CITY OF GRETNA, NEBRASKA
CITY COUNCIL AGENDA
September 1, 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

1. Approval of Agenda for September 1, 2026

2. Approval of Council Minutes for August 18, 2026

3. Approval of Claims

B. Approval of Contract Amendment #1, Sarpy County & City of Gretna Law Enforcement Services

C. Action on the Interlocal Agreement with Sarpy County and S.I.D. No. 382 for Improvements to South 186th Street.

D. Action on the Cost-Sharing Agreement with S.I.D. No. 382 and Teal Ridge Village, LLC for Improvements to South 186th Street.

E. Action on the Interlocal Agreement with Sarpy County and S.I.D. No. 377 for Improvements to Capehart Road between 218th Street and 228th Street.

F. Approval of Sinclair Hille Architects - Gretna Community Complex
a) Invoice No. 24014-C-27 - $9,659.00

G. Approval of Aspen Creek West Water Main and Cornhusker Road Improvements – Vrba Construction, Inc.
a) Change Order No. 1 (Final) – $(-)8,969.50
b) Pay Request No. 5 (Final) – $19,561.39

H. Approval of 2026 Concrete Pavement Repairs – 2 the T Construction LLC
a) Change Order No. 1 (Final) – $(+)1.302.50
b) Pay Request No. 3 (Final) – $15,038.47

I. Approval of 2026 Asphalt Street Resurfacing – Old Castle Materials Midwest dba Omni Engineering
a) Change Order No. 1 (Final) – $(-) 118.84
b) Pay Request No. 2 (Final) – $13,860.32

J. Approval of Teal Ridge Village Water Main Improvements - United Utilities & Excavation, LLC
a) Pay Request No. – $24,419.56

K. Approval of Northwest Subbasin Interceptor Sewer Phase 2 – Valley Corp.
a) Pay Request No. 2 – $212,408.24

L. Approval of Sterling Chase and Capehart Road Water Main Improvements - Kersten Construction, Inc.
a) Pay Request No. 5 - $53,379.08

M. Approval of Schram Road Paving Improvements - Graham Construction, Inc.
a) Pay Request No. 1 - $227,440.80

N. Approval of 183rd Street Water Booster Station - United Utilities & Excavation, LLC
a) Pay Request No. 1 - $272,767.50

3. PUBLIC COMMENTS ON ANY AGENDA ITEMS

4. PRESENTATIONS
Gretna Crossing YMCA – Brandon Brugger
GYSBA - Cary Schroeder
Gretna Elite - Spencer Southwell
Gretna Community Foundation – Molly Miller and Jason Pfenning
Introduction by Paula Dennison of New Finance Director, Austin Stark

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. 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

F. Ordinance 2215 - Amending Section 8.12.6 of the Gretna Zoning Regulations regarding Landscape Buffer Yards Adjacent to Public Right-of-Ways for Self-Storage Units and Convenience Storage Units

G. Resolution 9-26 (1) - Amending the City of Gretna's Employee Handbook and Policy Manual regarding Sick Leave and Vacation Leave Carryover

H. Resolution 9-26 (1) Municipal Annual Certification of Program Compliance 2026

6. CURRENT BUSINESS

A. Action on Special Designate Liquor License request for Nebraska Attack Facility on September 26, 2026, located at 212 W. Gruenther Road

B. Action on Special Designated Liquor License request for St. Patrick's Church on September 26, 2026, for a Triva Night Fundraiser for the Public Library

C. Action on Capehart Ridge Phase 2 and Capehart Road Water Main Improvements
a) Review of Bids
b) Award of Construction Contract

D. Direction for the FY26/27 Budget

E. Action on Sewer Rate Adjustment Policy

7. EXECUTIVE SESSION - Contract Negotiations and Real Estate

8. ADJOURNMENT