

City of Gretna, Nebraska

City Council

December 16, 2025

A meeting of the Gretna City Council was held on December 16, 2025. Mayor Evans announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. **Absent:** Lauren Liebenritt, **Present:** Kara Alexander, Bill Proctor, Jeremy Westengaard. Notice of the meeting was given in advance thereof to the Mayor and City Council, published in the Sarpy County Times 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.

CALL MEETING TO ORDER

Mayor's Public Announcement:

Pledge of Allegiance

Roll Call

CONSENT AGENDA

Approval of Consent Agenda - Motion to Approve:

Approval of Agenda for December 16, 2025

Approval of Council Minutes, December 2, 2025

Approval of Claims

Approval of Gretna Community Complex - Project Control

a. Invoice No. PC024650 - \$4,871.60

Approval of Gretna Landing Replat 5 Village Water Main Improvements - United Utilities & Excavation, LLC

a. Pay Request No. 1 - \$38,537.91

Approval of Sterling Chase and Capehart Road Water Main Improvements - Kersten Construction, Inc.

a. Pay Request No. 1 \$493,622.18

PRESENTATIONS

Briana Bowdino - Gretna Farmer's Market

PUBLIC HEARINGS

Triple DEAK, LLC located at 11512 S. 190th Streetm Gretna, NE 68028

Norris Design (on behalf) of I-80 Hwy 31 LLC) located at 101 Bannock Street, Denver, CO 80204

City of Gretna located at 204 N. McKenna Avenue, Gretna, NE 68028

ORDINANCES & RESOLUTIONS

Ordinance 2191 - Amending Section 5.11.2 of the Gretna Zoning Regulations to include Cottage cluster Development as a Permitted Use in the R-3 High Density Residential Zoning District

Ordinance 2192 - Amending Section 8.03 of the Gretna Zoning Regulations regarding Parking Requirements and Medical Clinics, Offices, and Office Buildings

Ordinance 2193 - Amending Sections 5.23.5(1)(H)(5), 7.2.1(4)and (6), 7.4.6, and 7.4.7 of the Gretna Zoning Regulation regarding the IC Interstate Corridor Overlay District and Signs, Billboards, and Digital Billboards

Ordinance 2195 - Amending Secions 5.16.4 and 8.04 of the Gretna Zoning Regulations regarding the MUC Mixed Use Commercial and Business Park Zoning District and Permitted Accessory Uses, Shared Parking, and Off-Street and Shared Parking Requirements

Ordinance 2196 - Rezoning from a TA Transitional Agriculture Zoning District to an HC Highway Commercial Zoning District the Land consisting of Parcel #011598173 being the Portion of the Northwest Quarter of the Northeast Quarter that is North of I-80 in S13, T13N, R10 East of the 6th P.m., Sarpy County, NE, and the Adjoining Portion of the Fairview Road Right-Of-Way

Ordinance 2190- Annexing and Extending the Corporate Limits of the City of Gretna to included the Real Estate which is Generally Described as the Lands Located in the Northeast 1/4 Section 13, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, Consisting of Parcel #011598173 Located at 20901 Fairview Road and the Adjoining Portin of the Fairview Road Right-Of-Way, together with the Public Streets and the Public Right-Of-Ways within and/or Immediately Adjacent to said Annexed Areas, Except and Excluding and Not Annexing any Adjacent U.S. Interstate 80 Right-Of-Way

CURRENT BUSINESS

Election of Council President

- 1) Ask for Nominations
- 2) Ask for Motion for Nominations to cease
- 3) Vote
- 4) Results
- 5) Announce Council President for 2026

Approval of Mayor's Annual Appointments for 2026

- 1) Approval of Mayor's Appointments
- 2) Approval of Contract for 2026
 - a) D.A. Davidson for Underwriting services for the City's bond transactions for

Calendar year 2026

Approval of 2026 Permits to Haul

1. Gretna Sanitation, Inc.
2. Waste Management of Nebraska, Inc.
3. Waste Connections of Nebraska dba Papillion Sanitation
4. Abe's Trash Service, Inc.

Approval of City Council Annual Meeting Calendar

EXECUTIVE SESSION - Contract Negotiations

ADJOURNMENT

CITY OF GRETNA, NEBRASKA

Mike Evans, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk