


CITY OF GRETNA, NEBRASKA
CITY COUNCIL MEETING NOTICE
TUESDAY JANUARY 6, 2026; 6:30 P.M.
CITY OFFICE; 204 N. MCKENNA AVE
GRETNA, NE
402-332-3336

Notice is hereby given that on Tuesday, January 6, 2026, a meeting of the CITY COUNCIL of the City of Gretna, Nebraska, will be held at 6:30 p.m. at the City Office. The agenda for such meeting, which is kept continuously current, is available for public inspection at the Office of the City Clerk at the above address during normal business hours.



Tammy L. Tisdall, CMC
City Clerk

CITY OF GRETNA, NEBRASKA
CITY COUNCIL AGENDA
JANUARY 6, 2026
6:30 P.M.
AGENDA

1) CALL MEETING TO ORDER

- A) Mayor's Public Announcement: "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 does not include public comments, please approach the microphone during the public comment section."
- B) Pledge of Allegiance
- C) Roll Call

2) CONSENT AGENDA

- A) Approval of Consent Agenda
 - 1) Approval of Agenda for January 6, 2026
 - 2) Approval of Council Minutes for December 16, 2025
 - 3) Approval of Claims
 - 4) Approval of Gretna Community Complex – Sinclair Hille
 - a) Invoice No. 24014-C-19 \$98,101.78
 - 5) Approval of Gretna Community Complex Water Main Improvements – Vrba Construction, Inc.
 - a) Pay Request No. 1 - \$174,651.58
 - 6) Approval of Teal Ridge Village Water Main Improvements – United Utilities & Excavation, LLC
 - a) Pay Request No. 1 - \$46,225.37
 - 7) Approval of FY24 Sanitary Sewer Repairs – NL&L Concrete
 - a) Pay Request No. 6 (Retainage) - \$8,131.75
 - 8) Approval of Gretna Community Complex – Weitz Company
 - a) Pay Request no. 6 - \$893,566.00

3) PUBLIC COMMENTS ON ANY AGENDA ITEMS

4) RESOLUTIONS AND ORDINANCES

- A) Ordinance 2190 – Annexing and Extending the Corporate Limits of the City of Gretna to include the Real Estate which is Generally Described as the Lands Located in the Northeast ¼ of 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 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

Motion to Approve Second Reading

- B) 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 Regulations regarding the IC Interstate Corridor Overlay District and Signs, Billboards, and Digital Billboards

Motion to Approve Third Reading

Motion to Approve and Adopt

- C) 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

Motion to Approve Second Reading

- D) 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

Motion to Approve Second Reading

- E) Resolution 1-26 (1) – Approving FHWA Updates to Highway Systems Functional Classifications Supporting the Sarpy I-80 Interchange at 192nd Street

Motion to Approve and Adopt

5) CURRENT BUSINESS

- A) Action on First Amendment to Interlocal Agreement between the City of Gretna, Sarpy County, and S.I.D. No. 370 for Street Light Improvements on South 186th Street
- B) Action on Interlocal Agreement between the City of Gretna, Sarpy County, and S.I.D. No. 373 for Future Improvements to South 204th Street and Platteview Road

6) ADJOURNMENT

City of Gretna, Nebraska

City Council

December 16, 2025

A meeting of the Gretna City Council was held on December 16, 2025. 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

Approval of Consent Agenda:

- 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

Claims

Abes ex 69.00; Accs Systms ex 684.98; A Bell ex 200.00; Allo Comm ex 1,633.25; Ashlnd Auto ex 1,711.63; Barco Prod ex 1,910.77; Bxtr ex 102.35; Brns-Tate Cnsltg Grp ex 3,500.00; Brgnkdv, LLC ex 31,300.00; Big Rig Rpr ex 1,928.50; Blck Hls ex 1,488.13; BMI Jntrl ex 1,623.00; Bobcat ex 104,284.78; B Petranick ex 42.70; Cntry Bus Prod ex 119.78; Cntry Lk ex 337.37; C Campbell ex 61.98; Cnta ex 388.77; Clrksn Elec ex 7,975.00; Clng Edge Sltns ex 475.00; CNA Srtly ex 4,357.50; Clmn Sftwr PBC ex 620.67; Cnflunc Inc ex 5,061.10; Cox ex 288.08; Cllgn ex 275.60; Cmmns SlS & Serv ex 1,407.79; C Bowers ex 33.01; Cstm Dsl Drv Trng ex 500.00; D Stage ex 40.15; D Ficenec LLC ex 700.00; Ess Scrns ex 173.28; Frmrs Un ex 2,012.18; Fire Stn Sftwr ex 493.00; Fish Wndw Clng ex 132.00; Grtn Pyrl ex 197,564.04; Glmr & Bell ex 22,425.00; Grt Plns Comm ex 148.00; Grt Plns Unfms ex 109.50; Grtn Ace ex 1,574.22; Grtn Gas & Lb ex 5,866.26; Grtn Wldg ex 460.00; Grw Srpy ex 4,000.00; GT Mdwst ex 580.51; H&H Lwn ex 1,660.00; Hotsy Equip ex 835.44; ICMA ex 225.00; Ingrm Lib Serv ex 781.19; Inv Cld Inc ex 189.50; JDW Mdwst ex 37,505.00; Jones Prop ex 5.47; J Wanzek ex 1,557.08; J Shurtliff ex 7.88; Knpy ex 72.20; Kmr Elec ex 250.00; Lowe's ex 507.96; MAPA ex 48.79; M Stice ex 145.82; Mdwst Lab ex 569.26; Mdwst Srv & SlS ex 6,888.36; Mdwst Tape ex 2,064.62; Mntmrn Lndscp ex 3,085.00; Muni Sply ex 369.04; NMC ex 536.37; Occ Hlth Ctr ex 86.00; OPPD ex 46,722.39; Omni Eng ex 761.18; One CI Cncpt ex 481.83; O'Reilly ex 376.46; P Gray ex 75.00; N Pierce ex 39.23; Pinn Bnk ex 5,894.88; Prt-A-Jn ex 425.00; Prmr Elec ex 705.00; Prmr Undrgrnd ex 380.00; Prjct Cntrl ex 4,871.60; Quill ex 462.84; Rdclf Gibrtsn & Brdy ex 3,000.00; Red Wng Brnds ex 275.49; Rgn Elec ex 960.00; Rng Prop ex 39.25; S Reed ex

17.34; Siteone Lndscp Sply ex 416.50; Stg Lw Off ex 33.85; Strms Lwn Cr ex 2,100.00; Suspnd It ex 7,830.00; Ty's ex 524.67; Uline ex 382.40; Unfrst Corp ex 534.97; USA BI Bk ex 2,148.93; Vrcty Aud ex 172.89; Verizon ex 80.26; W Eliason ex 33.85; WdlnD Hms ex 8,858.77; Yng & Wht ex 2,340.60; Total ex 556,994.04

Motion by Kara Alexander, seconded by Bill Proctor to approve the consent agenda. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

PRESENTATIONS

Briana Bowdino - Gretna Farmer's Market

PUBLIC HEARINGS

Triple DEAK, LLC located at 11512 S. 190th Street, Gretna, NE 68028 requesting approval of a conditional use permit to operate a drive-through coffee kiosk in the GC General Commercial Zoning District on Lot 6 Giles Pointe Replat 3 (Parcel #011618097). General located near the northeast corner of S.180th Street and Meridian Street

Paula Dennison gave the staff comments.

There was no one present to represent the applicant.

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

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

Norris Design (on behalf) of I-80 Hwy 31 LLC) located at 101 Bannock Street, Denver, CO 80204 requesting approval of the annexation of 20901 Fairview Road (Parcel #011598173) and a rezoning from TA Transitional Agriculture to HC Highway Commercial located in the NW 1/4 of the NE 1/4 North of I-80 in Section 13, Township 13 North, Range 10 East of the 6th P.M. Generally located near S. 210st Street and Fairview Road

Jeff Miller gave the staff comments.

Applicant representative Mike Earl was available to answer any questions.

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 annexation and rezoning request for 20901 Fairview Road (Parcel #011598173). Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

City of Gretna located at 204 N. McKenna Avenue, Gretna, NE 68028 requesting approval of a zoning text amendment to amend Gretna Zoning Regulations section 5.16.4 and section 8.04 to allow shared parking facilities between buildings and uses in the MUC Mixed Use Commercial zoning district

Paula Dennison gave the staff comments as the applicant.
Mayor Evans opened the public hearing. Hearing no comments, Mayor Evans closed the public hearing.

