

City of Gretna, Nebraska

City Council

March 3, 2026

A meeting of the Gretna City Council was held on March 3, 2026. 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 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.

CONSENT AGENDA

Approval of Consent Agenda:

- 1) Approval of Agenda for March 3, 3026
- 2) Approval of Council Minutes, February 17, 2026
- 3) Approval of Claims
- 4) Approval of Gretna Community Complex – Weitz Company
 - a) Pay Request No. 7 - \$1,012,653.00
- 5) Approval of Gretna Community Complex – Weitz Company
 - a) Pay Request No. 8 - \$731,096.00
- 6) Approval of Teal Ridge Village Water Main Improvements - United Utilities & Excavation, LLC
 - a) Pay Request No. 3 – \$ 166,827.37
- 7) Approval of Cornhusker Road and 216th Street Water Main Improvements - Kersten Construction
 - a) Pay Request No. 6 – \$ 129,271.44
- 8) Approval of Harvest Hills East Water Main Improvements – Vrba Construction, Inc.
 - a) Pay Request No. 2 – \$ 66,309.40
- 9) Approval of Gretna Landing Replat 5 Village Water Main Improvements - United Utilities & Excavation, LLC
 - a) Pay Request No. 2 – \$ 141,723.26
- 10) Approval of Highway 6 and Capehart Road Sanitary Sewer Extension – Bauer Infrastructure
 - a) Change Order No. 2 (Final) – (+) 26,555.75
 - b) Pay Request No. 1 (Final) – \$ 49,523.96
- 11) Approval of Gretna Community Complex – Weitz Company
 - a) Pay Request No. 9 - \$1,482,253.17

Claims

A+ Untd Rad Rpr ex 975.00; Abes ex 1,037.50; Accs Systms ex 11,321.91; Accs Systms Lsng ex 918.50; Aqua-Chem ex 836.45; Aries Bldg Sys ex 2,332.00; Barco Prod ex 6,174.64; Batis Dvlp Co ex 10,987.83; Big Rig Rpr ex 1,181.73; Blu Vily Pub Sfty Inc ex 1,850.00; Bobcat ex 55,329.20; C Kliever ex 42.37; Cnta ex 287.70; Cntr Pnt Lrg ex 200.16; Cntrl Salt ex 6,386.97; Cntry Lk ex 71.37; Coast ex 214.89; Comm Bnk of CO ex 160,972.06; Core & Main ex 3,344.00; Cox ex 621.82; Crtvbug ex 500.00; Cty Omh Cshr ex 354,693.06; D Hansen ex 13.50; D Whitted ex 66.00; D&K Htg ex 165.00; Dglt Exprs ex 597.26; Egle Eng Grp ex 63,202.76; Frst

Wriss ex 1,242.00; GDI ex 41,440.50; Gmdrp Bks ex 3,052.09; Grt Plns Comm ex 7,360.00; Grtn Pysl ex 116,606.87; H&H Lwn ex 2,332.50; Hghs Tree Srv ex 1,490.77; Hmn Fire Equip ex 3,581.10; HTM Sls ex 3,460.00; Ingrm Lib Serv ex 2,171.31; J Elliott ex 66.00; J Green ex 66.00; JQ Off Equip ex 1,196.40; KAH, RE LLC ex 26,533.06; L Ortiz ex 725.00; M Fielder ex 96.10; M Jaros ex 25.50; M Norwood ex 66.00; M Ragatz ex 130.08; Mcqn Equip ex 1,469.00; Mdwst Tape ex 47.38; Mdwst Turf & Irrgtn ex 323.93; MGX Equip Srvcs ex 27,895.00; Mtche Tree Cr ex 1,641.61; MUD ex 278.11; Muni Sply ex 5,262.55; NE Pub Hlth Enviro ex 332.00; NMC ex 139.58; OPPD ex 249.69; Prt-A-Jn ex 85.00; Quill ex 430.17; Roll Dr ex 320.00; Smplr Strs ex 761.46; Srgnt Drllng ex 2,728.12; Sropy Co FscI Admin ex 33,352.00; Sropy Co Treas ex 82,835.19; Thle Geotech ex 1,891.00; Ty's ex 1,039.30; Unfrst Corp ex 113.43; USA BI Bk ex 362.39; Verizon ex 1,847.51; W Eliason ex 33.85; Wells Frgo ex 351.00; Wex ex 250.79; Yng & Wht ex 6,618.49; Total ex 1,066,623.51

Motion by Kara Alexander, seconded by Bill Proctor to approve the consent agenda. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

PRESENTATIONS

Gretna Community Foundation

Sarpy County Chamber

GYSF

Gretna Elite

GYSBA

PUBLIC HEARINGS

Sale and Exchange of City Owned Real Property Consisting of Outlot A of the Santa Fe Pointe Subdivision, Taxlot 26 of S36, T14N, R10E, and the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subdivision, Located East of South 216th Street and South of West Guenther Road, to RVS Investments, LLC in accordance with the Manner, Terms and Requirements of an Exchange Agreement therewith and Pursuant to Nebraska Revised Statute 16-202.

