

City of Gretna, Nebraska

City Council
June 20, 2023

A meeting of the Gretna City Council was held on June 20, 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 June 20, 2023
- 2) Approval of Council Minutes for June 6, 2023
- 3) Approval of Claims
- 4) Approval of Gretna Crossing Park – JEO
 - a) Capehart Road Improvement - \$31,803.75
 - b) 204th & Capehart Rd Improvement - \$16,012.25
 - c) Baseball / Softball Fields and Passive Park Amenities - \$57,150.00
- 5) Approval of Buffalo Creek Gravity Sewer, Force Main & Pumping Station Phase 2 - Vrba Construction Inc.
 - a) Pay Request No. 5 – \$ 220,741.58
- 6) Approval of Gruenther Ridge (Lots 1-155) Water Main Improvements – Vrba Construction Inc.
 - a) Pay Request No. 4 – \$ 108,019.57
- 7) Approval of Kayda Corner Phase 1 and 2 Water Main Improvements - Kersten Construction
 - a) Pay Request No. 1 – \$452,025.12
- 8) Approval of Southwest Sanitary Sewer Improvements – United Utilities and Excavation
 - a) Pay Request No. 2 – \$ 219,282.71
- 9) Approval of Silver Oak Estates Water Main Improvements – Larson Backhoe Services
 - a) Pay Request No. 3– \$ 125,254.91
- 10) Approval of Parkview – Phase 2 Water Main Improvements – Kersten Construction
 - a) Pay Request No. 1 – \$18,085.50
- 11) Approval of Highland Trails Water Main Improvements – Kersten Construction
 - a) Pay Request No. 1 – \$626,909.40
- 12) Approval of 192nd Street and Cornhusker Road Water Main Improvements – Vrba Construction Inc.
 - a) Pay Request No. 1 – \$220,016.41
- 13) Approval of Gretna Crossing Park Passive Park Improvements – JEO Consulting
 - a) Pay Application No. 11 - \$865,117.00 – Sampson Construction
- 14) Approval of Employee Transfers: Jared Green from Public Works-Streets to Public Works-Building and Grounds and Dan Newton from Public Works-Water to Public Works-Strike Team.

15) Approval of Entry-Level Planner job description for Development Services Department.
Claims

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve Consent Agenda.
Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4,
Nay: 0

PRESENTATIONS

Mike Rooks, Grow Sarpy, 1st Quarter Report
Sarpy County Sheriff's Representative
Gretna Library Director Krissy Reed
Gretna Fire Chief Rod Buethe

PUBLIC HEARINGS

Allo Communications, 330 S. 21st Street, Lincoln, NE 68510 requesting approval of a Conditional Use Permit for a utility equipment building and antenna. On property located at 20501 Angus Street, legally described as Tax Lot 12 of Section 36, Township 14 North, Range 10 East. Generally located on the northwest corner of the property.

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

Motion by Kara Alexander, seconded by Lauren Liebentritt approve a Conditional Use Permit for a utility equipment building and antenna. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Silver Oak Estates, LLC, 21160 C Street, Elkhorn, NE requesting approval of a Final Plat for a Subdivision known as Silver Oak Estates Replat One, Lots 1 and 2. Being a replatting of Lot 16, Silver Oak Estates, a subdivision in Sarpy County, Nebraska located in the SW ¼ of Section 2, Township 13 North, Range 10 East of the 6th P.M., Sarpy County. Generally located north of Capehart Road at approximately South 226th Street.

Kristine Stokes gave the staff comments.
Applicant Representative Larry Jobeun, Mitch Hohlen and Brad Hayck 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 Kara Alexander to deny the Final Plat for a Subdivision known as Silver Oak Estates Replat One, Lots 1 and 2. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Nay. Yea: 3, Nay: 1 Westengaard: Nay

City of Gretna, 204 N. McKenna Avenue, Gretna, NE 68028 requesting approval of a Rezoning request from TA Transitional Agriculture to Destination District - Vala's Pumpkin Patch on Tax Lots 3A2, 5, 7, 8, 10, part of Tax Lot 11, lot 1 Pumpkin Hollow, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, the Northeast Quarter (NE¼) of the Northwest Quarter

(NW¼), the Southwest Quarter (SW¼) being situated in Section 5, Township 13 North, Range 11 East; and Tax Lots 1, 3 and part of Tax Lot 2 being situated in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 32, Township 14 North, Range 11 East; and Tax Lot 1 and the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 33, Township 14 North, Range 11 East. All within the Sixth Principal Meridian, City of Gretna, Sarpy County, Nebraska. Generally located along Schram Road, between South 180th Street and South 192nd Street.

Kristine Stokes gave the staff comments.