Motion by Bill Proctor, seconded by Kara Alexander to approve the zoning text amendment to Sections 5.16.4 and 8.04. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

ORDINANCES & RESOLUTIONS

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
Jeff Miller read the ordinance by title.

Ordinance no. 2191

An ordinance of the City of Gretna, Nebraska, amending section 5.11.2 of the Gretna Zoning Regulations regarding permitted uses in the R-3 high density residential zoning district to include cottage cluster developments; to repeal all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve third reading of Ordinance 2191. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea
Yea: 3, Nay: 0, Absent: 1

Motion by Bill Proctor, seconded by Kara Alexander to approve and adopt Ordinance 2191.
Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea
Yea: 3, Nay: 0, Absent: 1

Ordinance 2192 - Amending Section 8.03 of the Gretna Zoning Regulations regarding Parking Requirements and Medical Clinics, Offices, and Office Buildings
Jeff Miller read the ordinance by title.

Ordinance no. 2192

An ordinance of the City of Gretna, Nebraska, amending section 8.03 of the Gretna Zoning Regulations regarding medical clinics, offices, and office buildings and parking requirements; to repeal all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Jeremy Westengaard, seconded by Bill Proctor to approve third reading of Ordinance 2192. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea
Yea: 3, Nay: 0, Absent: 1

Motion by Jeremy Westengaard, seconded by Kara Alexander to approve and adopt Ordinance 2192. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea
Yea: 3, Nay: 0, Absent: 1

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
Jeff Miller read the ordinance by title.

Ordinance no. 2193

An ordinance of the City of Gretna, Nebraska, 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 Regulations regarding the IC interstate corridor overlay district, signs, billboards, and digital billboards; to repeal all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve second reading of Ordinance 2193. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

Ordinance 2195 - Amending Secions 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
Jeff Miller read the ordinance by title.

Ordinance no. 2195

An ordinance of the City of Gretna, Nebraska, amending Sections 5.16.4 and 8.04 of the Gretna Zoning Regulations regarding the MUC Mixed Use Commercial and Business Park Zoning and permitted accessory uses, shared parking, and off-street and shared parking requirements; to repeal all ordinances in conflict herewith; and to provide an effective date hereof.

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve second reading of Ordinance 2195. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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
Jeff Miller read the ordinance by title.

Ordinance no. 2196

An ordinance of the City of Gretna, Nebraska, amending the official zoning map of the City of Gretna from a TA Transitional Agriculture Zoning District to an HC Highway Commercial Zoning District for 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, T10 east of the 6th p.m., Sarpy County, Nebraska, and the adjoining portion of the Fairview Road Right-Of-Way.

Motion by Kara Alexander, seconded by Jeremy Westengaard to introduce and approve first reading of Ordinance 2196. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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 Portin 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
Jeff Miller read the ordinance by title.

Ordinance no. 2190

An ordinance of the City of Gretna, Nebraska, annexing and extending the corporate limits of the City of Gretna to include the real estate which is generally described as the lands located in the Northeast 1/4 of 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 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, and which is more specifically described hereinafter in this ordinance; and to provide an effective date hereof.

Motion by Bill Proctor, seconded by Kara Alexander to introduce and approve first reading of Ordinance 2190. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

CURRENT BUSINESS

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

Motion by Kara Alexander, seconded by Jeremy Westengaard to nominate Bill Proctor as the 2026 Council President. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve the 2026 Mayor's annual appointments. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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.

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the 2026 Permit to Haul applications. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

Approval of City Council Annual Meeting Calendar

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve the 2026 City Council meeting calendar. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

EXECUTIVE SESSION - Contract Negotiations

Motion by Kara Alexander, seconded by Bill Proctor to go into closed session at 7:07 p.m. for pending litigation and contract negotiations. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

Motion by Bill Proctor, seconded by Jeremy Westengaard to reconvene into open session at 7:16 p.m. Motion carried. Alexander: Yea, Liebenritt: Absent, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

ADJOURNMENT

Motion by Kara Alexander, seconded by Bill Proctor 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

CITY OF GRETNA CLAIMS 01/06/20226

Vendor Name	Invoice Description	Amount
Fund: 01 GENERAL FUND		
<i>Department: 00 GENERAL</i>		
ABE'S TRASH SERVICE, INC	ACCT #: 28826018 21280 CAPEHART RD	439.00
ACCESS SYSTEMS	CONTRACT#: CT28712-01: DEC 2025 BILLING	2,280.69
ACCESS SYSTEMS LEASING	AGREEMENT 025-3120748-000: MONTHLY BILLING	918.50
ALLO COMMUNICATIONS	ACCT# 3198579: PUBLIC WORKS / CITY HALL: 12/24/25 - 1/23	247.00
ARIES BUILDING SYSTEMS, LLC	PORTABLE OFFICE RENTAL INCLUDING STEPS: 1/5/26 TO 2/4/26	2,332.00
BERGANKDV, LLC	FY 9/30/25 AUDIT / KENO	20,600.00
BLUE CROSS BLUE SHEILD	Remittance Check	29,786.67
CINTAS	FIRST AID REPLENISHMENT / AED CHECK	58.34
COLUMN SOFTWARE PBC	DEC 2025 LEGAL PUBLISHING	464.14
COX BUSINESS SERVICES	ACCT# 001 7210 017169701: 204 N MCKENNA AVE	352.08
EAGLE ENGINEERING GROUP LLC	GENERAL ENGINEERING SERVICES: PROJECT# 25-04	950.75
EAGLE ENGINEERING GROUP LLC	COMMUNITY COMPLEX WATER MAIN IMPROVEMENTS: PROJECT	11,349.00
EQUITABLE FINANCIAL LIFE INS CO	LIFE INS: JAN 2025	130.98
GP FLECK & SONS INC	CITY HALL: FALL SERVICE ON 3 UNITS	375.00
GT MIDWEST	PAINT MARKERS / SQUARE LOCK PINS /CAUTION TAPE / MESH	18.06
HEARTLAND NATURAL GAS	ACCT# 9431-5379-16 204 N. MCKENNA AVE NOV / DEC 2025	724.84
HRAM	2026 FEB CHAPTER: R KENNELLY	40.00
J.Q. OFFICE EQUIPMENT OF OMAHA	AGREEMENT:019-1801762-000 (3 COPIERS)	248.34
NATIONAL BENEFIT SERVICES OPERA	COBRA ADMINISTRATION FEE: DEC 2025	65.00
OMAHA PUBLIC POWER DISTRICT	ACCT# 0623100080: 11/5/25 TO 12/8/25	289.96
OMAHA PUBLIC POWER DISTRICT	ACCT# 2149697160: 11/5/25 TO 12/8/25	357.04
PAULA DENNISON	MILEAGE: DEC 2025	18.20
PROJECT CONTROL	GRETNA CITY COMPLEX SERVICES: NOV 2025	4,871.60
QUILL CORPORATION	OFFICE SUPPLIES	564.15
SARPY COUNTY TREASURER	HUMANE SERVICES - FEB 2026	2,764.00
SARPY COUNTY TREASURER	POLICE SERVICES - FEB 2026	80,071.19
SPARQ DATA SOLUTIONS	SUBSCRIPTION: 4/1/26 TO 3/31/27	4,250.00
THIELE GEOTECH INC	GRETNA COMMUNITY COMPLEX - OCT 24 - DEC 21, 2025	11,519.00
TK ELEVATOR CORPORATION	ELEVATOR SERVICE: 11/1/25 - 4/30/26	224.41
VERIZON WIRELESS	ACCT# 985459814-00001	199.70
YOUNG & WHITE LAW OFFICES	GENERAL / GRETNA CROSSING PARK / GOOD LIFE DISTRICT	7,168.01
	Total Department 00 GENERAL	\$ 183,677.65
<i>Department: 10 PARK</i>		
AIRGAS USA, LLC	AR CD25125	84.50
BOBCAT OF OMAHA	FIX ENGINE LIGHT ISSUE / REPLACED PEDAL	866.18
EQUITABLE FINANCIAL LIFE INS CO	LIFE INS: JAN 2025	62.52
GT MIDWEST	22 - BULK FIRST AID KIT	90.34
HAVER'S AUTO REPAIR	#8: REPAIRS - STEERING & SUSPENSION	470.44
HD SUPPLY	NTLE GLOVES	288.20
JOHN DEERE FINANCIAL	2 - 1 GAL COOL GARD II CONCRETE	60.06
JOHN DEERE FINANCIAL	#29: SYNCHRONOUS BELT / SEAL KIT / BRAKE KIT	394.46
NAPA - ASHLAND AUTO SUPPLY	Z HOSE END FITTING	140.56
NAPA - ASHLAND AUTO SUPPLY	10 AMP BLADE FUSE / MICRO 2 FUSE ASMT / CONNECT	41.94
NAPA - ASHLAND AUTO SUPPLY	3 - GASKETMAKERS15 50ML	295.49

Invoice		
Vendor Name	Description	Amount
OMAHA PUBLIC POWER DISTRICT	ACCT# 4086320644: 11/5/25 TO 12/8/25	2,756.30
SITEONE LANDSCAPE SUPPLY, LLC	RAT POISON	54.08
TY'S OUTDOOR POWER & SERVICE	BACKPACK BLOWER	603.97
TY'S OUTDOOR POWER & SERVICE	GLOVES / TUNE UP KIT	64.98
VERIZON WIRELESS	ACCT# 985459814-00001	360.54
	Total Department 10 PARK	\$ 6,634.56
Department: 11 FOREST CITY REC AREA		
BAXTER	#82: SERVICE	102.35
CORNHUSKER SIGN & MFG CORP	TREE LOGO FILM LAMINATE / CUSTOM LETTERING	150.00
GT MIDWEST	22 - BULK FIRST AID KIT	18.07
	Total Department 11 FOREST CITY REC AREA	\$ 270.42
Department: 25 LIBRARY		
ABE'S TRASH SERVICE, INC	ACCT #: 28826001	112.50
ACCESS SYSTEMS	CONTRACT#: CT28712-01: DEC 2025 BILLING	1,290.00
AMERICAN LIBRARY ASSOCIATION	LIB: K REED - 1272409 ANNUAL MEMBERSHIP	125.00
CINTAS	LIB: FIRST AID REPLENISHMENT	30.81
EQUITABLE FINANCIAL LIFE INS CO	LIFE INS: JAN 2025	74.73
HEARTLAND NATURAL GAS	LIB: ACCT# 9432-2350-77: 736 SOUTH ST NOV / DEC 2025	156.98
HEARTLAND NATURAL GAS	ACCT# 4201-4774-61: 119 N MCKENNA AVE NOV / DEC 2025	96.93
INGRAM LIBRARY SERVICES	LIB: BOOKS	449.42
OMAHA CHILDREN'S MUSEUM	LIB: LIBRARY PASS PROGRAM	2,200.00
OMAHA PUBLIC POWER DISTRICT	LIB: ACCT# 6793100090: 11/5/25 TO 12/8/25	233.02
QUILL CORPORATION	OFFICE SUPPLIES	113.95
SCHOLASTIC LIBRARY PUBLISHING	LIB: BOOKS	27.56
WELLS FARGO FINANCIAL	LIB: ACCT# 603-0274490-000 MONTHLY COPIER LEASES	702.00
	Total Department 25 LIBRARY	\$ 5,612.90
Department: 30 FIRE		
ABE'S TRASH SERVICE, INC	ACCT #: 28826001	125.00
AIR CLEANING TECHNOLOGIES, INC	FD: SPRING BALANCER / PNEUMATIC GRABBER NOZZLE	963.00
FELD EQUIPMENT CO, INC	FD: SCBA FUNCTION FLOW TEST	2,474.70
FELD EQUIPMENT CO, INC	FD: 3 - STANDPIPE BAG KIT / 2.5" XD SHUTOFF / TIP SHORT	7,729.70
GREAT PLAINS UNIFORMS	FD: EMBROIDERED CAP	286.49
GRETNA SUBURBAN FIRE DEPT.	FD: LIGHT BULBS	38.62
GRETNA SUBURBAN FIRE DEPT.	FD: GAS METER SENSOR REPLACEMENT	1,301.99
GRETNA SUBURBAN FIRE DEPT.	FD: 1/2 PAYROLL COSTS: DEC 2025	46,881.62
HEIMAN FIRE EQUIPMENT INC	FD: 3 - HOSE ROLL STORAGE BOX	776.85
INDOOR CLIMATE SOLUTIONS	FD: REPLACED BLOWER MOTOR & CAPACITOR	695.00
JEN REICHE	FD: NREMT CERTIFICATION FEE	25.00
LANGFELDT OVERHEAD DOOR INC	FD: DOORS EAST SIDE BLDG: REPLACED CABLES / PHOT-EYES	2,910.00
METROPOLITAN UTILITIES	FD: ACCT# 112000294596 10309 S 168TH ST BLD SPKLR	253.40
PAPILLION FIRE DEPARTMENT	FD: ANNUAL FEE FIT-TESTING MACHINE	500.00
WEX BANK	FD: ACCT# 0492-00-769130-6 DEC 2025 FUEL PURCHASE	289.42
	Total Department 30 FIRE	\$ 65,250.79

Vendor Name	Invoice Description	Amount
Department: 35 BUILDING/ZONING		
ACCESS SYSTEMS	CONTRACT#: CT28712-01: DEC 2025 BILLING	1,677.00
CINTAS	FIRST AID REPLENISHMENT / AED CHECK	44.76
CLARKSON ELECTRIC LLC	INSPECTION SERVICES: DEC 2025	7,947.50
COAST NA	FUEL PURCHASES: DEC 2025	185.74
COLUMN SOFTWARE PBC	DEC 2025 LEGAL PUBLISHING	195.25
CORNHUSKER SIGN & MFG CORP	TREE LOGO FILM LAMINATE / CUSTOM LETTERING	150.00
EAGLE ENGINEERING GROUP LLC	GENERAL ENGINEERING SERVICES: PROJECT# 25-04	2,750.31
EAGLE ENGINEERING GROUP LLC	STORMWATER MONITORING: PROJECT# 25-05	2,000.00
EAGLE ENGINEERING GROUP LLC	GENERAL ENGINEERING SERVICES: PROJECT# 25-04	1,610.25
EQUITABLE FINANCIAL LIFE INS CO	LIFE INS: JAN 2025	38.70
GT MIDWEST	PAINT MARKERS / SQUARE LOCK PINS /CAUTION TAPE / MESH	72.24
J.Q. OFFICE EQUIPMENT OF OMAHA	AGREEMENT:019-1801762-000 (3 COPIERS)	248.33
QUILL CORPORATION	OFFICE SUPPLIES	340.49
VERIZON WIRELESS	ACCT# 985459814-00001	223.49
Total Department 35 BUILDING/ZONING		\$ 17,484.06
Fund: 02 STREET		
Department: 00 GENERAL		
BLUE CROSS BLUE SHEILD	Remittance Check	8,379.86
Total Department 00 GENERAL		\$ 8,379.86
Department: 05 STREET		
BIG RIG REPAIR INC.	CONTROL BOX; LED SAFE	205.00
BIG RIG REPAIR INC.	2 - 20" BLK SERIES LED	30.00
BOBCAT OF OMAHA	LEVER / 5/16" X / FLAT STR	115.72
CONCRETE SUPPLY	HWY 6 & GLENMORE DR	1,638.00
EAGLE ENGINEERING GROUP LLC	SCHRAM RD & 204TH ST PAVING IMPROVEMENTS: PROJECT# 2	4,955.90
EQUITABLE FINANCIAL LIFE INS CO	LIFE INS: JAN 2025	42.19
GT MIDWEST	PAINT MARKERS / SQUARE LOCK PINS /CAUTION TAPE / MESH	53.21
GT MIDWEST	22 - BULK FIRST AID KIT	198.74
NAPA - ASHLAND AUTO SUPPLY	ADAPTER TRAILER WIRE	40.99
NAPA - ASHLAND AUTO SUPPLY	HOWES DSL F ADDITIVE	23.23
NAPA - ASHLAND AUTO SUPPLY	2 - Z HOSE END FITTING / 4 WEATHERSHIELD	211.62
SUSPEND IT	12/13/25: SALTING	800.00
TY'S OUTDOOR POWER & SERVICE	SNOW DEFLECTOR	656.82
VERIZON WIRELESS	ACCT# 985459814-00001	177.02
Total Department 05 STREET		\$ 9,148.44
Fund: 06 BOND FUND		
Department: 06 BOND		
UMB BANK, NA	ACCT# 1496 - SARPY CO SID 251-20 GO	22.92
UMB BANK, NA	ACCT# 1661: SID 202-20 GO REF: 6/1/25 TO 5/31/26	297.92
Total Department 06 BOND		\$ 320.84
Fund: 07 PUBLIC WORKS		
Department: 00 GENERAL		
BLUE CROSS BLUE SHEILD	Remittance Check	11,232.99
Total Department 00 GENERAL		\$ 11,232.99

