

City of Gretna, Nebraska

City Council
July 19, 2022

A meeting of the Gretna City Council was held on July 19, 2022. Mayor Evans announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. Absent: Jason Stahr, Present: Kara Alexander, Lauren Liebenritt, Bill Proctor. 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 July 19, 2022
- 2) Approval of Council Minutes for July 5, 2022
- 3) Approval of Claims
- 4) Gretna Northwest Subbasin Interceptor Sewer - Phase 1 – Vrba Construction
 - a) Pay Request No. 3 - \$134,170.95
- 5) Approval of Gretna Community Center Pool YMCA - DLR Group
 - a) Invoice No. 0206049 - \$18,754.61
- 6) Approval of Gretna Crossing Park – JEO Consulting
 - a) Pay application No. 5 Paving and Utility Improvements – \$163,852.20

Claims

A1 Flg ex 270.00; Advncd Ofc ex 148.07; AFLAC ex 1,249.78; Albrtsn Bro Gl's ex 1,237.72; Amern Lib Assoc ex 175.00; Aqua-Chem ex 1,238.40; Ashlnd Auto ex 294.02; Bkr & Tylr ex 944.10; Brns-Tate Cnsltn g ex 2,000.00; Big Rig Rpr ex 39.28; Blck Hls ex 2,231.78; BMI Jntrl ex 1,623.00; Bobcat ex 14.05; BS&A ex 750.00; C Gaignat ex 29.82; Cnta ex 607.15; Cty Omh Cshr ex 247,642.59; Clng Edge Sltns ex 475.00; Core & Main ex 2,528.40; Core Tech ex 12,638.06; Cox ex 447.61; Cllgn ex 139.10; D&K Htg ex 295.00; Dnk Emrg Equip ex 248.00; Deere & Co ex 44,250.56; Frmrs Un ex 546.20; Gsmn Law ex 19.50; Grtn Ace ex 728.73; Grtn Gas & Lb ex 8,146.30; Grtn Pyrl ex 79,279.47; Grtn Sml Eng ex 123.33; H&H Lwn ex 1,129.24; Hldy Hms ex 89.96; Hdro Optmztn ex 3,557.80; JDW Mdwst ex 8,675.00; J Keepers ex 91.37; J Marco ex 29.45; Jhnsn Cntrls ex 43,000.00; KCL Grp Bnfts ex 298.35; L Liebenritt ex 32.24; Lutz ex 7,500.00; Mcqn Equip ex 2,026.69; Mly Elec ex 1,361.43; Menards ex 1,516.09; Md-Amrn Bnfts ex 50.00; Mdwst Lab ex 560.55; Mdwst Turf & Irrgtn ex 279.96; Mike's ex 147.92; M Ragatz ex 134.76; Mitel ex 1,287.17; Mntmrn Lndscp ex 2,225.00; NE Dept of E&E ex 150.00; NE Dept of Rev - Keno ex 9,406.00; NE Lib Assoc ex 60.00; NE Pub Hlth Enviro ex 215.00; NE St Fr Mrshl ex 36.00; NE St Vol FF ex 1,120.00; Nw Ptto Crk Hld ex 1,883.60; Nwsbnk ex 2,267.00; Occ Hlth Ctr ex 724.00; OCLC ex 188.01; Off Dpt ex 299.88; Olm & Pry ex 154,505.00; OPPD ex 32,866.04; One Cl Cncpt ex 615.52; O'Reilly ex 65.47; Pinn Bnk ex 5,505.10; Prt-A-Jn ex 240.00; Quill ex 341.43; Srp Co Admin ex 145,273.22; Schmr ex 2,750.00; Sec Equip ex 2,086.75; SE Lib Sys ex 105.00; Strms Lwn Cr ex 2,175.00; Trrcn

Cnsltnts ex 1,512.50; Ty's ex 398.00; VRBA Cnstrn ex 134,170.95; Wstrn Oil ex 2,016.42; Yng & Wht ex 6,144.16; Total ex 991,473.05

Motion by Bill Proctor, seconded by Kara Alexander to approve Consent Agenda. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

PRESENTATIONS

Gretna Library Director Krissy Reed
Gretna Firechief Rod Buethe

PUBLIC HEARINGS

Heavy Brewing, LLC dba Heavy Brewing, 20333 Patton St., Gretna, NE 68028 requesting approval of Class "C" liquor license.

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve Class C Liquor License for Heavy Brewing LLC. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1.

