments.

Applicant Representative Scott Brown 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 a Conditional Use Permit for a convenience store with fuel dispensers, a double drive-through car wash, a propane filling station, and propane sales. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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McCune Development at 11550 I Street, Suite 200, Omaha, NE 68137 is requesting approval of a Final Plat for Buffalo Creek Industrial Lots 1 through 12, Inclusive, and Outlots A and B. Generally located northwest of South 192nd Street and Platteview Road. Located on Buffalo Creek Industrial Lots 1 through 12, Inclusive, and Outlots A and B, inclusive, being a platting of part of the east half of the southeast quarter of Section 18, Township 12 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, except that part taken for right-of-way.

Kristine Stokes gave the staff comments.

Applicant Representative Joe Flaxbeard 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 Jeremy Westengaard to approve a Final Plat for Buffalo Creek Industrial Lots 1 through 12, Inclusive, and Outlots A and B. Generally located northwest of South 192nd Street and Platteview Road contingent upon staff and county surveyor comments. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

## **ORDINANCES & RESOLUTIONS**

Ordinance 2142- Rezoning Outlot H of the Windsor East Subdivision from an R-4 Highest Density Residential Zoning District to an FX Flex Space Zoning District.

City Attorney Jeff Miller read the ordinance by title.

### **Ordinance no. 2142**

An ordinance of the City of Gretna, Nebraska, amending the official zoning map of the City of Gretna from an R-4 Highest Density Residential Zoning District to an FX Flex Space Zoning District for the land platted as Outlot G of the Windsor East Subdivision located in the southeast quarter of S16, 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 Ordinance 2142. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Ordinance 2143 - Rezoning from a TA Transitional Agriculture Zoning District to an R-4 Highest Density Residential Zoning District the Land being Platted as the Cedar Hollow South Subdivision Lots 1 – 3 and Outlots A and B.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2143

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 Cedar Hollow South Subdivision lots 1-3 and outlots A and B, located in the southeast quarter of S16, T14N, R11 east of the 6<sup>th</sup> p.m., Sarpy County, Nebraska.

Motion by Bill Proctor, seconded by Jeremy Westengaard to introduce and approve on first reading of Ordinance 2143. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Resolution 5-23(1) - Approving the Sarpy County and Cities Wastewater Agency Proposed FY2023-2024 Budget.

Resolution no. 5-23 (1)

A resolution of the Mayor and City Council of the City of Gretna, Nebraska approving the Sarpy County and Cities Wastewater Agency proposed FY2023-2024 budget

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve and adopt Resolution 5-23 (1). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea Yea: 4, Nay: 0

**CURRENT BUSINESS**

Action on the Subdivision Agreement for the Appleseed Acre Subdivision.

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the subdivision agreement for the Appleseed Acre Subdivision. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Action on the Subdivision and Maintenance Agreements with S.I.D. No. 375 for the Buffalo Creek Industrial Subdivision Lots 1 – 12 and Outlots A and B.

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve the subdivision and maintenance agreements with S.I.D. No. 375 for the Buffalo Creek Industrial Subdivision Lots 1 - 12 and Outlots A and B. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Action on Gretna Landing (formerly Kayda Corner Phase 1 and 2) Water Main Improvements - Kersten Construction

1) Change Order No. 1 – (+)\$141,909.15

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve the Kayda Corner Phase 1 and 2 Water Main Improvements Change Order No. 1 - (+)\$141,909.15. Motion carried.

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

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Action on Gretna Crossing Park Capehart Road Improvement Project – Graham Construction.

1) Change Order No. 1 – (+)\$24,130.41

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve Gretna Crossing Park Capehart Road Improvement Project Change Order No. 1 for (+) \$24,130.41. Motion carried.

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

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Action on the Subdivision and Sewer Connection Agreements with the Gretna School District for the Cedar Hollow South Subdivision Lots 1 – 3 and Outlots A and B and Gretna Elementary School #8.

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the subdivision and sewer connection agreements with the Gretna School District for the Cedar Hollow South Subdivision Lots 1 - 3 and Outlots A and B and Gretna Elementary School #8. Motion carried.

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

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Action on change of publisher of Legal notices from Gretna Guide to Sarpy County Times.


Motion by Bill Proctor, seconded by Jeremy Westengaard to approve the change of publisher of Legal notices from Gretna Guide to Sarpy Times. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

#### ADJOURNMENT


Motion by Lauren Liebenritt, seconded by Kara Alexander to adjourn. Motion carried.

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

CITY OF GRETNA, NEBRASKA

  
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Mike Evans, Mayor

ATTEST:

  
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Tammy L. Tisdall, CMC  
City Clerk