Vendor Name	Invoice Description	Amount
Department: 90 PUBLIC WORKS ADMINISTRATION		
ABE'S TRASH SERVICE, INC	ACCT #: 28826001	361.00
ACCESS SYSTEMS	CONTRACT#: CT28712-01: DEC 2025 BILLING	3,483.00
ALLO COMMUNICATIONS	ACCT# 3198579: PUBLIC WORKS / CITY HALL: 12/24/25 - 1/23	300.29
CORNHUSKER SIGN & MFG CORP	TREE LOGO FILM LAMINATE / CUSTOM LETTERING	150.00
EQUITABLE FINANCIAL LIFE INS CO	LIFE INS: JAN 2025	127.95
GT MIDWEST	PAINT MARKERS / SQUARE LOCK PINS /CAUTION TAPE / MESH	89.79
HD SUPPLY	JANITORIAL SUPPLIES	270.02
HEARTLAND NATURAL GAS	ACCT# 7757-3446-05: 20090 HUSKER DR NOV / DEC 2025	1,690.99
J.Q. OFFICE EQUIPMENT OF OMAHA	AGREEMENT:019-1801762-000 (3 COPIERS)	248.34
LILIA ORTIZ	PUBLIC WORKS BLDG CLEANING: 11/20/25 TO 12/25/25	906.25
LOWE'S COMPANIES, INC.	CORNER GUARD	51.10
MENARDS	6 - 8' X 5/8" ADHESIVE CNR GRD	35.88
NAPA - ASHLAND AUTO SUPPLY	HOWES DSL F ADDITIVE	23.24
OMAHA PUBLIC POWER DISTRICT	ACCT# 6558167870: 11/5/25 TO 12/8/25	520.73
QUILL CORPORATION	OFFICE SUPPLIES	92.77
UNIFIRST CORPORATION	3 - FIRST AID CABINETS	205.95
UNIFIRST CORPORATION	JANITORIAL SUPPLIES	534.97
VERIZON WIRELESS	ACCT# 985459814-00001	444.04
Total Department 90 PUBLIC WORKS ADMINISTRATION		\$ 9,536.31
Fund: 08 KENO FUND		
Department: 08 KENO		
BERGANKDV, LLC	FY 9/30/25 AUDIT / KENO	2,900.00
Total Department 08 KENO		\$ 2,900.00
Fund: 10 WATER		
Department: 00 GENERAL		
BLUE CROSS BLUE SHEILD	Remittance Check	5,569.49
DAVE MANCUSO	UB Refund	14.27
Total Department 00 GENERAL		\$ 5,583.76
Department: 40 WATER		
BOBCAT OF OMAHA	LEVER / 5/16" X / FLAT STR	115.72
CARROLL CONSTRUCTION SUPPLY	FIBER EXPANSION / 2' X 4' BRICK RED	184.64
CORE & MAIN LP	100 - METER WASHERS	16.00
EAGLE ENGINEERING GROUP LLC	GENERAL ENGINEERING SERVICES: PROJECT# 25-04	362.75
EAGLE ENGINEERING GROUP LLC	GRETNA LANDING REPLAT 5 WATER MAIN IMPROVEMENTS: PR	26,959.00
EAGLE ENGINEERING GROUP LLC	CORNHUSKER RD WATER MAIN IMPROVEMENTS: PROJECT# 25	21,400.00
EAGLE ENGINEERING GROUP LLC	ASPEN CREEK WEST PHASE 1 WATER MAIN IMPROVEMENTS: P	99,300.00
EAGLE ENGINEERING GROUP LLC	HARVEST HILLS EAST WATER MAIN IMPVOEMENTS: PROJECT#	49,600.00
EAGLE ENGINEERING GROUP LLC	TEAL RIDGE VILLAGE WATER MAIN IMPROVEMENTS: PROJECT#	3,556.00
EQUITABLE FINANCIAL LIFE INS CO	LIFE INS: JAN 2025	42.08
FAIRFIELD INN GRD ISLAND	D ROMANS: 12/2 - 12/3/25	440.00
GRETNA PLUMBING AND DRAIN SVC	MISC REPAIRS / MANHOLE COVER	7,200.00
GT MIDWEST	22 - BULK FIRST AID KIT	54.21
HEARTLAND NATURAL GAS	ACCT# 9729-7271-97 11725 S. 198TH ST. NOV / DEC 2025	39.12
HYDRO OPTIMIZATION & AUTOMATION	REPAIR: OLD WATER TOWER OVERFLOWING	282.19
JEREMY ELLIOTT	REIMBURSEMENT: BACKFLOW RECERTIFICATION	85.00
JOE WANZEK	UB Refund	1,557.08

Vendor Name	Invoice Description	Amount
LOGAN CONTRACTORS SUPPLY INC	16' MAG 1 1/2" X 3 1/2" SCRE	245.00
LOGAN CONTRACTORS SUPPLY INC	1" X 15' S-HOOK RATCHET STR	33.89
MUNICIPAL SUPPLY, INC.	3/4" LF WATTS	307.55
NE PUBLIC HEALTH ENVIRONMENT	ACCT# 597796 WATER TESTING	1,434.00
SENSUS USA	SOFTWARE SUPPORT: 10/26/25 TO 10/25/26	4,699.00
VERIZON WIRELESS	ACCT# 985459814-00001	257.11
Total Department 40 WATER		\$ 218,170.34
Fund: 14 SEWER		
Department: 00 GENERAL		
BLUE CROSS BLUE SHEILD	Remittance Check	3,434.05
DAVE MANCUSO	UB Refund	38.69
Total Department 00 GENERAL		\$ 3,472.74
Department: 45 SEWER		
BOBCAT OF OMAHA	LEVER / 5/16" X / FLAT STR	115.72
CENTURY LINK	ACCT# 333312704 - 11033 S 158TH ST: SOFTWARE SUPPORT:	408.79
CENTURY LINK	ACCT# 333529211 - SCHRAM LIFT STATION: 11/16/25 TO 12/1	337.37
CITY OF OMAHA CASHIER	OCT 2025: BULK BILLING SITE #1, #2, #3, MUD AREAS G5 & G6	346,448.82
CUMMINS SALES & SERVICE	GENERATOR: COMPLETE COOLING SYSTEM MAINTENANCE	3,745.28
EQUITABLE FINANCIAL LIFE INS CO	LIFE INS: JAN 2025	32.50
GP FLECK & SONS INC	PUB WORKS: FALL SERVICE ON 2 UNITS	250.00
GT MIDWEST	22 - BULK FIRST AID KIT	36.14
HD SUPPLY	MITER SAW	(452.84)
HEARTLAND NATURAL GAS	ACCT# 7605-9168-86: 21041 NE CROSSING DR NOV / DEC 20	248.82
HOSE & HANDLING INC	3" COUPLER X 2" ADAPTER / 2" COUPLER X 3" ADAPTER	156.83
HTM SALES, INC.	LAKE RIDGE ESTATES: PUMP CLEANING	187.50
HTM SALES, INC.	LAKE RIDGE ESTATES: CLEAND PROBE, SOLENOLDS	187.50
LOWE'S COMPANIES, INC.	1 1/2" PIPE CLAMP	10.12
NAPA - ASHLAND AUTO SUPPLY	HOWES DSL F ADDITIVE	23.24
NAPA - ASHLAND AUTO SUPPLY	2 - EXTND LIFE ANTIFREEZE	159.92
NAPA - ASHLAND AUTO SUPPLY	4 - HOSE CLAMP	37.96
OMAHA PUBLIC POWER DISTRICT	ACCT# 3053000090: 11/5/25 TO 12/8/25	830.12
OMNISITE	ONE YEAR WIRELESS SERVICES	608.00
QUILL CORPORATION	OFFICE SUPPLIES	252.99
VERIZON WIRELESS	ACCT# 985459814-00001	159.83
Total Department 45 SEWER		\$ 353,784.61
Fund: 20 GRETNA CROSSING PARK		
Department: 00 GENERAL		
BLUE CROSS BLUE SHEILD	Remittance Check	3,082.84
Total Department 00 GENERAL		\$ 3,082.84
Department: 50 GRETNA CROSSING PARK		
CINTAS	MINIMUM CHARGE	57.47
EQUITABLE FINANCIAL LIFE INS CO	LIFE INS: JAN 2025	27.07
GREAT PLAINS COMMUNICATIONS	ACCT# 173528: GXP INTERNET 12/16/25 - 1/15/26	7,360.00
GT MIDWEST	PAINT MARKERS / SQUARE LOCK PINS / CAUTION TAPE / MESH	33.92
GYSBA	JULY - NOV 2025 MOWING / BALLFIELD MAINTENANCE	54,920.00
JTM PLUMBING	WATERLINE FOR DOG PARK	20,400.00

Invoice		
Vendor Name	Description	Amount
NAPA - ASHLAND AUTO SUPPLY	4 - HOSE END FITTING /14 - WEATHERSHIELD HOSE / 14 - SLEE	333.72
VERIZON WIRELESS	ACCT# 985459814-00001	119.82
Total Department 50 GRETNA CROSSING PARK		\$ 83,252.00
Payroll		
Payroll & Taxes	Regular Payroll	140,723.22
Total Payroll		\$ 140,723.22
*** GRAND TOTAL ***		\$ 1,128,518.33

Remit Payment to:
70012 Street
Lincoln, NE 68502

402.476.7511

SINCLAIRHILLE.COM



December 11, 2025

Invoice No: 24014-C - 19

Ms. Paula Dennison
City of Gretna
paula@cityofgretna.com
kandis@cityofgretna.com

Project 24014-C Gretna - Library, City Hall & Comm. Ctr.

Professional Services from November 01, 2025 to November 30, 2025

Sub-Proj 0001 Basic Services
Fee

Billing Phase	Phase Fee	Percent Complete	Fee Earned	Prior Billing	Current Billing
PreDesign/Programming/Budgeting	149,989.00	100.00	149,989.00	149,989.00	0.00
Schematic Design	449,968.00	100.00	449,968.00	449,968.00	0.00
Design Development	599,958.00	100.00	599,958.00	599,958.00	0.00
Construction Documents	1,199,916.00	95.7673	1,149,127.75	1,144,270.55	4,857.20
Bidding	29,998.00	94.9397	28,480.00	28,480.00	0.00
Construction Administration & Warranty	569,960.00	41.6573	237,429.88	144,185.30	93,244.58
Total Fee	2,999,789.00		2,614,952.63	2,516,850.85	98,101.78
Total Invoice Fee					98,101.78
Total Billing this Sub-Project					\$98,101.78
Total Billing this Invoice					\$98,101.78

Authorized By:



Daniel Grasso

Date:





EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803 Omaha, Nebraska 68144
(402) 399-0227 | www.eagleengineeringgroup.com

December 30, 2025

To: Mayor and City Council
Paula Dennison, City Administrator
Tammy Tisdall, City Clerk
File

From: Gregory Perry, PE, City Engineer

Re: Gretna Community Complex Water Main Improvements
Vrba Construction, Inc. – Pay Request
Gretna, Nebraska
EEG #25-53

Vrba Construction, Inc. has submitted their Pay Request No. 2 for materials stored on site in the amount of \$174,651.58. The pay request reflects 79% of their current contract price.

The Contractor has completed the undercrossing of Highway 6 at Jansen Drive and approximately 900 feet of water main. The Contractor anticipates having the remaining 2,000 feet installed within the next 2 weeks, weather permitting.

We will be at the January 6th Council meeting to answer any questions you may have regarding the pay request.

Happy New Year!

Contractor's Application for Payment

Owner:	<u>City of Gretna, Nebraska</u>	Owner's Project No.:	<u>n/a</u>
Engineer:	<u>EAGLE ENGINEERING GROUP</u>	Engineer's Project No.:	<u>25-53</u>
Contractor:	<u>Vrba Construction, Inc.</u>	Contractor's Project No.:	<u>n/a</u>
Project:	<u>Gretna Community Complex Water Main Improvements</u>		
Contract:	<u>Gretna Community Complex Water Main Improvements</u>		
Application No.:	<u>2</u>	Application Date:	<u>12/29/2025</u>
Application Period:	From <u>11/17/2025</u>	to	<u>12/26/2025</u>

1. Original Contract Price	\$ 507,771.04
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 507,771.04
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 402,948.41
5. Retainage	
a. <u>5%</u> X \$ <u>245,519.00</u> Work Completed	\$ 12,275.95
b. <u>10%</u> X \$ <u>157,429.41</u> Stored Materials	\$ 15,742.94
c. Total Retainage (Line 5.a + Line 5.b)	\$ 28,018.89
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 374,929.52
7. Less previous payments (Line 6 from prior application)	\$ 200,277.94
8. Amount due this application	\$ 174,651.58
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 104,822.63

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Vrba Construction, Inc.

Signature: _____ **Date:** 12/29/2025

<p>Recommended by Engineer</p> <p>By: _____</p> <p>Title: <u>Project Manager</u></p> <p>Date: _____</p> <p>Approved by Funding Agency</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p>Approved by Owner</p> <p>By: _____</p> <p>Title: <u>Mayor</u></p> <p>Date: _____</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>
---	--

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Gretna, Nebraska	Owner's Project No.:	n/a
Engineer:	EAGLE ENGINEERING GROUP	Engineer's Project No.:	25-53
Contractor:	Vrba Construction, Inc.	Contractor's Project No.:	n/a
Project:	Gretna Community Complex Water Main Improvements		
Contract:	Gretna Community Complex Water Main Improvements		

Application No.:		Application Period:		From		to		Application Date:								
2				11/17/25		12/26/25		12/29/25								
A	B	C	D	E	F	G	H	I	J	K	L					
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Work Completed		Materials Currently Stored (not In G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)					
						Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)									
Original Contract																
1	SITE PREPARATION / MOBILIZATION	1.00	LS	15,000.00	15,000.00	1.00	15,000.00	-	15,000.00	100%	-					
2	TRAFFIC CONTROL / BARRICADES / WARNING SIGNS	1.00	LS	3,500.00	3,500.00	1.00	3,500.00	-	3,500.00	100%	-					
3	REMOVE 12" DIA. WATER MAIN	260.00	LF	7.55	1,963.00	-	-	-	-	0%	1,963.00					
4	REMOVE FIRE HYDRANT ASSEMBLY	1.00	EA	715.00	715.00	-	-	-	-	0%	715.00					
5	REMOVE GATE VALVE AND BOX	2.00	EA	360.00	720.00	-	-	-	-	0%	720.00					
6	CONNECT TO EXG. 12" DIA. WATER MAIN	5.00	EA	2,040.00	10,200.00	1.00	2,040.00	2,418.40	4,458.40	44%	5,741.60					
7	CONSTRUCT 8" DIA. D.I.P. CL 350 WATER MAIN	1,456.00	LF	57.95	84,375.20	-	-	52,327.75	52,327.75	62%	32,047.45					
8	CONSTRUCT 12" DIA. D.I.P. CL 350 WATER MAIN	1,673.00	LF	83.15	139,109.95	900.00	74,835.00	42,404.71	117,239.71	84%	21,870.24					
9	INSTALL TRACER WIRE	3,129.00	LF	0.41	1,282.89	900.00	369.00	698.12	1,067.12	83%	215.77					
10	BORE AND JACK 20" DIA. STEEL CASING FOR WATER MAIN	160.00	LF	775.00	124,000.00	160.00	124,000.00	-	124,000.00	100%	-					
11	INSTALL 8" DIA. R.S. MJ GATE VALVE W/ VALVE BOX	3.00	EA	2,385.00	7,155.00	-	-	4,569.00	4,569.00	64%	2,586.00					
12	INSTALL 12" DIA. R.S. MJ GATE VALVE W/ VALVE BOX	4.00	EA	4,455.00	17,820.00	2.00	8,910.00	5,938.00	14,848.00	83%	2,972.00					
13	INSTALL 12" DIA. MJ 90 DEG BEND & BLOCK	3.00	EA	1,005.00	3,015.00	-	-	1,599.00	1,599.00	53%	1,416.00					
14	INSTALL 8" DIA. MJ 45 DEG BEND & BLOCK	8.00	EA	450.00	3,600.00	-	-	1,880.00	1,880.00	52%	1,720.00					
15	INSTALL 12" DIA. MJ 45 DEG BEND & BLOCK	2.00	EA	905.00	1,810.00	1.00	905.00	458.00	1,363.00	75%	447.00					
16	INSTALL 8" DIA. MJ 22 1/2 DEG BEND & BLOCK	4.00	EA	445.00	1,780.00	-	-	924.00	924.00	52%	856.00					
17	INSTALL 12" DIA. MJ 22 1/2 DEG BEND & BLOCK	2.00	EA	840.00	1,680.00	1.00	840.00	409.00	1,249.00	74%	431.00					
18	INSTALL 8" DIA. MJ 11 1/4 DEG BEND & BLOCK	2.00	EA	425.00	850.00	-	-	430.00	430.00	51%	420.00					
19	INSTALL 12" DIA. MJ 11 1/4 DEG BEND & BLOCK	3.00	EA	815.00	2,445.00	1.00	815.00	778.00	1,593.00	65%	852.00					
20	INSTALL 8" MJ CAP & BLOCK	1.00	EA	250.00	250.00	-	-	129.00	129.00	52%	121.00					
21	INSTALL 12x6" MJ REDUCER	1.00	EA	565.00	565.00	-	-	278.00	278.00	49%	287.00					
22	INSTALL 8x6" MJ SWIVEL TEE	4.00	EA	620.00	2,480.00	-	-	1,460.00	1,460.00	59%	1,020.00					
23	INSTALL 12x6" MJ SWIVEL TEE	2.00	EA	1,055.00	2,110.00	1.00	1,055.00	571.00	1,626.00	77%	484.00					
24	INSTALL 12x8" MJ CROSS & BLOCK	1.00	EA	1,405.00	1,405.00	1.00	1,405.00	-	1,405.00	100%	-					
25	INSTALL 12" MJ TEE & BLOCK	2.00	EA	1,440.00	2,880.00	-	-	1,500.00	1,500.00	52%	1,380.00					
26	INSTALL 12x8" MJ TEE & BLOCK	1.00	EA	1,160.00	1,160.00	-	-	602.00	602.00	52%	558.00					
27	INSTALL FIRE HYDRANT ASSEMBLY	7.00	EA	7,745.00	54,215.00	1.00	7,745.00	38,055.43	45,800.43	84%	8,414.57					
28	SURFACE RESTORATION	1.00	LS	7,060.00	7,060.00	-	-	-	-	0%	7,060.00					
29	PERMANENT SEEDING & MULCH	1.00	AC	6,925.00	6,925.00	-	-	-	-	0%	6,925.00					
30	CONSTRUCTION STAKING	1.00	ALW	4,100.00	4,100.00	1.00	4,100.00	-	4,100.00	100%	-					
31	TRENCH COMPACTION TESTING	1.00	ALW	3,600.00	3,600.00	-	-	-	-	0%	3,600.00					
					Original Contract Totals	\$	507,771.04	\$	245,519.00	\$	157,429.41	\$	402,948.41	79%	\$	104,822.63



EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803 Omaha, Nebraska 68144
(402) 399-0227 | www.eagleengineeringgroup.com

December 30, 2025

To: Mayor and City Council
Paula Dennison, City Administrator
Tammy Tisdall, City Clerk
File

From: Gregory Perry, PE, City Engineer

Re: Teal Ridge Village Water Main Improvements
United Utilities & Excavation, LLC – Pay Request
Gretna, Nebraska
EEG #25-53

United Utilities & Excavation, LLC has submitted their Pay Request No. 2 for work completed and materials stored on site in the amount of \$ 46,225.37. The pay request reflects 62% of their current contract price.

The Contractor has installed 1,200 feet of water main of the total 9,960 feet within the development and is currently installing the water main along Fir Street towards 186th Avenue within Milestone 1 work area.

The Contractor has used 10% of the contract time (6 days of 60 days) for the project. The Contractor plans to have the water main pipe installation completed by the end of January within Milestone 1, weather permitting.

We will be at the January 6th Council meeting to answer any questions you may have regarding the construction progress and pay request.

Happy New Year!

Contractor's Application for Payment

Owner: <u>City of Gretna</u>	Owner's Project No.: <u>n/a</u>
Engineer: <u>EAGLE ENGINEERING GROUP</u>	Engineer's Project No.: <u>25-47</u>
Contractor: <u>United Utilities & Excavation, LLC</u>	Contractor's Project No.: <u>n/a</u>
Project: <u>Teal Ridge Village Water Main Improvements</u>	
Contract: <u>Teal Ridge Village Water Main Improvements, Gretna, Nebraska</u>	
Application No.: <u>2</u>	Application Date: <u>12/29/2025</u>
Application Period: From <u>11/20/2025</u> to <u>12/26/2025</u>	

1. Original Contract Price	\$ 834,087.09
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 834,087.09
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 519,899.18
5. Retainage	
a. <u>5%</u> X \$ <u>124,040.65</u> Work Completed	\$ 6,202.03
b. <u>10%</u> X \$ <u>395,858.53</u> Stored Materials	\$ 39,585.85
c. Total Retainage (Line 5.a + Line 5.b)	\$ 45,787.88
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 474,111.30
7. Less previous payments (Line 6 from prior application)	\$ 427,885.93
8. Amount due this application	\$ 46,225.37
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 314,187.91

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: United Utilities & Excavation, LLC

Signature: _____ **Date:** 12/29/2025

<p>Recommended by Engineer</p> <p>By: _____</p> <p>Title: <u>Project Manager</u></p> <p>Date: _____</p> <p>Approved by Funding Agency</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p>Approved by Owner</p> <p>By: _____</p> <p>Title: <u>Mayor</u></p> <p>Date: _____</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>
---	--

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Gretna	Owner's Project No.:	n/a
Engineer:	EAGLE ENGINEERING GROUP	Engineer's Project No.:	25-47
Contractor:	United Utilities & Excavation, LLC	Contractor's Project No.:	n/a
Project:	Teal Ridge Village Water Main Improvements		
Contract:	Teal Ridge Village Water Main Improvements, Gretna, Nebraska		

Application No.: 2 Application Period: From 11/20/25 to 12/26/25 Application Date: 12/29/25

