

City of Gretna, Nebraska

City Council
August 16, 2022

A meeting of the Gretna City Council was held on August 16, 2022. Mayor Evans announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. Present: Lauren Liebenritt, Jason Stahr, Bill Proctor, Kara Alexander. 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 August 16, 2022
- 2) Approval of Council Minutes for August 12, 2022
- 3) Approval of Claims
- 4) Approval of Gretna Community Center – MCL Construction
 - a) Pay Request No. 9 - \$1,133,367.21
- 5) Approval of Tiburon Sub-basin Interceptor Sewer Phase 3 – Part 2 (South) – Vrba Construction Inc.
 - a) Change Order No. 6 (Final) - \$9,005.40
 - b) Pay Request No. 11 (Final) - \$142,997.92
- 6) Approval of Gretna Crossing Ball Park – MCL Construction
 - a) Pay Request No. 9 - \$141,602.40

Claims

A Monheim ex 4,973.91; Advncd Ofc ex 81.55; AFLAC ex 1,277.98; Aqua-Chem ex 1,259.64; Ashlnd Auto ex 1,646.80; AtoZdata ex 1,470.00; BCBS ex 27,766.82; Bkr & Tylr ex 28.04; Blck Hls ex 331.35; BMI Jntrl ex 1,623.00; Bobcat ex 2,394.00; Cllgn ex 148.65; Cllng Edge Sltns ex 475.00; Clny Cstm Hms ex 16.26; Cnta ex 458.89; Cntr Pnt Lrg ex 185.16; Core & Main ex 8,820.00; Core Tech ex 20,191.00; Cox ex 177.61; D Mencl ex 53.24; D&E Cstm Bldg ex 160.31; Dnk Emrg Equip ex 61.88; DR Hrtn, NE ex 90.29; Frmrs Un ex 1,141.33; Grt Plns Nrsry ex 14,585.00; Grt Plns Spnshps ex 4,500.00; Grt Plns Unfms ex 146.49; Grtn Ace ex 480.36; Grtn Brz ex 108.99; Grtn Fire Dept ex 750.00; Grtn Gas & Lb ex 6,964.91; Grtn Gde & Nws ex 1,682.52; Grtn Nghbrs ex 1,750.00; Grtn Pb Schls ex 6,240.00; Grtn PO ex 180.00; Grtn Pyrl ex 73,260.66; Gsmn Law ex 402.50; GT Mdwst ex 328.80; Hldynmcs ex 22,000.00; Inlnd Trk Rpr ex 52,171.29; J Hemmitt ex 50.00; J Kennel ex 1,021.63; JDW Mdwst ex 7,315.00; KCL Grp Bnfts ex 344.28; Knpy ex 30.00; Kubota ex 383.61; M Stabbe ex 0.20; M Todd & Co ex 2,028.59; M Wilson ex 49.02; Md-Amrn Bnfts ex 50.00; Mdwst Lab ex 410.55; Mdwst Turf & Irrgtn ex 394.92; Menards ex 113.43; Mike's ex 265.12; Mitel ex 1,304.42; Mntmrn Lndscp ex 2,225.00; Mtrola ex 262.50; Occ Hlth Ctr ex 216.00; OCLC ex 95.99; Off Dpt ex 332.72; One Cl Cncpt ex 475.56; OPPD ex 1,624.04; O'Reilly ex 730.10; OWH ex 1,483.20; PHI LLC ex 13.15; Pinn Bnk ex 8,657.58; Prt-A-Jn ex 80.00; Ptny Bws Fin ex 242.67; Quill ex 467.77; Rose Equip ex 9,283.50; Schlstc Lib Pblshg ex 1,098.43; Sec Equip ex 507.50; Spnd It ex 2,000.00; Trnst Wrks ex 1,500.00; Trrcn Cnsltnts ex 3,697.00; USA BI Bk ex 681.83; VRBA

Cnstn ex 145,597.92; Wstrn Oil ex 2,036.74; WYAPT ex 25.00; Yng & Wht ex 6,295.55; Total ex 463,774.75

Motion by Jason Stahr, seconded by Lauren Liebenritt to approve the consent agenda with amended council minutes for August 12, 2022. Motion carried. Stahr: Yea, Proctor: Yea, Alexander: Yea, Liebenritt: Yea. Yea: 4, Nay: 0

PRESENTATIONS

Sarpy County Sheriff's Representative Kevin Griger
Josh Charvat - Grow Sarpy 2nd Quarter Report
Gretna Library Director Krissy Reed
Gretna Firechief Rod Buethe

PUBLIC HEARINGS

Papio-Missouri River NRD, 8901 S. 154th Street, Omaha, NE 68138 requesting approval of a Preliminary and Final Plat and rezone from TA Trans Ag to TA Trans Ag and RE Residential Estates for a subdivision to be known as Apple Seed Acre. A tract of land known as Tax Lot 7, excluding the right of way being platted into 3 lots, located In Section 1, T-13-N, R-10-E of the 6th PM., Sarpy County, NE. Generally located west of 204th St. and south of the future Schram Road.

Dan Giittinger gave the staff comments.

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

Motion by Jason Stahr, seconded by Bill Proctor to approve preliminary and final plat and rezoning for a subdivision to be known as Apple See Acre. Motion carried. Proctor: Yea, Alexander: Yea, Liebenritt: Yea, Stahr: Yea. Yea: 4, Nay: 0

Christian Brothers Automotive Corp., 17725 Katy Freeway, Suite 200 Houston, TX 77094 requesting approval of a Conditional Use permit to operate an automotive repair facility in the GC General Commercial zoning district. Located on Lot 4, Tiburon Ridge Commercial Replat 1, Sarpy County, NE. Generally located east of S.180th Street and north of Highway 370.

Dan Giittinger gave the staff comments.

Paula Tolliver was available to answer any questions on behalf of Christian Brothers Automotive Corp.

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 conditional use permit for Christian Brothers Automotive Corp. Motion carried. Alexander: Yea, Proctor: Yea, Stahr: Yea, Liebenritt: Yea. Yea: 4, Nay: 0

Verizon Wireless, 4002 S 149th Circle, Omaha, NE 68137 requesting approval of a Text Amendment to Section 8.8.6 of the Zoning Ordinance to modify setbacks of the tower fall distance. The current regulations states: meet the underlying setback per the zoning district and one foot of additional setback for every foot in height above 50 feet.

Dan Giittinger gave the staff comments.

Emily Milewski and John Palmtag spoke on behalf of Verizon Wireless.

Mayor Evans opened the public hearing for comments. Ryan Nickill spoke against the request to waive the three readings of the updated ordinance. Hearing no further comments, Mayor Evans closed the public hearing.

Motion by Jason Stahr, seconded by Lauren Liebenritt to approve amendment to zoning ordinance 8.8.6. Motion carried. Liebenritt: Yea, Proctor: Yea, Alexander: Yea, Stahr: Yea. Yea: 4, Nay: 0

Silver Oaks Estates LLC, 21160 C Street, Elkhorn, NE 68022 requesting approval of a final plat and rezone from TA Trans AG to RE Residential Estates for a subdivision to be known as Silver Oaks. Located on Lots 1 through 23, inclusive, being a platting of part of the SW ¼ of Section 2. T-13-N, R-10-E of the 6th PM. Sarpy County, NE. Generally located south of Wynwood Estates and east of 229th Street and north of Burlington RR. Street and north of Sapp Bros. Drive.

Dan Giittinger gave the staff comments.

Mayor Evans opened the public hearing for comments. Mike Gilligan spoke in favor of the request. Hearing no further comments, Mayor Evans closed the public hearing.

Motion by Jason Stahr to approve based on amendment to setbacks, seconded by Kara Alexander to approve final plat and rezoning for a subdivision to be known as Silver Oaks. Motion carried. Stahr: Yea, Liebenritt: Yea, Alexander: Yea, Proctor: Yea. Yea: 4, Nay: 0

NewStreet, LLC, 9140 W Dodge Road, Suite 300, Omaha, NE 68114 requesting approval of a final plat and rezone from TA Trans Ag to I-2 Heavy Industrial for a subdivision to be known as Gretna Logistics Park Phase 2. Located on a tract of land in part of the SW ¼ of the SE ¼ and also part of the NW ¼ of the SE ¼, and also part of Lot 1, Gillespie's 1st Subdivision, a subdivision located in said SW ¼ of the SE ¼, all located in Section 13, T-13-N, R-10-E, of the 6th PM., Sarpy County, NE Generally located north of Platteview Rd and west of 204th Street.

Dan Giittinger gave the staff comments.

Mayor Evans opened the public hearing for comments. Martin Pelster spoke in favor of the request. Hearing no further comments, Mayor Evans closed the public hearing.

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve final plate and rezoning for a subdivision to be known as Gretna Logistics Park Phase 2. Motion carried. Proctor: Yea, Stahr: Yea, Liebenritt: Yea, Alexander: Yea. Yea: 4, Nay: 0

ORDINANCES & RESOLUTIONS

Ordinance 2122 - Amending Zoning Ordinance 2000 Regarding Cell Tower Setbacks and Separation or Buffer Requirements

Jeff Miller read the ordinance by title.

Ordinance no. 2122

An ordinance of the City of Gretna, Nebraska, amending section 8.8.6 of the Gretna Zoning Regulations update 2017 as adopted via City of Gretna ordinance no. 2000 regarding cell tower

setbacks and separation or buffer requirements; to repeal all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Lauren Liebenritt, seconded by Kara Alexander to introduce and approve first reading of Ordinance 2122. Motion carried. Proctor: Yea, Stahr: Yea, Liebenritt: Yea, Alexander: Yea. Yea: 4, Nay: 0

Ordinance 2123 - Rezoning of the Kayda Corner Phase 2 Subdivision

Ordinance no. 2123

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 MUC Mixed Use Commercial and Business Park Zoning District with a CO Corridor Overlay Zoning District for the land located in the Southeast quarter of S30, T14n, R11E of the 6th p.m., Sarpy County, Nebraska, which is being platted as the Kayda Corner Phase 2 Subdivision Lots 97-108 and Outlots K-M.

Motion by Bill Proctor, seconded by Jason Stahr to introduce and approve first reading of Ordinance 2123. Motion carried. Liebenritt: Yea, Stahr: Yea, Proctor: Yea, Alexander: Yea. Yea: 4, Nay: 0

Ordinance 2124 - Rezoning of the Parkview Phase 2 Subdivision

Ordinance no. 2124

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-3 High Density Residential zoning district for the land being platted as the Parkview Phase 2 Subdivision Lots 164-242 and Outlots D-G, located in the East half of the Southeast quarter of S1, T13N, R10 East of the 6th p.m., Sarpy County, Nebraska.

Motion by Bill Proctor, seconded by Jason Stahr to introduce and approve first reading of Ordinance 2124. Motion carried. Stahr: Yea, Alexander: Yea, Proctor: Yea, Liebenritt: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

Action on Addendum to Subdivision Agreement with S.I.D. No. 352 for the Parkview Phase 1 Subdivision Lots 1 –163 and Outlots A –C.

Motion by Lauren Liebenritt, seconded by Jason Stahr to approve addendum to Subdivision Agreement with SID No 352. Motion carried. Stahr: Yea, Alexander: Yea, Proctor: Yea, Liebenritt: Yea. Yea: 4, Nay: 0

Action on Vala's Pumpkin Patch Public Fireworks Display Application

Motion by Jason Stahr, seconded by Kara Alexander to approve Vala's Pumpkin Patch Fireworks Display application. Motion carried. Alexander: Yea, Proctor: Yea, Liebenritt: Yea, Stahr: Yea. Yea: 4, Nay: 0

Action on Professional Services Agreement with The Lund Company

Motion by Lauren Liebenritt, seconded by Jason Stahr to approve The Lund Company Professional Services Agreement. Motion carried. Liebenritt: Yea, Stahr: Yea, Proctor: Yea, Alexander: Yea. Yea: 4, Nay: 0

Action on City of Gretna and Sarpy County Sheriff Department Interlocal Agreement

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve the Interlocal Agreement with the Sarpy County Sheriff Department. Motion carried. Stahr: Yea, Alexander: Yea, Proctor: Yea, Liebenritt: Yea. Yea: 4, Nay: 0

Action on Subdivision and Sewer Connection Agreements with S.I.D. No. 299 for the Aspen Creek Phase 6 Subdivision Lots 365-371 and Outlots S and T

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve the SID No. 299 Subdivision and Sewer Connection Agreements. Motion carried. Proctor: Yea, Alexander: Yea, Liebenritt: Yea, Stahr: Yea. Yea: 4, Nay: 0

Action on Gretna Crossing Park expenditure for Media Day of \$450.00

Motion by Jason Stahr, seconded by Lauren Liebenritt to approve Media Day expenditure for Gretna Crossing Park. Motion carried. Alexander: Yea, Proctor: Yea, Liebenritt: Yea, Stahr: Yea. Yea: 4, Nay: 0

Action on Employee Transfer

Motion by Jason Stahr, seconded by Kara Alexander to approve Employee Transfer. Motion carried. Liebenritt: Abstain, Stahr: Yea, Proctor: Yea, Alexander: Yea. Yea: 3, Nay: 0, Abstain: 1

Action on Mayor Appointment of Public Works & Utilities Director

Motion by Bill Proctor, seconded by Kara Alexander to approve the appointment of Public Works & Utilities Director. Motion carried. Stahr: Yea, Alexander: Yea, Proctor: Yea, Liebenritt: Yea. Yea: 4, Nay: 0

EXECUTIVE SESSION - Real Estate Negotiations

Motion by Jason Stahr, seconded by Kara Alexander to go into closed session at 7:56 pm for real estate negotiations. Motion carried. Proctor: Yea, Alexander: Yea, Liebenritt: Yea, Stahr: Yea. Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Kara Alexander to reconvene in open session at 8:19 pm. Motion carried. Alexander: Yea, Liebenritt: Yea, Stahr: Yea, Proctor: Yea. Yea: 4, Nay: 0

ADJOURNMENT

Motion by Lauren Liebenritt, seconded by Kara Alexander to adjourn. Motion carried. Proctor: Yea, Stahr: Yea, Liebenritt: Yea, Alexander: Yea. Yea: 4, Nay: 0

CITY OF GRETNA, NEBRASKA

Mike Evans, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk

Signature Page
City Council Meeting 8-16-22