

CITY OF GRETNA, NEBRASKA
CITY COUNCIL AGENDA
May 19, 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 May 19, 2026
2. Approval of Council Minutes for May 5, 2026
3. Approval of Claims

B. Approval of Gretna Community Complex – Sinclair Hille Architects

a) Invoice No. 24014-C-24 - \$55,467.90

C. Approval of Cornhusker Road and 216th Street Water Main Improvements – Kersten Construction

- a) Change Order No. 2 (Final) – \$(-) 4,010.22
- b) Pay Request No. 7 (Final) – \$ 34,716.84

D. Approval of Gretna Community Complex Storm and Paving Improvements - Valley Corp.

a) Pay Request No. 2 - \$ 602,516.66

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

- a) Change Order No. 2 (Final) – \$(-) 6,495.20
- b) Pay Request No. 7 (Final) – \$ 45,480.52

3. PRESENTATIONS

Recognition of Rod Buethe for Fire District service to Gretna

4. PUBLIC COMMENTS ON ANY AGENDA ITEMS

5. PUBLIC HEARINGS

- A. The consideration of the annexation to the City of Gretna of the lands, lots, tracts, and streets, which are described as:
Tax Lot 5D, located in the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, together with the public streets and public right-of-ways within and/or immediately adjacent to said annexed areas.
- B. Arun Agarwal – White Lotus I LLC at 10404 Essex Ct. 101, Omaha, NE 68144
- C. Midwest Cultivators Group LLC at 1700 Farnam Street, Suite 1500, Omaha, NE 68102
- D. MDC Linoma Industrial LLC at 11550 I Street, Suite 200, Omaha, NE 68137
- E. NewStreet LLC at 9140 West Dodge Road, Suite 300, Omaha, NE 68144 - **Layover until 6/16/26 Council Meeting**
- F. BRV Omaha LLC at 1120 Fort Crook Road, Bellevue, NE 68005
- G. Anjuna Properties LLC at 10275 South 204th Street, Gretna, NE 68028- **Layover until 6/16/26 Council Meeting**
- H. Scott Ray – Buc-ee’s at 2500 North Highway 288, Arlington, TX 77515
- I. Scott Ray – Buc-ee's at 2500 North Highway 288, Arlington, TX 77515
- J. Wolfpack Athletics, LLC at 14620 Gold Coast Road, Omaha, NE 68138

6. ORDINANCES & RESOLUTIONS

- A. Ordinance 2200 - Annexing and Extending the Corporate Limits of the City of Gretna to Include the Real Estate which is Generally Described as Tax Lot 8, Tax Lot 9, and Appleseed Acre Lot 1 and Outlot A, Located in the Northeast 1/4 of Section 1, Township 13 North, Range 10 East of the 6th P.M., and the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 14 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, together with the Public Streets and Public Right-Of-Ways within said Annexed Areas.
- B. Ordinance 2201 - Annexing and Extending the Corporate Limits of the City of Gretna to Include the Real Estate which is Generally Described as Tax Lot 5D, Located in the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, together with the Public Streets and Public Right-Of-Ways within said Annexed Areas.
- C. Ordinance 2203 - Amending Section 7.2.1(7) of the Gretna Zoning Regulations regarding Design Criteria and Limitations, Special Signage Conditions, and Pole Signs within the Gretna Good Life District.
- D. Ordinance 2204 - Rezoning from an R-2 Medium Density Residential Zoning District to a MUC Mixed Use Commercial and Business Park Zoning District the Land consisting of Tax Lots 5A1B and 5D, Located in the Southeast Quarter of the Southeast Quarter of S2, T13N, R10 East of the 6th P.M., Sarpy County, Nebraska.
- E. Ordinance 2205 - Rezoning from RE Residential Estates and TA Transitional Agriculture Zoning Districts to RE Residential Estates and I-1 Light Industrial Zoning

Districts the Land being Platted as the Linoma Industrial Subdivision Lots 1 – 16 and Outlots A--C, Located in the Southeast Quarter of S15 and the Northeast Quarter of S22, T13N, R10 East of the 6th P.M., Sarpy County, Nebraska.

F. Ordinance 2206 - Rezoning from GC General Commercial and TA Transitional Agriculture Zoning Districts to a TA Transitional Agriculture Zoning District the Land being Platted as the Elkhorn Lawn Care Subdivision Lot 1, Located in the Northwest Quarter of S30, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska. **Layover until 6/16/26 Council Meeting.**

G. Resolution 5-26(2) - Declaring that Substandard and Blighted Conditions Exist in Certain Areas of the City and Further Declaring such Certain Areas to be a Substandard and Blighted Area in Need of Redevelopment.

7. CURRENT BUSINESS

A. A) Action on the 2026 Concrete Pavement Repairs 26-18

a) Review of Bids

b) Award of Construction Contract

B. B) Action on the Subdivision, Sewer Connection, and Maintenance Agreements with S.I.D. No. 388 for the Bobette Subdivision Lots 1 - 22 and Outlots A - E.

8. ADJOURNMENT