Hutt Properties LLC, 21651 William Circle, Gretna NE 68028 requests approval of a Conditional Use Permit to allow a baseball and softball training facility in the TA Trans Ag zoning district located at Lot 1 Czech Brothers First Addition, located in the E ½ of the NE ¼ of Section 26, T-13-N,R-10-E, of the 6th PM. Sarpy County, NE. Generally located west of Highway 31 and south of Pflug Road.

Dan Giittinger gave the staff comments.

Theresa Huttman gave a presentation and was available for comments.

Mayor Evans opened the public hearing. Several residents spoke in opposition of the project as well as in favor of the project. Hearing no more comments, Mayor Evans closed the public hearing.

Motion by Bill Proctor, seconded by Kara Alexander to approve conditional use permit for Hutt Properties with the stipulations of the operations of the facility to close by 10:30 pm and to mitigate lighting intrusion by applying lighting shade or shield features to all exterior lights and for to be shut down by 10:30 pm. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

McCune Development, 11550 I Street, Suite 200, Omaha, NE 68137 requesting approval of a final plat an drezone from TA Trans Ag to R-3 High Density residential for a subdivision to be known as Parkview Phase 2 located on Lots 164 through 242, inclusive, and Outlots D through G, inclusive being a replatting of part of Taxlot 3A in Section 1, T-13-N, R-10-E of the 6thPM. Sarpy County, NE. Except that portion deeded to Sarpy Co. with Instrument No. 2003-00363. Generally located NW of 204th and Capehart Road.

Dan Giittinger gave the staff comments.

Martin Pelster represented the applicant and was available for questions.

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

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve final plat and rezoning for McCune Development. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Woodsonia – 204 Cornhusker LLC, 20010 Manderson Street Suite 101 Omaha, NE 68022 requesting approval of a Final Plat and rezone from TA Trans Ag and RE Residential Estates to R-4 Highest Density Residential and HC Highway Commercial for a subdivision to be known as Highland Trails located on Lots 1 thru 426, inclusive and Outlots A thru W, inclusive. As part of the NW ¼ of Section 25, T-14-N, R-10-E, of the 6th PM, Sarpy County, NE. Together with part of the North ½ of the NE ¼ of Section 25. Generally located SW of 204th and Cornhusker Road, between 204th and 216th Street and between Cornhusker Road and Lincoln Road.

Dan Giittinger gave the staff comments.

Larry Jobeun gave an overview of the project and was available for questions.

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

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve final plat and rezoning for Woodsonia. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent Yea: 3, Nay: 0, Absent: 1.

Dragon Land Company, 1303 S 72nd Street, Suite 209, Omaha, NE 68124 requesting approval of a final plat and rezone from TA Trans AG and MUC Mixed Use Commercial to MUC Mixed Use Commercial for a subdivision to be known as Kayda Corner Phase 2 located on a tract of land located in part of Taxlots 6A and 6B, Taxlots located in part of the SW ¼ of the SE 1/4 , along with part of the NW ¼ of the SE ¼ , along with part of the NE ¼ of the SE ¼ and also along with part of the SE ¼ of the SE ¼, all located in Section 30, T-14-N, R-11-E, of the 6th PM. Sarpy County, NE. Generally located at 192nd and Highway 370.

Dan Giittinger gave the staff comments.

Kyle Vohl represented the applicant and gave an overview of the project.

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 final plat and rezoning for Dragon Land Company. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent Yea: 3, Nay: 0, Absent: 1

MDC Vala Vista, LLC, 11550 I Street, Omaha, NE 68137 requesting Approval of a preliminary plat and rezone from TA Trans AG to R-4 Highest Density residential and R-2 Medium Density residential for a Subdivision to be known as Magnolia located on A tract of Land located in part of Tax Lot 5A, a tax lot located in part of SE ¼ of the NE ¼ along with part of the SW ¼ of the NE ¼, all located in Section 32, T-14-N, R-11-E of the 6th PM, Sarpy County, NE Generally located west of 180th Street and south of Highway 370.

Dan Giittinger gave the staff comments.

Applicant representative Martin Pelster gave an overview of the project.

Mayor Evans opened the public hearing for comment. There were 2 people that spoke in opposition of the project. Hearing no further comments, Mayor Evans closed the public hearing.

Motion by Kara Alexander, seconded by Bill Proctor to approve preliminary plat and rezoning request as revised for MDC Vala Vista LLC. Motion carried. Alexander: Yea, Liebenritt: Nay, Proctor: Yea, Stahr: Absent. Yea: 2, Nay: 1, Absent: 1. Liebenritt: Nay.