A Bid Item No.	B Description	C Contract Information				D Work Completed			I Materials Currently Stored (not in G) (\$)	J Work Completed and Materials Stored to Date (H + I) (\$)	K % of Value of Item (J / F) (%)	L Balance to Finish (F - J) (\$)				
		C Item Quantity	D Units	E Unit Price (\$)	F Value of Bid Item (C X E) (\$)	G Estimated Quantity Incorporated in the Work	H Value of Work Completed to Date (E X G) (\$)									
Original Contract																
1	SITE PREPARATION / MOBILIZATION	1.00	LS	15,266.00	15,266.00	1.00	15,266.00	-	15,266.00	100%	-					
2	REMOBILIZATION - PHASE 2 & 3	2.00	EA	500.00	1,000.00	-	-	-	-	0%	1,000.00					
3	TRAFFIC CONTROL / BARRICADES	1.00	LS	1,500.00	1,500.00	-	-	-	-	0%	1,500.00					
4	CONNECT TO EXG. 8"DIA. WATER MAIN	1.00	EA	1,512.00	1,512.00	1.00	1,512.00	-	1,512.00	100%	-					
5	CONSTRUCT 8"DIA. D.I.P. CL 350 WATER MAIN	1,284.00	LF	57.63	73,996.92	1,120.00	64,545.60	6,835.28	71,380.88	96%	2,616.04					
6	CONSTRUCT 6"DIA. D.I.P. CL 350 WATER MAIN	8,676.00	LF	48.67	422,260.92	-	-	247,285.80	247,285.80	59%	174,975.12					
7	INSTALL TRACER WIRE	9,960.00	LF	0.19	1,892.40	1,120.00	212.80	2,545.81	2,758.61	146%	(866.21)					
8	BORING FOR 8"DIA. WATER MAIN	195.00	LF	72.83	14,201.85	-	-	-	-	0%	14,201.85					
9	BORING FOR 6"DIA. WATER MAIN	665.00	LF	61.20	40,698.00	-	-	-	-	0%	40,698.00					
10	INSTALL 8"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	3.00	EA	2,395.00	7,185.00	2.00	4,790.00	1,502.00	6,292.00	88%	893.00					
11	INSTALL 6"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	29.00	EA	1,760.00	51,040.00	8.00	14,080.00	37,939.15	52,019.15	102%	(979.15)					
12	INSTALL 8x6" MJ CROSS	4.00	EA	868.75	3,475.00	3.00	2,606.25	299.97	2,906.22	84%	568.78					
13	INSTALL 6" MJ CROSS	1.00	EA	930.00	930.00	-	-	315.03	315.03	34%	614.97					
14	INSTALL 6" MJ TEE & BLOCK	8.00	EA	802.25	6,418.00	-	-	1,587.36	1,587.36	25%	4,830.64					
15	INSTALL 8x6" MJ TEE & BLOCK	2.00	EA	928.00	1,856.00	2.00	1,856.00	-	1,856.00	100%	-					
16	INSTALL 8x6" MJ SWIVEL TEE	4.00	EA	725.75	2,903.00	-	-	1,145.36	1,145.36	39%	1,757.64					
17	INSTALL 6" MJ SWIVEL TEE	18.00	EA	619.50	11,151.00	-	-	4,110.12	4,110.12	37%	7,040.88					
18	INSTALL 6" MJ 90 DEG BEND & BLOCK	2.00	EA	675.00	1,350.00	-	-	277.18	277.18	21%	1,072.82					
19	INSTALL 6"DIA. MJ 45 DEG BEND & BLOCK	36.00	EA	648.00	23,328.00	-	-	4,044.24	4,044.24	17%	19,283.76					
20	INSTALL 6"DIA. MJ 22 1/2 DEG BEND & BLOCK	17.00	EA	637.00	10,829.00	-	-	1,840.16	1,840.16	17%	8,988.84					
21	INSTALL 8" MJ CAP & BLOCK	1.00	EA	641.00	641.00	-	-	92.19	92.19	14%	548.81					
22	INSTALL FIRE HYDRANT ASSEMBLY	22.00	EA	5,674.00	124,828.00	3.00	17,022.00	85,242.77	102,264.77	82%	22,563.23					
23	INSTALL SAMPLING STATION (CITY PROVIDED)	1.00	EA	1,825.00	1,825.00	-	-	796.11	796.11	44%	1,028.89					
24	CONSTRUCTION STAKING	1.00	ALW	8,600.00	8,600.00	0.25	2,150.00	-	2,150.00	25%	6,450.00					
25	TRENCH COMPACTION TESTING	1.00	ALW	5,400.00	5,400.00	-	-	-	-	0%	5,400.00					
Original Contract Totals:					\$	834,087.09		\$	124,040.65	\$	395,858.53	\$	519,899.18	62%	\$	314,187.91



EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803 Omaha, Nebraska 68144
(402) 399-0227 | www.eagleengineeringgroup.com

December 30, 2025

To: Mayor and City Council
Paula Dennison, City Administrator
Tammy Tisdall, City Clerk
Kevin O'Brien, Public Works Director
File

From: Gregory Perry, PE, City Engineer

Re: FY24 Sanitary Sewer Repairs
NL&L Concrete, Inc. – Change Order / Pay Request
Gretna, Nebraska
EEG #23-56

NL&L Concrete, Inc has submitted their Pay Request No. 6 (Retainage) for work completed in the amount of \$8,131.75.

We will be at the January 6th Council Meeting to answer any questions you may have regarding the release of the retainage on the construction contract.

Contractor's Application for Payment

Owner: <u>City Of Gretna, Nebraska</u>	Owner's Project No.: <u>n/a</u>
Engineer: <u>EAGLE ENGINEERING GROUP</u>	Engineer's Project No.: <u>23-56</u>
Contractor: <u>NL&L Concrete, Inc.</u>	Contractor's Project No.: <u>n/a</u>
Project: <u>FY24 Sanitary Sewer Repairs</u>	
Contract: <u>FY24 Sanitary Sewer Repairs, Gretna, NE</u>	
Application No.: <u>6</u>	Application Date: <u>12/29/2025</u>
Application Period: From <u>5/14/2025</u> to <u>5/14/2025</u>	

1. Original Contract Price	\$ <u>145,875.00</u>
2. Net change by Change Orders	\$ <u>16,760.00</u>
3. Current Contract Price (Line 1 + Line 2)	\$ <u>162,635.00</u>
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ <u>162,635.00</u>
5. Retainage	
a. <u>0%</u> X \$ <u>162,635.00</u> Work Completed	\$ <u>-</u>
b. <u>0%</u> X \$ <u>-</u> Stored Materials	\$ <u>-</u>
c. Total Retainage (Line 5.a + Line 5.b)	\$ <u>-</u>
6. Amount eligible to date (Line 4 - Line 5.c)	\$ <u>162,635.00</u>
7. Less previous payments (Line 6 from prior application)	\$ <u>154,503.25</u>
8. Amount due this application	\$ <u>8,131.75</u>
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ <u>-</u>

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: NL&L Concrete, Inc.

Signature: _____ **Date:** 12/29/2025

Recommended by Engineer	Approved by Owner
By: _____	By: _____
Title: <u>Project Manager</u>	Title: <u>Mayor</u>
Date: _____	Date: _____
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

City of Gretna
Attn: Paula Dennison
204 N McKenna Ave.
PO Box 69
Gretna, NE 68028

Re: Gretna Community Complex
Application for Payment # 006

Dear Paula:

Enclosed please find the Application and Certificate for Payment #006 from The Weitz Company, Inc for the General Construction of the Gretna Community Complex project in Gretna, Nebraska.

Based upon our on-site observations, the work described in the application has progressed to the point indicated, and to the best of our knowledge, the quality of work is in accordance with the Contract Documents. Therefore, we are recommending payment be made to The Weitz Company, Inc. for the amount certified of **\$893,566.00**. The attached copy of the Application and Certificate for Payment is for your records.

Please contact me if you have any questions concerning this application for payment.

Sincerely,



Mike Stolle, Associate Principal
For the Firm

encl.

pc: The Weitz Company, Inc.

24014-06AP_PayApplication_006_Certified



PRINCIPALS

Daniel J. Grasso, AIA, NCARB
Elizabeth A. Bavitz, AIA
Michael J. Penn, AIA, LEED® AP
David E. Quade, AIA, NCARB, CSI
Chad E. Kruse, AIA
Kjersten N. Tucker, AIA, NCARB, IIDA

ASSOCIATE PRINCIPALS

James A. Krieger, LEED® AP
Mike D. Stolle, AIA, LEED® AP
Michael G. Harpster, AIA

SENIOR ASSOCIATES

Craig A. Wohlgemuth, AIA
Abbey L. Bettinger, NCIDQ, IIDA
Charles W. Bachmann, AIA
Nolan M. Schaefer, AIA

ASSOCIATES

Danielle L. Prochnow, LEED® AP
Reid A. Shubert
Paige E. Doerrfeld, NCIDQ, IIDA
Angela R. Barry
Erin V. Kistler, IIDA
Carmen D. Ragland
Natasha J. Pierce, NCIDQ, IIDA

700 Q Street
Lincoln, NE 68508
402.476.7331

SINCLAIRHILLE.COM

APPLICATION AND CERTIFICATE FOR PAYMENT

6-Nov-25

TO (OWNER): City of Gretna
PO Box 69, 204 N McKenna Ave
Gretna, NE 68028

PROJECT: Gretna Community Complex
In Progress
Gretna, NE 68028

APPLICATION # 6
PERIOD TO: 4-Nov-25

DISTRIBUTE TO:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM (CONTRACTOR): The Weitz Company, Inc
8715 S 121st Street
LaVista, NE 68128
402-592-7000

VIA (ARCH.): Sinclair Hille Architects
700 Q Street
Lincoln, NE 68516

WEITZ PROJECT # W160700
ARCH. PROJECT # 0



CONTRACT DATE: 7-Jan-25

CONTRACT FOR: Gretna Community Complex

CONTRACTOR'S APPLICATION FOR PAYMENT

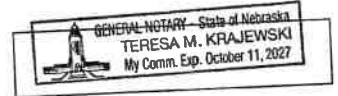
CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total Previously Approved by Owner			
Change Orders Approved this Month by Owner			
Number	Date Approved		
01			
02			
TOTALS		\$0.00	\$0.00
NET CHANGE BY CHANGE ORDER			\$0.00

1 Original Contract Sum	\$29,877,315
2 Net Change by Change Orders	\$0
3 CONTRACT SUM TO DATE (Line 1 + 2)	\$29,877,315
4 TOTAL COMPLETED AND STORED TO DATE	\$3,542,491
5 RETAINAGE	\$ 195,591
a. 10% first 50% of Completed Work	
b. 10% first 50% of Stored Materials	\$195,591
Total Retainage	\$3,346,900
6 TOTAL EARNED LESS RETAINAGE	
7 LESS PREVIOUS CERTIFICATE FOR PAYMENT (Line 6 from prior Certificate)	\$2,453,334
8 CURRENT PAYMENT DUE	\$893,566
9 BALANCE TO FINISH, PLUS RETAINAGE	\$26,530,415

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates of Payment were issued and payments received from the Owner, and that the current payment shown herein is now due.

