

City of Gretna, Nebraska

City Council
August 15, 2023

A meeting of the Gretna City Council was held on August 15, 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 Agenda for August 15, 2023

- 1) Approval of Council Minutes for August 1, 2023
- 2) Approval of Claims
- 3) Approval of 2023 Asphalt Street Repairs – Pavers
 - a) Pay Request No. 1 - \$93,548.70

Claims

Advncd Ofc ex 68.08; Ashlnd Auto ex 797.57; Big Red Lcksmth ex 1,900.00; Big Rig Rpr ex 110.25; Bkr & Tylr ex 3,102.00; Blck Hls ex 791.40; BMI Jntrl ex 1,623.00; Cllgn ex 143.65; Cllng Edge Sltns ex 475.00; Cnta ex 505.18; Core & Main ex 21,470.00; Core Tech ex 25,678.47; Cox ex 478.93; Crl Cnstrn ex 1,540.00; Crnhskr St Ind ex 150.00; Crss Pnt Innvtns ex 48,975.00; Econo Sgns ex 2,057.54; Elkmak Farm ex 17,220.00; Frmrs Un ex 4,391.62; Frwy Strs ex 429.10; Grngr ex 74.43; Grt Plns Spnshps ex 1,500.00; Grtn Ace ex 961.58; Grtn Gas & Lb ex 5,709.56; Grtn Pyrl ex 123,527.47; Grtn Sml Eng ex 35.98; Gsmn Law ex 945.00; H&H Lwn ex 650.00; Hdro Optmztn ex 2,574.37; Hm Dpt ex 299.00; Inlnd Trk Rpr ex 2,731.68; Inv Cld Inc ex 541.00; JDW Mdwst ex 18,275.00; Johnson Health ex 59,503.05; K Scates-Pettiford ex 125.00; KCL Grp Bnfts ex 346.44; Knpy ex 49.00; Lakta Grp ex 5,135.08; Lge of NE ex 24,612.00; Lowe's ex 1,821.07; Lqud Eng Corp ex 3,175.00; Md-Amrn Bnfts ex 75.00; Mdwst Lab ex 427.19; Mdwst Protction Srv ex 582.54; Menards ex 93.95; Mntmrn Lndscp ex 2,225.00; Mrtn Mrtt Mtrls ex 15,534.94; N Pierce ex 2,656.34; Nash Auto ex 1,480.70; Occ Hlth Ctr ex 78.00; One Cl Cncpt ex 724.86; OPPD ex 1,748.83; O'Reilly ex 221.89; Pavers ex 95,032.75; Pin Bank - Grtn ex 17.19; Pinn Bnk ex 4,004.97; Prt-A-Jn ex 85.00; Pstr Comp Cntr ex 80.36; Ptny Bws Gbl ex 242.67; Quill ex 658.26; Rgn Elec ex 555.00; Rtd Tree Spclst ex 1,500.00; Schlstc Lib Pblshg ex 750.89; Sec Equip ex 690.00; Siteone Lndscp Sply ex 1,132.76; Srpy Chmbr ex 650.00; Srpy Co FscI Admin ex 18,013.15; Srpy Co Plng & Bldg ex 6,385.75; Steier Grp ex 4,677.26; Stnd Htg & Air ex 686.50; Strms Lwn Cr ex 2,100.00; Subrn News ex 1,329.16; SW YMCA ex 23,145.48; Thle Geotech ex 4,271.00; Trnst Wrk ex 1,500.00; Ty's ex 424.71; USA BI Bk ex 824.00; Utlts Sctn ex 2,809.00; Verizon ex 95.90; Wstrn Oil ex 1,733.81; Yng & Wht ex 6,398.33; Total ex 590,141.64

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the 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
Mike Rooks, Grow Sarpy 2nd Qtr Report

PUBLIC HEARINGS

Rick Kiolbasa at 1303 South 72nd Street, Suite 209, Omaha, NE 68124 requesting approval of a Rezoning from MUC Mixed Use Commercial and Business Park District to GC General Commercial for Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and Outlots B, C, D, E, and F Gretna Landing. Generally located on the Northwest corner of South 192nd Street and Highway 370.