Harvest Creek LLC, 3606 N 156th Street, Suite 101-302, Omaha, NE 68116 requesting approval of a final plat and rezone from TA Trans Ag to R-4 Highest Density Residential for a subdivision to be known as Harvest Creek located on A tract of land in part of the NW ¼ of the SE 1/4, part of the NE ¼ of the SE ¼, part of the SE ¼ of the SE 1/4, and along with all of the SW ¼ of the SE ¼, located in Section 26, T-14-N, R-10-E, of the 6th PM. Sarpy County, NE. Generally locate SW of 216th Street and Lincoln Road.

Dan Giittinger gave the staff comments.

Applicant representative Brent Bellar gave an overview of the project.

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

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve final plat and rezoning for Harvest Creek LLC. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent Yea: 3, Nay: 0, Absent: 1

ACME Auto & Pritchard Auto Sales, 6145 N 89th Circle, Omaha, NE 68138 requesting approval of a Conditional Use Permit to allow sales, service and auto body repair in the FX Flex Space zoning district located on Lot 2 Zapata Replat 3 in Sarpy County, NE. Generally located east of 156th street and north of Sapp Bros. Drive.

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve conditional use permit for ACME Auto & Pritchard Auto Sales. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

ORDINANCES & RESOLUTIONS

Ordinance 2121 - Amending and Reestablishing the Boundaries of Gretna City Council Ward Four (4)

Jeff Miller read the ordinance by title.

Ordinance no. 2121

An ordinance of the City of Gretna, Nebraska amending and reestablishing the boundaries of the City of Gretna City Council Ward four (4); to repeal the previously established boundaries of City of Gretna City Council Ward four (4); and to provide a time when this ordinance shall take effect.

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve third reading. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve and adopt. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent Yea: 3, Nay: 0, Absent: 1

Resolution 7-22 (1) - Providing for the Placement of Stop Signs at the Intersection of South 216th Street and West Gruenther Road
Jeff Miller read the resolution by title.

Resolution No. 7-22 (1)

A resolution of the City Council of the City of Gretna, Nebraska, providing for the placement of stop signs at the intersection of South 216th Street and West Gruenther Road for purposes of traffic control and pedestrian safety.

Motion by Kara Alexander, seconded by Bill Proctor to approve and adopt Resolution 7-22 (1). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

CURRENT BUSINESS

Action on Mayor's Appointment

- 1) City Engineer – Eagle Engineering Group – Term Ending 12/31/24
- 2) Approval of Professional Services Agreement for Engineering Services with Eagle Engineering
- 3) City Street Superintendent – Greg Perry – Term Ending 12/31/22
- 4) Special Projects Engineer – Steve Perry – Follow Active Projects Through to Completion

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve the Mayor's appointments. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Action on Sponsorship Agreement with Good Life Sports Bar for Gretna Crossing Park

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve Good Life Sponsorship. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Action on Water Main Improvements – Phase 2 (SID No. 319) The Estates of Wynnwood.

- 1) Review of Bids
- 2) Approval to award construction contract – Thompson Construction Inc

Motion by Bill Proctor, seconded by Kara Alexander to award bid to Thompson Construction. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Action on Gruenther Ridge (Lots 1-155) Water Main Improvements.

- 1) Review of Bids
- 2) Approval to award construction contract – Vrba Construction

Motion by Kara Alexander, seconded by Lauren Liebenritt to award contract to Vrba Construction. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Action on Sewer Rate Reduction Request

1) Mary Yarbrough at 217 Cherokee Drive

Motion by Bill Proctor, seconded by Kara Alexander to approve sewer rate reduction for Mary Yarbrough based on staff recommendation. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Action on the Interlocal Agreement by the City of Gretna, Sarpy County, and S.I.D. No. 352 for Improvements to 204th Street and Capehart Road.

Motion by Bill Proctor, seconded by Kara Alexander to approve Interlocal Agreement with SID No. 352. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Action on Sponsorship Agreement with Gretna Auto Outlet for Gretna Crossing Park

Motion by Kara Alexander, seconded by Bill Proctor to approve Gretna Auto Outlet Sponsorship. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

EXECUTIVE SESSION

Motion by Kara Alexander, seconded by Lauren Liebenritt to go into closed session at 8:52 pm for litigation and contract negotiations. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

Motion by Lauren Liebenritt, seconded by Kara Alexander to reconvene in open session at 9: pm. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

ADJOURNMENT

Motion by Kara Alexander, seconded by Bill Proctor to adjourn. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

CITY OF GRETNA, NEBRASKA

Mike Evans, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk