

City of Gretna, Nebraska

City Council

March 17, 2026

A meeting of the Gretna City Council was held on March 17, 2026. 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.

CONSENT AGENDA

A) Approval of Consent Agenda

- 1) Approval of Agenda for March 17, 2026
- 2) Approval of Council Minutes, March 3, 2026
- 3) Approval of Claims

Claims

A Nakai ex 64.50; A Powers ex 52.50; Allo Comm ex 1,548.59; Amrcn Ancstr ex 540.00; Ashlnd Auto ex 2,693.65; Barco Prod ex 617.59; Big Rig Rpr ex 243.72; Blck Hls ex 2,796.74; BMI Jntrl ex 1,623.00; Brgnkdv, LLC ex 33,000.00; Cllgn ex 219.10; Clmn Sftwr PBC ex 1,031.70; Clng Edge Sltns ex 475.00; Clrksn Elec ex 6,985.00; Cmmns SlS & Serv ex 1,097.21; Cmmnwth Elec ex 968.80; Cnflunc Inc ex 13,881.00; Cnta ex 347.40; Cntry Bus Prod ex 172.30; Cntry Lk ex 337.07; Cox ex 285.90; Cstmzd Stil Bldgs ex 6,400.00; Cty Clk ex 126.75; D League ex 67.15; Ess Scrns ex 173.22; Frmrs Un ex 769.68; Gretna Sub Fire Dept ex 55,832.29; Grngr ex 909.83; Grt Plns Comm ex 148.00; Grtn Ace ex 758.64; Grtn Dys Fndtn ex 10,000.00; Grtn Gas & Lb ex 6,464.42; Grtn Pyrl ex 100,014.87; Grtr Omh Genlgcl Soc ex 20.00; GT Mdwst ex 364.03; HD Spply ex 143.28; Hotsy Equip ex 971.68; Hrtlnd Ntl Gas ex 3,766.27; Hskr Dsl ex 242.57; HTM SlS ex 845.00; Ingrm Lib Serv ex 301.12; Inv Cld Inc ex 144.50; J Frost ex 192.38; J Jennings ex 42.37; JDW Mdwst ex 27,195.00; Knpy ex 69.35; Lowe's ex 189.90; M Noorzahi ex 120.49; Mdwst Lab ex 579.26; Mdwst Turf & Irrgtn ex 391.77; Mrvn Plng Cnslt ex 11,150.00; N Sole ex 98.59; NE Dept of Rev - Keno ex 100.00; NE St Gnlgl Soc ex 20.00; NE.gov ex 4.00; Ntl Bus Furn ex 2,746.62; Occ Hlth Ctr ex 178.00; One Cl Cncpt ex 316.86; OPPD ex 2,767.07; OWH ex 29.79; P Dennison ex 129.05; Pinn Bnk ex 6,692.82; Ptnty Bws ex 5,000.00; Quill ex 384.13; R Cook ex 99.28; R Wortman ex 360.85; Rdclf Gibrtsn & Brdy ex 3,000.00; Rf Rite Ext ex 80.00; Sec Equip ex 451.67; Siteone Lndscp Sply ex 375.95; Stryknwrth/M Prtt ex 458.99; Suspnd It ex 3,165.00; Ty's ex 56.98; Unfrst Corp ex 301.67; V Schuetz ex 48.30; Verizon ex 97.13; Wstrn Oil ex 1,352.13; Yng & Wht ex 6,561.00; Total ex 332,250.47

Motion by Jeremy Westengaard, seconded by Kara Alexander to approve consent agenda.

Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

PRESENTATIONS

Gretna Crossing YMCA - Brandon Brugger

City Auditor Tim Lens - Annual Report

PUBLIC HEARINGS

Greg & Alicia Zuger – Z Squared Holdings III at 4625 South 218th Street, Elkhorn, NE 68022 requesting approval of a Conditional Use Permit to operate an assisted living facility out of a single-family residence in the R-2 Medium Density Residential Zoning District on Lot 1, Nelson's Corner (Parcel #011599211). Generally located at 9809 South 204th Street, at the intersection of South 204th Street and Cornhusker Road.

Paula Dennison gave the staff comments.

Owner Alicia Zuger gave an overview of the project.

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

Motion by Kara Alexander, seconded by Bill Proctor to approve the conditional use permit for Z Squared Holding III with the following conditions: connect to a public water system with SID #34 water system preferred, obtain verification of functionality and capacity of septic tank for intended use by proper regulatory authority, remove access to Cornhusker Road, install access to Valaretta, provide parking on the property as designed, install landscaping on the north side of property and the property or business is rezoned back to RE Residential Estates when sold. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

HEB NE LLC at 1501 River Drive, Moline, IL 61265 requesting approval of a Conditional Use Permit to operate a drive-through coffee kiosk in the GC General Commercial Zoning District. Lot 2, Gretna Landing Replat 6 (Parcel #011619925). Generally located at the northwest corner of South 192nd Street and Oakmont Drive.

Paula Dennison gave the staff comments.

Owner representative Doug Kellner gave an overview of the project.

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

Motion by Kara Alexander, seconded by Bill Proctor to approve the conditional use permit for HEB NE LLC. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea Yea: 3, Nay: 0, Absent: 1

Gary Young – StreetMediaNational LLC at 3553 Clydesdale Parkway Suite 310, Loveland, CO 80538 requesting approval of a Conditional Use Permit to construct a 672 square foot digital billboard in the FX Flex Space Zoning District on Lot 1, 370 Storage (Parcel #011613937). Generally located at 11001 Sapp Brothers Drive, near the intersection of Sapp Brothers Drive and Highway 370.

Paula Dennison gave the staff comments.

Owner representative Troy Hammond gave an overview of the project.

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

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve the conditional use permit for Street Media National LLC. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

Gary Young – StreetMediaNational LLC at 3553 Clydesdale Parkway Suite 310, Loveland, CO 80538 requesting approval of a Conditional Use Permit to construct a 378 square foot digital billboard in the HC Highway Commercial Zoning District on Lot 1, Nebraska Crossing Replat 1 (Parcel #011287950). Generally located at 14341 South Highway 31, near the intersection of Melia Road and Highway 31.

Paula Dennison gave the staff comments.

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

Motion by Jeremy Westengaard, seconded by Bill Proctor to approve the conditional use permit for Street Media National. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

ORDINANCES & RESOLUTIONS

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 Bill Proctor, seconded by Jeremy Westengaard to approve third reading of Ordinance 2198. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea Yea: 3, Nay: 0, Absent: 1

Motion by Kara Alexander, seconded by Bill Proctor to approve and adopt Ordinance 2198.

Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea

Yea: 3, Nay: 0, Absent: 1

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 Bill Proctor, seconded by Kara Alexander to approve third reading of Ordinance 2199. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea
Yea: 3, Nay: 0, Absent: 1

Motion by Jeremy Westengaard, seconded by Bill Proctor to approve and adopt Ordinance 2199. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea
Yea: 3, Nay: 0, Absent: 1

CURRENT BUSINESS

Action on Interlocal Agreement between the City of Gretna, Sarpy County, and S.I.D.s No. 278 (Tiburon), 192 (Ballena), 240 (Pebblebrooke), and 308 (Pebblebrooke 2) for Signalization and Intersection Improvements at Hwy 370 and South 174th Street.

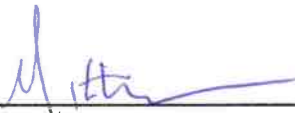
Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the interlocal agreement for the intersection improvements at 174th and Highway 370 signalization. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

ADJOURNMENT

Motion by Bill Proctor, seconded by Jeremy Westengaard to adjourn. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1



CITY OF GRETNA, NEBRASKA



Mike Evans, Mayor

ATTEST:



Tammy L. Tisdall, CMC
City Clerk