

CITY OF GRETNA, NEBRASKA
CITY COUNCIL AGENDA
August 18, 2026
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 - Motion to Approve:

1. Approval of Agenda for August 18, 2026

2. Approval of Council Minutes, August 4, 2026

3. Approval of Claims

B. Approval of Gretna Community Complex – Sinclair Hille Architects

a. Invoice Number 24014-C-26 - \$12,734.00

3. PRESENTATIONS

Sarpy County Captain Tori Boldt

Introduction by Paula Dennison of New Cheif Building Official, Shawn Hovseth

4. PUBLIC HEARINGS

A. White Lotus I, LLC located at 10404 Essex Court, Suite 101, Omaha, NE 68144

B. Kirk Alloway located at 5303 North 180th Street, Omaha, NE 68022

5. ORDINANCES & RESOLUTIONS

A. Ordinance 2210 - Rezoning from an RE Residential Estates Zoning District with a CO Corridor Overlay Zoning District to a GC General Commercial Zoning District with a CO Corridor Overlay Zoning District the land consisting of Lot 2 of Ridpath Acres Replat I, located in the Southeast Quarter of S25, T14N, R10 East of the 6th P.M., Sarpy County, Nebraska

B. Ordinance 2211 - Establishing Sewer Use Rates for the Service Agreement Area as defined in the First Amended and Restated Member Service Agreement dated July 1, 2025, between the Sarpy County and Cities Wastewater Agency and the City of Gretna.

C. Ordinance 2212 - Rezoning from a TA Transitional Agriculture Zoning District to an R-3 High Density Residential Zoning District the land being platted as the Aspen Creek West Subdivision Lots 1 – 136 and Outlots A -- F, located in the Northeast Quarter of S30, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska

D. Ordinance 2213 - Rezoning from R-2 Medium Density and TA Transitional Agriculture Zoning Districts with a CO Corridor Overlay Zoning District to a GC General Commercial Zoning District with a CO Corridor Overlay Zoning District for the Bobette Subdivision Lots 1— 12 and 16--20, to an R-3 High Density Residential Zoning District for the Bobette Subdivision Lots 21 and 22, and to an R-4 Highest Density Residential Zoning District for the Bobette Subdivision Lots 13—15, located in the Northeast Quarter of S31, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska

E. Resolution 8-26 (1) - Amending the City of Gretna's Employee Handbook and Policy Manual regarding Sick Leave and Vacation Leave Carryover

F. Ordinance 2214 - Amending Sections 11-103, 11-105, and 11-107 of the Gretna Municipal Code regarding the City of Gretna Good Life District Economic Development Program, Amending Certain Definitions, Imposing a Good Life District Occupation Tax, and Adjusting Certain Administrative Provisions

6. CURRENT BUSINESS

A. Action on Annexation Agreement between the City of Gretna and the Gretna Suburban Fire District

B. Action on Peterson Park Nature Splash Pad

1. Review of Bids

2. Award of Construction Contract

C. Action on the Subdivision and Maintenance Agreements with Iron Wheel Estates, LLC for the Iron Wheel Estates Subdivision Lots 1-8

7. EXECUTIVE SESSION - Contract Negotiations, Real Estate and Litigation

8. ADJOURNMENT