

City of Gretna, Nebraska

City Council

July 18, 2023

A meeting of the Gretna City Council was held on July 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 Sarpy Times 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 July 18, 2023
- 2) Approval of Council Minutes for June 20, 2023
- 3) Approval of Claims
- 4) Approval of Gretna Community Center – MCL Construction
 - a) Pay Request No. 20 - \$841,941.41
- 5) Approval of Gretna Community Center Pool YMCA – DLR Group
 - a) Pay Request No. 219915 - \$11,265.19
 - b) Pay Request No. 218097 - \$11,299.19
- 6) Approval of Gretna Crossing Park - JEO Consulting Group
 - a) Capehart Road Improvements – Inv No. 142468 - \$50,065.22
 - b) Ballfields and Passive Park – Inv No. 142548 - \$32,173.25
- 7) Approval of Gruenther Ridge (Lots 1-155) Water Main Improvements – Vrba Construction Inc.
 - a) Pay Request No. 5 – \$76,473.29
- 8) Approval of Kayda Corner Phase 1 and 2 Water Main Improvements - Kersten Construction
 - a) Pay Request No. 2 – \$183,579.40
- 9) Approval of Southwest Sanitary Sewer Improvements – United Utilities and Excavation
 - a) Change Order No. 1 (Final) – (+)\$3,604.00
 - b) Pay Request No. 3 (Final) – \$ 21,494.20
- 10) Approval of Silver Oak Estates Water Main Improvements – Larson Backhoe Services
 - a) Change Order No. 2 (Final) – (+)\$1,476.88
 - b) Pay Request No. 4 (Final) – \$20,936.38
- 11) Approval of 204th Street and Capehart Road Water Main Improvements – Larson Backhoe Services Inc.
 - a) Pay Request No. 2 – \$67,069.54
- 12) Approval of Gretna Northwest Subbasin Interceptor Sewer - Phase 1 – Vrba Construction
 - a) Change Order No. _ (Final) – (+)\$4,571.00
 - b) Pay Request No. 4 (Final) – \$52,815.84

- 13) Approval of Capehart Road and US Highway 6 Traffic Signal Improvements – Vierregger Electric Co.
 - a) Pay Request No. 1 – \$83,847.73
- 14) Approval of Gretna Crossing Park Capehart Road Improvements and 204th & Capehart Road Improvements – JEO Consulting Group
 - a) Pay App No. 5 - \$1,099,645.62 – Graham Construction, Inc

Claims

Advncd Ofc ex 134.06; Andrsn Ford ex 107,044.00; Aqua-Chem ex 2,709.59; Bkr & Tylr ex 388.24; Big Rig Rpr ex 1,570.77; Blck Hls ex 97.28; BMI Jntrl ex 1,082.00; Cnta ex 617.15; Cty Clk ex 159.00; Cty Omh Cshr ex 263,716.99; Core & Main ex 832.00; Core Tech ex 4,085.59; Cox ex 367.37; Cllgn ex 222.00; Econo Sns ex 56.87; EMC Ins Co ex 766.00; Ess Scrns ex 32.10; Gsmn Law ex 2,170.00; Grtn Ace ex 2,665.34; Grtn Gas & Lb ex 5,020.62; Grtn Pyrl ex 124,110.06; Grtn Pb Schls ex 7,406.67; Hskr Dsl ex 132.35; Intrst Bttry Cntr ex 40.10; JDW Mdwst ex 9,750.00; J Lockwood ex 132.31; Knpy ex 27.00; KCL Grp Bnfts ex 345.37; Kumor Elec ex 170.00; Lakta Grp ex 17,544.37; MAPA ex 150,000.00; Mrtn Mrtt Mtrls ex 17,815.27; Menards ex 83.93; Mdwst Lab ex 412.19; Mdwst Turf & Irrgtn ex 791.82; Mntmrn Lndscp ex 2,825.00; Muni Sply ex 1,158.46; NE Dept of Rev - Keno ex 10,464.00; N Ramsay ex 120.00; NSVFA ex 90.00; OCLC ex 1,200.82; OPPD ex 1,455.04; One Cl Cncpt ex 772.04; O'Reilly ex 628.57; Pinn Bnk ex 14,847.81; Prt-A-Jn ex 85.00; Prmr Elec ex 164.00; Quill ex 135.54; Srpy Co Admin ex 141,585.91; Srpy Co FscI Admin ex 16,222.00; Srpy Co Plng & Bldg ex 1,757.50; Shrwn-Willms ex 83.87; Siteone Lndscp Sply ex 575.22; Ty's ex 105.64; US Mech Serv ex 559.96; Verizon ex 95.90; Wstrn Oil ex 1,739.96; YMCA of Omha ex 23,036.63; Yng & Wht ex 7,569.00; Total ex 949,776.28

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve consent agenda. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

PRESENTATIONS

Gretna Library Director Krissy Reed
Gretna Fire Chief Rod Buethe
Introduction of Melanie Epps, Events Coordinator

PUBLIC HEARINGS

B & G Tasty Foods LLC dba B & G Tasty Foods at 21351 Nebraska Crossing Dr., Gretna, NE 68028 requesting approval of Class "CK" Liquor License

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 Jeremy Westengaard, seconded by Lauren Liebenritt to approve a Class CK Liquor License for B & G Tasty Foods LLC. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Verizon Wireless, 705 SE Cardinal Lane, Waukee, IA 50263 requesting approval of a Conditional Use Permit/Tower Development Permit for a wireless telecom tower and associated radio

equipment cabinets on Lot 1 Stinson and Schomer Addition, Replat 1. Generally located at 11686 South 216th Street, near the intersection of South 216th Street and South Street.

Kristine Stokes gave the staff comments.

Applicant Representative Jeffrey Skinner 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 Liebenritt to approve a Conditional Use Permit / Tower Development Permit for a wireless telecom tower and associated radio equipment cabinets for Verizon Wireless. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

NebHoldings, LLC, 1915 South 38th Avenue, Omaha, NE 68105 requests approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates for a Subdivision to be known as Capehart Ridge on Tract 2 of Tax Lot 7, located in the South ½ of the Southwest ¼ of Section 2, Township 13 North, Range 10 East, of the 6th P.M., Sarpy County, Nebraska. Generally located on the north side of Capehart Road near South 224th Street.

Kristine Stokes gave the staff comments.

Applicant Representative Andrew Rech 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 Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates for a Subdivision to be known as Capehart Ridge subject to Engineer comments. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

The Wilson Group, LLC, 2601 Voyager Avenue, Sioux City, IA 51111-1229 requests approval of a Conditional Use Permit for a commercial truck sales and services facility on Lot 9, Wicks Southpointe. Generally located at 11502 Wickersham Boulevard, on the south side of Walmart.

Kristine Stokes gave the staff comments.

Applicant Representative Corey Marsh 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 Kara Alexander to approve a Conditional Use Permit for a commercial truck sales and services facility subject to the engineers comment letter. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Abigail Heli, 11808 Miracle Hills Drive, Suite 400, Omaha, NE 68154 requesting approval of a Conditional Use Permit for a drive-thru Scooter's coffee kiosk on Lot 5, Gretna Landing. Generally located on the Southwest corner of South 192nd Street and Oakmont Drive in the Gretna Landing development.

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 Bill Proctor, seconded by Jeremy Westengaard to approve a Conditional Use Permit for a drive-thru Scooter's coffee kiosk subject to engineers comment letter. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

ORDINANCES & RESOLUTIONS

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 Bill Proctor, seconded by Jeremy Westengaard to approve on second reading of Ordinance 2144. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

Action on Addition of Outdoor Area in Front of Garage Doors at Heavy Brewing LLC for Licensed Liquor Use.

Motion by Jeremy Westengaard, seconded by Kara Alexander to approve the addition of outdoor area in front of the garage doors at Heavy Brewing LLC for Licensed Liquor Use. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Interlocal Agreement with Sarpy County and S.I.D. No. 370 regarding Improvements to S. 186th Street.

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve an Interlocal Agreement with Sarpy County and SID No 370 regarding Improvements to S 186th Street. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Lease with AMG Nebraska ISP, LLC, doing business as Nextlink, regarding a Communications Antenna and Equipment on the City's Gretna Crossing Park Water Tower.

Motion by Jeremy Westengaard, seconded by Kara Alexander to approve a lease with AMG Nebraska ISP, LLC doing business as Nextlink, regarding a Communications Antenna and Equipment on the City's Gretna Crossing Park Water Tower. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Job Description and Pay Range for Gretna Crossing Park Manager.

Motion by Kara Alexander, seconded by Bill Proctor to approve job description and pay range for Gretna Crossing Park Manager. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Bid Approval for Gretna Crossing Park Signage

Motion by Lauren Liebenritt, seconded by Jeremy Westengaard to approve bid for Gretna Crossing Park signs. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Gretna Crossing Park – Sampson Construction

- 1) Change Order No. 2 – (-) \$682.00
- 2) Change Order No. 3 – (-) \$68.00
- 3) Change Order No. 4 - (-) \$1,137.40
- 4) Change Order No. 5 - (+) \$790.08
- 5) Change Order No. 6 - (+) \$53,233.49
- 6) Change Order No. 7 – (+) \$7,540.47
- 7) Change Order No. 8 – Material Adjustment
- 8) Change Order No. 9 – (-) \$26,745.23
- 9) Change Order No. 10 – (+) \$9,122.74
- 10) Change Order No. 11 – (-) \$3,715.68
- 11) Change Order No. 12 – (+) \$35,205.24
- 12) Change Order No. 13 – Time Extension
- 13) Change Order No. 14 - (+) \$8,275.91

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve Sampson Construction Change Orders for Gretna Crossing Park. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on 2040 City Organizational Structure

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve 2040 City Organizational Structure with policy change. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

EXECUTIVE SESSION - Contract Negotiations, Real Estate, Pending Litigation, and Personnel

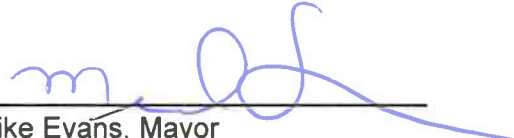
Motion by Kara Alexander, seconded by Lauren Liebenritt to go into closed session at 8:03 p.m. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Kara Alexander, seconded by Jeremy Westengaard to reconvene in open session at 9:05: p.m. 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

