

CITY OF GRETNA, NEBRASKA
CITY COUNCIL AGENDA
October 7, 2025
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 October 7, 2025
2. Approval of Council Minutes for September 16, 2025
3. Approval of Claims

B. Approval of Gretna – Library, City Hall & Community Center – Sinclair Hille Architects

a) Invoice No. 24014-C-16 - \$332,706.30

C. Approval of Gretna Community Complex – Weitz Company

a) Payment Application No. 002 - \$31,464.00

D. Approval of Gretna Community Complex – Weitz Company

a) Payment Application No. 003 - \$186,401.00

E. Approval of Highland Trails Water Main Improvements - Kersten Construction

a) Change Order No. 1 - \$(-)26,603.00

b) Pay Request No. 12 – \$ 38,118.53

F. Approval of Husker Drive Water Main Replacement and Sapp Bros. Water Main Improvement – Wright Sewer and Water LLC

a. Change Order No. 1 (Final) – \$(-)7,013.50

b. Pay Request No. 4 (Final) – \$43,933.50

G. Approval of FY25 Concrete Street Repairs and Schram Road Trail Improvements — NL&LConcrete Inc.

- a. Change Order No. 1 (Final) – \$ (+)4,583.50
- b. Pay Request No. 3 (Final) – \$30,603.25

H. Approval of Beadle Creek Sub Interceptor Sewer Relocation - Vrba Construction

- a) Change Order No. 1 (Final) - \$(-)1,058.00
- b) Pay Request No. 1 (Final) – \$ 72,712.60

I. Harvest Creek and Lincoln Road Water Main Improvements — Cedar Construction

- a) Pay Request No. 1 – \$ 140,218.28

3. PUBLIC COMMENTS ON ANY AGENDA ITEMS

4. PRESENTATIONS

Gretna Chamber – Missy Hardersen
Gretna Library Director Krissy Reed
Gretna Fire Chief Rod Buehe

5. PUBLIC HEARINGS

- A. One- and Six-Year Street Plan for the City of Gretna, Nebraska
- B. Quiktrip Corporation dba Quiktrip 598 at 11105 Sapp Bros Dr., Gretna, NE 68028 - **Public Hearing Cancelled**

6. ORDINANCES & RESOLUTIONS

- A. Ordinance 2188 - Amending Section 5.11A.4 of the Gretna Zoning Regulations to add Neighborhood Recreational Facilities as a Permitted Accessory Use in the R-4 Highest Density Zoning District.
- B. Ordinance 2189 - Rezoning from an FX Flex Space Zoning District to an RE-A Residential Estates Animals Zoning District the Land being Platted as Lot 2 of the Platte Valley Industrial Park Replat 2 Subdivision.
- C. Resolution 10-25(1) — Authorizing the Issuance of not more than \$35,000,000 in Nebraska Crossing Redevelopment Project Revenue Refunding Bonds, Series 2025, to Refinance the City’s Nebraska Crossing Redevelopment Project Revenue and Refunding Bonds, Series 2018, Currently Outstanding in the Principal Amount of \$37,986,756; Limiting Repayment of such Bonds to a Pledge of Certain Tax Increment Revenues and Occupation Tax Revenues Collected at Nebraska Crossing (Not Payable from Other Funds of the City); and Related Matters.

7. CURRENT BUSINESS

- A. Action on Manager change Amendment for Quiktrip Corporation dba Quiktrip 598 at 11105 Sapp Bros Dr., Gretna, NE 68028
- B. Action on Electric Build Plan and 3-Year Refund Agreement with OPPD for Gretna Community Complex.
- C. Action on Commission Services Firm for the Gretna Community Complex, Branch Pattern

D. Gretna Community Complex Storm Sewer and Paving Improvements

1) Review of Bids

2) Award of Construction Contract

E. Action on the Subdivision, Sewer Connection, and Maintenance Agreements with S.I.D. No. 359 for the Gretna Landing Replat 5 Subdivision Lots 1 - 6 and Outlot A.

8. EXECUTIVE SESSION - Contract Negotiations and Pending Litigation

9. ADJOURNMENT