

# City of Gretna, Nebraska

City Council

September 5, 2023

A meeting of the Gretna City Council was held on September 5, 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 September 5, 2023
- 2) Approval of Council Minutes for August 15, 2023
- 3) Approval of Claims
- 4) Approval of Gretna Community Center Pool YMCA - DLR Group
  - a) Invoice No. 0222376 - \$22,571.47
- 5) Approval of Gretna Community Center – MCL Construction
  - a) Invoice No. 22 - \$712,369.38
- 6) Approval of Gretna Crossing Passive Park Improvements – Sampson Construction
  - a) Change orders No. 15 thru 18 - +\$13,709.40
  - b) Pay App No. 12 - \$736,271.00
  - c) Pay App No. 13 - \$370,503.00
  - d) Pay App No. 14 - \$142,668.00
- 7) Approval of Buffalo Creek Gravity Sewer, Force Main & Pumping Station Phase 2 – Vrba Construction Inc.
  - a) Pay Request No. 7 – \$85,025.00
- 8) Approval of Gruenther Ridge (Lots 1-155) Water Main Improvements – Vrba Construction Inc.
  - a) Pay Request No. 7 – \$141,768.38
- 9) Approval of Parkview – Phase 2 Water Main Improvements – Kersten Construction
  - a) Change Order No. 1 (Final) – \$ (-)4,598.10
  - b) Pay Request No. 3 (Final) – \$ 179,781.60
- 10) Approval of Tiburon Sub-Interceptor Sewer Improvements Phase 3B - United Utilities and Excavation
  - a) Pay Request No. 2 – \$125,382.89
- 11) Approval of Apache Drive Water Main Improvements - Vrba Construction Inc.
  - a) Pay Request No. 2 – \$68,213.80
- 12) Approval of Capehart Road and US Highway 6 Traffic Signal Improvements - Vierregger Electric Co.
  - a) Pay Request No. 1 – \$167,866.25
- 13) Approval of 204th Street and Capehart Road Water Main Improvements – Larson Backhoe Services Inc.
  - a) Pay Request No. 2 – \$53,505.75

14) Approval of 2023 Asphalt Street Repairs - Pavers

a) Pay Request No. 2 – \$193,625.64

Claims

Abes ex 1,422.50; Aqua-Chem ex 1,086.08; Ashlnd Auto ex 505.29; B Dgls Cnstrn ex 6,950.00; Batis Dvlpmnt Co ex 15,244.93; Bdy Bscs Equip ex 31,065.00; Big Rig Rpr ex 2,274.96; Bkr & Tylr ex 2,598.70; Blck Hls ex 262.83; Blue Goji LLC ex 16,101.00; Bndr Ornmntl ex 3,853.00; Bobcat ex 49.39; Cnta ex 505.18; Core Tech ex 17,291.54; Cox ex 2,625.77; Crl Cnstrn ex 4,537.48; Crnhskr St Ind ex 1,218.40; Crss Pnt Innvtns ex 46,125.00; Cty Clk ex 42.02; Cvcpls ex 9,287.45; Dgtl Exprs ex 715.70; DR Hornton ex 37.99; Echn Sgns ex 1,357.65; Egle Eng Grp ex 262,336.44; Firegrd ex 170.00; Frgsn Enter ex 1,016.97; GDI ex 184,286.91; Grngr ex 480.06; Grt Plns Nrsry ex 13,672.50; Grt Plns Unfms ex 1,904.32; Grtn Pyrl ex 80,496.76; Hm Dpt ex 1,373.06; Hnymn Rent-All ex 845.00; Hotsy Equip ex 434.00; Hskr Dsl ex 8,267.43; Hvr's Auto ex 531.61; Inlnd Trk Rpr ex 3,070.25; Inv Cld Inc ex 1,004.50; J Bernady ex 2.11; J Keepers ex 2,026.69; JDW Mdwst ex 16,527.50; JQ Off Equip ex 957.32; K Stokes ex 159.17; KS City Life Ins ex 7,358.40; L Ortiz ex 687.50; Lanoha Nrsrs ex 26,999.07; Lowe's ex 11,342.71; Lry Vglr Trckng ex 26,483.10; Mdwst Turf & Irrgtn ex 1,773.70; Menards ex 229.98; Mrtn Mrtt Mtrls ex 1,896.99; MUD ex 617.59; N Pierce ex 957.91; NE Muni Clrks Assoc ex 300.00; NE Pub Hlth Enviro ex 2,545.00; NE Wtr Rsrces Assoc ex 105.00; NMC ex 6,341.06; Occ Hlth Ctr ex 78.00; OPPD ex 45,830.25; P Dennison ex 252.00; Pavers ex 7,879.66; Prt-A-Jn ex 85.00; Quill ex 709.58; Shp Grdn ex 200.00; Shrwn-Wllms ex 1,626.36; Siteone Lndscp Sply ex 183.28; Sndry Fire Sply ex 10,257.00; Snsus USA ex 1,949.94; T Brooks ex 316.00; T Tisdall ex 217.46; Thle Geotech ex 4,945.00; Top Gun Crpt Cr ex 1,251.00; Trqe Ftms ex 90,444.71; Trrcn Cnsltnts ex 1,606.25; Two Rvrs Pmpg ex 525.00; Tyler Tech ex 3,202.00; Ty's ex 293.81; Uline ex 427.28; USA BI Bk ex 116.99; Verizon ex 1,113.51; Wells Frgo ex 351.00; Wex ex 330.67; Yng & Wht ex 8,531.18; Total ex 1,015,081.40

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve consent agenda. 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 6<sup>th</sup> p.m., Sarpy County, Nebraska.

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

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve and adopt of Ordinance

2145. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0

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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, Tt14N, R11 east of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve on second reading of Ordinance 2146. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Ordinance 2147 - Rezoning from a TA Transitional Agriculture Zoning District to an R-2 Medium Density Residential Zoning District the Land being Platted as the Giles Creek Subdivision Lots 1 and 2.

City Attorney Jeff Miller read the ordinance by title.

#### Ordinance no. 2147

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-2 medium density Residential Zoning District for the land being platted as the Giles Creek Subdivision lots 1 and 2, located in the northwest quarter of S20, T14N, R11 east of the 6<sup>th</sup> p.m., Sarpy County, Nebraska.

Motion by Bill Proctor, seconded by Lauren Liebenritt to introduce and approve on first reading of Ordinance 2147. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Ordinance 2148 - Rezoning from a TA Transitional Agriculture Zoning District to R-4 Highest Density Residential and HC Highway Commercial Zoning Districts with a CO Corridor Overlay Zoning District the Land being Platted as the Highland Trails Subdivision Lots 1 – 426 and Outlots A – W.

City Attorney Jeff Miller read the ordinance by title.

#### Ordinance no. 2148

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 R-4 highest density residential and HC Highway Commercial Zoning districts with a CO Corridor Overlay zoning district for the land being platted as the Highland Trails Subdivision lots 1-426 and outlots A-W, located in the northwest quarter of S25, T14N, R10 east of the 6<sup>th</sup> p.m., Sarpy County, Nebraska.

Motion by Kara Alexander, seconded by Bill Proctor to introduce and approve first reading of Ordinance 2148. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Resolution 9-23(1) – Approving the South Sarpy Sewer Agency’s Revised Growth Management Plan Implementing Policies and Procedures.  
City Attorney Jeff Miller read the resolution by title.

Resolution no. 9-23(1)

A resolution of the Mayor and City Council of the City of Gretna, Nebraska approving the revised growth management plan implementing policies and procedures of the Sarpy County and Cities Wastewater Agency

Motion by Jeremy Westengaard, seconded by Bill Proctor to approve and adopt Resolution 9-23 (1). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0

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Resolution 9-23(2) – Amending the City’s Employee Handbook and Policy Manual regarding Sick Leave Pay Out and Longevity Pay and Adjusting the City’s Pay Plan and Pay Ranges for Employees.  
City Attorney Jeff Miller read the resolution by title.

Resolution no. 9-23(2)

A resolution of the Mayor and City Council of the City of Gretna, Nebraska, amending the city’s employee handbook and policy manual regarding sick leave pay out and longevity pay and adjusting the city’s pay plan and pay ranges for employees.

Motion by Bill Proctor, seconded by Kara Alexander to approve and adopt Resolution 9-23 (2). Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea.  
Yea: 4, Nay: 0

**CURRENT BUSINESS**

Action on the Subdivision and Sewer Connection Agreements with the Gretna School District for the Giles Creek Subdivision Lots 1 and 2.

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the Subdivision and Sewer Connection Agreements with the Gretna School District for the Giles Creek Subdivision Lots 1 and 2. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0

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Action on the Subdivision, Sewer Connection, Maintenance, and Outlot T Agreements with S.I.D. No. 363 for the Highland Trails Subdivision Lots 1 - 426 and Outlots A - W.

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve the Subdivision, Sewer Connection, Maintenance and Outlot T Agreements with SID No 363 for the Highland Trails Subdivision Lots 1 - 426 and Outlots A - W. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Action on the Addendum to the Subdivision Agreement with S.I.D. No. 345 for the Highland Pointe Subdivision Lots 1 -- 195 and Outlots A – E regarding Traffic Signal and Intersection Cost Share, Trails, and Park Fee.

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve the addendum to the subdivision agreement with SID No. 345 for the Highland Pointe Subdivision Lots 1 - 195 and Outlots A - E regarding traffic signal and intersection cost share, trails, and park fee. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Action on Sewer Rate Reduction Request  
1) Eric Sestack at 10714 S. 184th Circle

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve the Sewer Rate reduction request for Eric Sestack at 10714 S. 184th Circle. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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

Motion by Lauren Liebenritt, seconded by Bill Proctor to go into closed session at 6:50 p.m. for Real Estate, Contract Negotiations, and Pending Litigation. 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 7:51 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