Paula Dennison gave the staff comments.

Mayor Evans opened the public hearing. Hearing no further comments, Mayor Evans closed the public hearing.

ORDINANCES & RESOLUTIONS

Ordinance 2197- Directing the Sale of City Owned Real Property Consisting of Approximately Nineteen Acres Located Northeast of Hwy 6/31 and Jansen Drive to PCM Holdings, LLC, in accordance with the Manner, Terms, and Requirements of a Purchase Contract therewith and Pursuant to Nebraska Revised Statute 16-202.

Jeff Miller read the ordinance by title.

Ordinance no. 2197

An ordinance of the City of Gretna, Nebraska, directing the sale of City owned real property consisting of approximately nineteen acres located northeast of Highway 6/31 and Jansen Drive to PCM Holdings, LLC, in accordance with the manner, terms, and requirements of a purchase contract therewith and pursuant to Nebraska Revised Statute §16-202.

Motion by Kara Alexander, seconded by Bill Proctor to approve third reading of Ordinance 2197. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve and adopt Ordinance 2197. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Ordinance 2198 - Directing the Sale and Exchange of City Owned Real Property Consisting of Outlot A of the Santa Fee Pointe Subdivision, Taxlot 26 of S36, T14N, R10E, and the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subdivision, to RVS Investments, LLC, in accordance with the Manner, Terms and Requirements of an Exchange Agreement therewith and Pursuant to Nebraska Revised Statute 16-202
Jeff Miller read the ordinance by title.

Ordinance no. 2198

An ordinance of the City of Gretna, Nebraska, directing the sale and exchange of City owned real property consisting of Outlot A of the Santa Fe Pointe subdivision, Taxlot 26 of S36, T14N, R10E, and the irregular south part of Outlot D of replat 1 of the Lincoln Place Phase II subdivision, to RVS Investments, LLC, in accordance with the manner, terms, and requirements of an exchange agreement therewith and pursuant to Nebraska Revised Statute §16-202.

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve second reading of Ordinance 2198. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Ordinance 2199 - Rezoning from an RE Residential Estates Zoning District to an R-2 Medium Density Residential Zoning District the Land consisting of Lot 1 Nelson's Corner, Located in the Southwest Quarter of S19, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska
Jeff Miller read the ordinance by title.

Ordinance no. 2199

An ordinance of the City of Gretna, Nebraska, amending the official zoning map of the City of Gretna from an RE Residential Estates Zoning District to an R-2 Medium Density Residential Zoning District for the land consisting of Lot 1, Nelson's Corner, located in the southwest quarter of S19, T14N, R11 east of the 6th p.m., Sarpy County, Nebraska.

Motion by Jeremy Westengaard, seconded by Bill Proctor to approve second reading of Ordinance 2199. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

Action on Fireworks Applications for the July 4th Season

- 1) Gretna American Legion #216 9203 S 145th St.
- 2) Gretna Dragons Legion Baseball Lot 277 - NE Corner (W. Gruenther Rd/Apache Dr.)
- 3) Gretna Community Foundation 20602 Hwy 370
- 4) Gretna Days Foundation 907 Village Square
- 5) Gretna Friends of the Library 20501 Angus St.
- 6) Gretna Lions Club 10994 Hwy 6
- 7) Gretna Optimist Club 12531 S 216th Street

- 8) Gretna Elite Academy (Soccer) 12130 S 216 Plaza
- 9) St. Charles Knights of Columbus 11350 Wickersham Blvd

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the firework applications for the 2026 July 4th season. Motion carried. Alexander: Yea, Liebenritt: Abstain (With Conflict), Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Abstain (With Conflict): 1

Action on Farmer's Market of Gretna Operators Agreement

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve the Farmer's Market of Gretna operators agreement. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Action on Moving the PT Admin Assistant to Align with the FT Admin Assistant/Permit Tech in Job Duties and Pay

Motion by Kara Alexander, seconded by Bill Proctor to approve the alignment of the two admin assistant positions in the Building and Zoning department. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

EXECUTIVE SESSION - Contract Negotiations, Real Estate, and Personnel

Motion by Lauren Liebenritt, seconded by Jeremy Westengaard to go into closed session at 7:27 pm. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Kara Alexander to reconvene in open session at 7:41 pm. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

ADJOURNMENT

Motion by Lauren Liebenritt, seconded by Kara Alexander 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