Kristine Stokes gave the staff comments.
Applicant Rick Kiolbasa 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 rezoning from MUC Mixed Use Commercial and Business Park District to GC General Commercial. Motion carried.
Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0 Yea: 4, Nay: 0

Brakes Plus, LLC, c/o John Davis at 1880 South Park Drive, Birmingham, Alabama 35244 is requesting approval of a Conditional Use Permit to conduct automotive repair and services, including outdoor seasonal sales, oil and lube, brakes, tires, and other related retail sales and services on Lot 2 Aspen Creek Replat 9. Generally located on the Northeast corner of South 192nd Street and Highway 370.

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 Kara Alexander to approve a Conditional Use Permit to conduct automotive repair and services, including outdoor seasonal sales, oil and lube, brakes, tires, and other related retail sales and services for Brakes Plus, LLC. Motion carried.
Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Heimes Group, LLC at 9144 South 144th Street, Omaha, NE 68138 is requesting approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to FX Flex Space, I-1 Light Industrial, and I-2 Heavy Industrial for a Subdivision to be known as the Highway 31 Business Park on Tax Lot 8 located in Section 24, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska. Generally located Southeast of the intersection of Highway 31 and Platteview Road.

Kristine Stokes gave the staff comments.
Applicant Representative Doug Kellner 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 Jeremy Westengaard to approve a preliminary plat and Rezoning from TA Transitional Agriculture to FX Flex Space, I-1 Light Industrial, and I-2 Heavy Industrial for a Subdivision to be known as the Highway 31 Business Park for Heimes Group, LLC subject to staff comments. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

ORDINANCES & RESOLUTIONS

Ordinance 2145 - Rezoning from a TA Transitional Agriculture Zoning District to an FX Flex Space Zoning District the Land Platted as the Buffalo Creek Industrial Subdivision Lots 1 – 12 and Outlots A and B.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2145

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 a FX Flex Space Zoning District for the land platted as the Buffalo Creek Industrial Subdivision Lots 1-12 and Outlots A and B, located in the southeast quarter of S18, T13N, R11 east of the 6th p.m., Sarpy County, Nebraska.

Motion by Jeremy Westengaard, seconded by Kara Alexander to approve on second reading of Ordinance 2145. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Ordinance 2146 - Rezoning Lots 2 – 20 and Outlots B – F of the Gretna Landing Subdivision located in the Southeast Quarter of S30, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska, from a MUC Mixed Use Commercial and Business Park Zoning District with a CO Corridor Overlay Zoning District to a GC General Commercial Zoning District with a CO Corridor Overlay Zoning District.

City Attorney Jeff Miller read the ordinance by title.

Ordinance no. 2146

An ordinance of the City of Gretna, Nebraska, amending the official zoning map of the City of Gretna from a MUC Mixed Use Commercial and Business Park Zoning District with a CO Corridor Overlay Zoning District to a GC General Commercial Zoning District with a CO Corridor Overlay Zoning District for the land platted as the Gretna Landing Subdivision lots 2-20 and outlots B-F, located in the southeast quarter of S30, T14N, R11 east of the 6th P.M., Sarpy County, Nebraska.

Motion by Lauren Liebenritt, seconded by Kara Alexander to introduce and approve on first reading of Ordinance 2146. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

EXECUTIVE SESSION - Real Estate, Contract Negotiations and Personnel

Motion by Kara Alexander, seconded by Jeremy Westengaard to go into closed session at 7:00 pm for Real Estate, Contract Negotiations and Personnel. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Jeremy Westengaard, seconded by Kara Alexander to reconvene in open session at 8:37 pm. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea Yea: 4, Nay: 0

ADJOURNMENT

Motion by Kara Alexander, seconded by Bill Proctor 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

