

CITY OF GRETNA, NEBRASKA  
CITY COUNCIL AGENDA  
August 19, 2025  
6:30 PM  
**AGENDA**

1. CALL MEETING TO ORDER

**Rationale:** \*\*PLEASE ASK FOR ALL CELL PHONES TO BE SILENCED\*\*

A. Mayor's Public Announcement:

**Rationale:** "This meeting is conducted in Compliance with the Nebraska Open Meetings Act, a current copy of which is posted in the meeting room. Those wishing to address the Council on an agenda item which involves a public hearing, please approach the microphone in the center of the room while the topic is being discussed and you will be called upon."

B. Pledge of Allegiance

C. Roll Call

2. CONSENT AGENDA

A. Approval of Consent Agenda

1. Approval of Agenda for August 19, 2025

2. Approval of Council Minutes for August 5, 2025

3. Approval of Claims

B. Approval of City of Gretna City Complex – Project Control

a) Invoice No. PC024205 - \$12,179.00

C. Approval of Husker Drive Water Main Replacement and Sapp Bros. Water Main Improvement – Wright Sewer and Water LLC

a) Pay Request No. 2 – \$ 43,997.31

D. Approval of Contract Renewal with Sarpy County for GIS Services thru September 30, 2029.

3. PUBLIC HEARINGS

A. Omaha Neon Sign Company 1120 N. 18th Street, Omaha, NE 68102

B. Woodsonia 204 Cornhusker, LLC 20010 Manderson Street, Suite 101, Omaha, NE 68022

C. Douglas Development, LLC 20040 Hampton Drive, Suite 1, Gretna, NE 68028 and JM & NL, LLC 6001 N. 294th Circle, Valley, NE 68064

D. Zancanelli Holdings, LLC c/o Tasha Halley 6405 Metcalf Avenue #204, Overland, Kansas 66202

E. Sterling Chase, LLC 9719 Giles Road, LaVista, NE 68128

F. Richard Surber LLC 115 N. McKenna Ave Gretna, NE 68028

#### 4. ORDINANCES & RESOLUTIONS

A. Ordinance 2183 - Amending Section 3-405 of the City of Gretna Municipal Code regarding Weeds, Grasses, Litter and Nuisances, Failure to Correct, and Fine.

B. Ordinance 2184 - Rezoning from a TA Transitional Agriculture Zoning District to an R-3 High Density Residential Zoning District the Land being Platted as the Sterling Chase Subdivision Lots 1 – 225 and Outlots A – C.

C. Ordinance 2185 - Rezoning from a TA Transitional Agriculture Zoning District to an R-4 Highest Density Residential Zoning District the Land being Platted as the Teal Ridge Village Subdivision Lots 1 and 2.

D. Ordinance 2186 - Amending Section 4-211 of the City of Gretna Municipal Code regarding Fire Hydrants, Fire Stations, and Parking.

E. Ordinance 2187 - Authorizing issuance of Tax Supported Municipal Improvement Refunding Bonds, Series 2025B, in a principal amount not to exceed \$58,500,000, to provide for the long term financing of the City's Recreation Center building and Recreational, Aquatic and Park facilities and related improvements by refinancing short term obligations issued by the City in 2021, 2022 and 2023.

#### 5. CURRENT BUSINESS

A. Action on One-Year Extension of the Preliminary Plat Approval for the I-80 Crossing Subdivision, generally located on the Southwest corner of South 204th Street and Fairview Road.

B. Action on Gretna Crossing Park Manager Position Transition.

C. Action on Finance Director Job Description.

D. Action on Gretna City Pool Demolition

a) Review of Bids

b) Award of Construction Contract

E. Action on Professional Design Services with Confluence for Old City Pool Property.

#### 6. EXECUTIVE SESSION - Real Estate, Pending Litigation and Personnel

#### 7. ADJOURNMENT