

CITY OF GRETNA, NEBRASKA  
CITY COUNCIL AGENDA  
December 16, 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 - Motion to Approve:

1. Approval of Agenda for December 16, 2025

2. Approval of Council Minutes, December 2, 2025

3. Approval of Claims

4. Approval of Gretna Community Complex - Project Control

a. Invoice No. PC024650 - \$4,871.60

5. Approval of Gretna Landing Replat 5 Village Water Main Improvements - United Utilities & Excavation, LLC

a. Pay Request No. 1 - \$38,537.91

6. Approval of Sterling Chase and Capehart Road Water Main Improvements - Kersten Construction, Inc.

a. Pay Request No. 1 \$493,622.18

3. PRESENTATIONS

A. Briana Bowdino - Gretna Farmer's Market

4. PUBLIC HEARINGS

A. Triple DEAK, LLC located at 11512 S. 190th Streetm Gretna, NE 68028

B. Norris Design (on behalf) of I-80 Hwy 31 LLC) located at 101 Bannock Street, Denver, CO 80204

C. City of Gretna located at 204 N. McKenna Avenue, Gretna, NE 68028

## 5. ORDINANCES & RESOLUTIONS

A. Ordinance 2191 - Amending Section 5.11.2 of the Gretna Zoning Regulations to include Cottage cluster Development as a Permitted Use in the R-3 High Density Residential Zoning District

B. Ordinance 2192 - Amending Section 8.03 of the Gretna Zoning Regulations regarding Parking Requirements and Medical Clinics, Offices, and Office Buildings

C. Ordinance 2193 - Amending Sections 5.23.5(1)(H)(5), 7.2.1(4) and (6), 7.4.6, and 7.4.7 of the Gretna Zoning Regulation regarding the IC Interstate Corridor Overlay District and Signs, Billboards, and Digital Billboards

D. Ordinance 2195 - Amending Sections 5.16.4 and 8.04 of the Gretna Zoning Regulations regarding the MUC Mixed Use Commercial and Business Park Zoning District and Permitted Accessory Uses, Shared Parking, and Off-Street and Shared Parking Requirements

E. Ordinance 2196 - Rezoning from a TA Transitional Agriculture Zoning District to an HC Highway Commercial Zoning District the Land consisting of Parcel #011598173 being the Portion of the Northwest Quarter of the Northeast Quarter that is North of I-80 in S13, T13N, R10 East of the 6th P.m., Sarpy County, NE, and the Adjoining Portion of the Fairview Road Right-Of-Way

F. Ordinance 2190- Annexing and Extending the Corporate Limits of the City of Gretna to included the Real Estate which is Generally Described as the Lands Located in the Northeast 1/4 Section 13, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, Consisting of Parcel #011598173 Located at 20901 Fairview Road and the Adjoining Portion of the Fairview Road Right-Of-Way, together with the Public Streets and the Public Right-Of-Ways within and/or Immediately Adjacent to said Annexed Areas, Except and Excluding and Not Annexing any Adjacent U.S. Interstate 80 Right-Of-Way

## 6. CURRENT BUSINESS

### A. Election of Council President

- 1) Ask for Nominations
- 2) Ask for Motion for Nominations to cease
- 3) Vote
- 4) Results
- 5) Announce Council President for 2026

### B. Approval of Mayor's Annual Appointments for 2026

- 1) Approval of Mayor's Appointments
- 2) Approval of Contract for 2026
  - a) D.A. Davidson for Underwriting services for the City's bond transactions for Calendar year 2026

### C. Approval of 2026 Permits to Haul

1. Gretna Sanitation, Inc.
2. Waste Management of Nebraska, Inc.

3. Waste Connections of Nebraska dba Papillion Sanitation
4. Abe's Trash Service, Inc.

D. Approval of City Council Annual Meeting Calendar

7. EXECUTIVE SESSION - Contract Negotiations

8. ADJOURNMENT