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 rezoning request from TA Transitional Agriculture to Destination District - Vala's Pumpkin Patch. Motion carried.

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

Consideration of Plans and Exact Costs for public park, playground and recreational improvements by S.I. D. No. 308 (Pebblebrook Phase 2 Subdivision).

Greg Perry gave the staff comments.

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

Motion by Lauren Liebenritt, seconded by Jeremy Westengaard to approve the plans and exact costs for public park, playground and recreational improvements by SID No. 308 (Pebblebrook Phase 2 Subdivision). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

ORDINANCES & RESOLUTIONS

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 6th p.m., Sarpy County, Nebraska.

Motion by Bill Proctor, seconded by Kara Alexander to approve third reading of Ordinance 2143. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea

Yea: 4, Nay: 0 Motion by Kara Alexander, seconded by Bill Proctor to approve and adopt Ordinance 2143. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Ordinance 2144 - Rezoning the Lands and Parcels in Sections 5, 32, and 33, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska, that are the Vala's Pumpkin Patch from TA Transitional Agriculture and RE Residential Estates Zoning Districts to a Destination District - Vala's Pumpkin Patch Zoning District.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2144

An ordinance of the City of Gretna, Nebraska, amending the official zoning map of the City of Gretna from TA Transitional Agriculture and RE Residential Estates Zoning Districts to a Destination District – Vala's Pumpkin Patch zoning district for the land and parcels in Sections 5, 32, and 33, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska, as depicted and described in exhibit a to this ordinance.

Motion by Kara Alexander, seconded by Jeremy Westengaard to introduce and approve first reading of Ordinance 2144. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Resolution 6-23(2) - Approving the Plans and Exact Costs for Public Park, Playground, and Recreational Improvements by S.I.D. No. 308 (Pebblebrooke Phase 2 Subdivision).
City Attorney Jeff Miller read the resolution by title.

Resolution No. 6-23(2)

A resolution of the Mayor and City Council of the City of Gretna, Nebraska, pursuant to Nebraska Revised Statute § 31-740(3) approving plans and exact costs for public park, playground, and recreational facility improvements by Sarpy County Sanitary and Improvement District No. 308 (Pebblebrooke Phase 2 Subdivision).

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve and adopt Resolution 6-23 (2). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

CURRENT BUSINESS

Action on Gretna Days Event Application for July 27 – July 30.

Motion by Bill Proctor, seconded by Kara Alexander to approve the Gretna Days Event Application. Motion carried. Alexander: Yea, Liebenritt: Abstain (With Conflict), Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Abstain (With Conflict): 1

Action on the Subdivision and Sewer Connection Agreements with S.I.D. No. 347 for the Giles Pointe Replat 2 Subdivision Lot 1 and Outlot A.

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve the Subdivision and Sewer Connection Agreements with SID No. 347 for the Giles Pointe Replat 2 Subdivision Lot 1 and Outlot A. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

Action on the Annexation Agreement with S.I.D. No. 359 regarding the Gretna Landing Subdivision.

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve the annexation agreement with SID no. 359 regarding the Gretna Landing subdivison. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Schram Road Water Main Improvements

- a) Review of Bids
- b) Award of Construction Contract – United Utilities and Excavation

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve the Construction contract with United Utilities and Excavation for the Schram Road Water Main Improvements. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Buffalo Creek Phase 4 – Sanitary Sewer, Force Main and Pumping Station

- a) Review of Bids
- b) Award of Construction Contract – United Utilities and Excavation

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve the construction contract with United Utilities and Excavation for the Buffalo Creek Phase 4 - Sanitary Sewer, Force Main and Pumping Station. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Lincoln Place Trail Improvements and 2023 Concrete Street Repairs

- a) Review of Bids
- b) Award of Construction Contract – Spencer Management

Motion by Jeremy Westengaard, seconded by Lauren Liebenritt to approve the Construction Contract with Spencer Management for the Lincoln Place Trial Improvements and the 2023 Concrete Street Repairs. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Gretna Crossing Park – Capehart Road Improvements – JEO Consulting Group

- a) Graham Construction - Change Order No. 2 - (+) \$133,375.71

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve Change Order No. 2 for \$133,375.71 for the Gretna Crossing Park - Capehart Road Improvements. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on the Memorandum of Understanding with Gretna Library Foundation regarding Capital Campaign.

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve the Memorandum of Understanding with Gretna Library Foundation regarding Capital Campaign. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Gretna Crossing Park Security Installation – Cross Pointe Innovations

- a) Change Order –(+) \$40,695.00

Motion by Kara Alexander, seconded by Bill Proctor to approve the Cross Point Innovations change order for \$40,695.00 for Gretna Crossing Park Security installation. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

ADJOURNMENT


Motion by Kara Alexander, 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