State of: Nebraska County of: Sarpy
Subscribed and sworn to before me this
Notary Public:
My Commission Expires: 10/11/27

6th day of NOV 2025



CONTRACTOR:
By: [Signature] Date: 11/6/25

\$ 893,566.00

ARCHITECT'S APPLICATION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:
By: [Signature] Date: 12/01/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Proj+F9+B:C W160700
 Project Name: Gretna Community Complex
 Arch. Proj. #: 0

App #: 6
 App. Date: 6-Nov-25
 Retainage: 10.00%

Paid From: 3-Oct-25
 Paid To: 4-Nov-25

Ticket #	Description of Work	BUDGETED Scheduled Value	Change to Date	Adjusted Scheduled Value	Work Completed		Materials Presently Stored	Total Complete and Stored	% Complete	Balance To Finish	Retainage
					Previous	This Period					
1	Preconstruction	60,800	0	60,800	60,800			60,800	100.00%	-	6,080
2	General Conditions	1,215,264		1,215,264	137,054	68,831		205,885	16.94%	1,009,379	20,589
3	Surveying	36,112		36,112	0	2,525		2,525	6.99%	33,587	253
4	Earthwork, Grading & Excavating	428,348		428,348	152,942			152,942	35.71%	275,406	15,294
5	Geothermal Wells	853,891		853,891	294,854	410,549		705,403	82.61%	148,488	70,540
6	Site Utilities	401,501		401,501	0			-	0.00%	401,501	-
7	Site Concrete	907,763		907,763	0	1,155		1,155	0.13%	906,608	116
8	Paving Marking	24,395		24,395	0			-	0.00%	24,395	-
9	Site Improvements & Furnishings	124,211		124,211	0			-	0.00%	124,211	-
10	Landscape & Irrigation	452,646		452,646	0			-	0.00%	452,646	-
11	Fencing & Gates	170,087		170,087	0	32,172		32,172	18.92%	137,915	3,217
12	Building Concrete	1,096,780		1,096,780	0	98,396		98,396	8.97%	998,384	9,840
13	Rebar - Material	88,509		88,509	0	46,052		46,052	52.03%	42,457	4,605
14	Masonry	445,600		445,600	0			-	0.00%	445,600	-
15	Structural Steel Fabrication	1,948,480		1,948,480	129,500			129,500	6.65%	1,818,980	12,950
16	Structural Steel Erection	668,649		668,649	0			-	0.00%	668,649	-
17	Rough Carpentry	127,398		127,398	0			-	0.00%	127,398	-
18	Millwork	487,763		487,763	0			-	0.00%	487,763	-
19	Solid Surface Countertops	103,425		103,425	0			-	0.00%	103,425	-
20	Finish Carpentry Install	159,150		159,150	0			-	0.00%	159,150	-
21	OFCI	8,609		8,609	0			-	0.00%	8,609	-
22	Joint Sealants	94,300		94,300	0			-	0.00%	94,300	-
23	Fireproofing	872,250		872,250	0			-	0.00%	872,250	-
24	Waterproofing	87,100		87,100	0			-	0.00%	87,100	-
25	Roofing	896,420		896,420	0			-	0.00%	896,420	-
26	Doors, Frames & Hardware	324,660		324,660	0			-	0.00%	324,660	-
27	Security Grills & Sectional Doors	75,630		75,630	0			-	0.00%	75,630	-
28	Aluminum Storefront, Curtainwall & Glazing	1,355,800		1,355,800	0	5,677		5,677	0.42%	1,350,123	568
29	Metal Panels	1,051,770		1,051,770	0			-	0.00%	1,051,770	-
30	Metal Studs, Drywall & ACT	1,934,476		1,934,476	0			-	0.00%	1,934,476	-
31	Flooring	192,519		192,519	0			-	0.00%	192,519	-
32	Polished Concrete	155,594		155,594	0			-	0.00%	155,594	-
33	Tile	144,510		144,510	0			-	0.00%	144,510	-
34	Epoxy Floor	6,105		6,105	0			-	0.00%	6,105	-
35	Painting	224,000		224,000	0			-	0.00%	224,000	-
36	Specialties	85,690		85,690	0			-	0.00%	85,690	-
37	Signage	212,909		212,909	0			-	0.00%	212,909	-
38	Operable Partitions	204,600		204,600	0			-	0.00%	204,600	-
39	Kitchen Equipment Allowance / Graphics Return to Owner	110,600		110,600	0			-	0.00%	110,600	-
40	Theater & Stage Equipment	51,600		51,600	0			-	0.00%	51,600	-
41	Window Shades	93,397		93,397	0			-	0.00%	93,397	-
42	Elevators & Lifts	268,883		268,883	0			-	0.00%	268,883	-
43	Fire Protection	271,095		271,095	0			-	0.00%	271,095	-
44	Plumbing	884,192		884,192	0			-	0.00%	884,192	-
45	Mechanical	2,338,384		2,338,384	0			-	0.00%	2,338,384	-
46	Electrical	2,960,556		2,960,556	0	28,490		28,490	0.96%	2,932,066	2,849
47	Communications	449,684		449,684	0			-	0.00%	449,684	-
48	AV	645,000		645,000	0			-	0.00%	645,000	-
49	Security	269,388		269,388	0			-	0.00%	269,388	-
50	SWPPP	216,600		216,600	13,615	10,440		24,055	11.11%	192,545	2,406

Project: F9+B:C W160700
Project Name: Gretna Community Complex
Arch. Proj. #: 0

App #: 6
App. Date: 6-Nov-25
Retainage: 10.00%

Paid From: 3-Oct-25
Paid To: 4-Nov-25

Ticket #	Description of Work	BUDGETED Scheduled Value	Change to Date	Adjusted Scheduled Value	Work Completed		Materials Presently Stored	Total Complete and Stored	% Complete	Balance To Finish	Retainage
					Previous	This Period					
51	Temporary Electric	98,600		98,600	7,617	8,069		15,686	15.91%	82,914	1,569
52	Final Cleaning	58,695		58,695	0			-	0.00%	58,695	-
53	Sub Bonding	339,393		339,393	0	27,183		27,183	8.01%	312,210	2,718
54	General Liability	426,675		426,675	0	34,275		34,275	8.03%	392,400	3,428
55	Builders Risk	22,756		22,756	22,756			22,756	100.00%	-	2,276
56	Performance Bond	284,451		284,451	0	256,049		256,049	90.02%	28,402	25,605
57	Document Progression	871,182		871,182	0			-	0.00%	871,182	-
58	Contractor Contingency	586,220		586,220	0			-	0.00%	586,220	-
59	Original Fee (2.9%)	902,250		902,250	76,811	30,100		106,911	11.85%	795,339	10,691
60	Contracted Services	0		0	1,646,979	(60,401)		1,586,578	96.33%	(1,586,578)	-
TOTAL		29,877,315	-	29,877,315	2,542,929	999,562	-	3,542,491	11.86%	26,334,824	195,591

R55510001 Job Cost Report for Backup Billing

The Weitz Company

11/04/2025 19:02:19

Selected Period only

Job Cost Report

Page - 1

Cost Type From Through ZZZZZZ
 Cost Code From Through ZZZZZZZZ

Date From 10/03/2025
 Date To: 11/04/2025

Subledger "ALL"

Cat Code	Description	Invoice Number	Supplier Number	Cost Code	Cost Type	Doc Type	Doc Number	Batch Date	Sublgr Type	Units	Amount
											2,525.00
						Total for Category Code 8		040			2,525.00
											27,183.38
						Total for Category Code 8		060			27,183.38
											410,548.86
						Total for Category Code 8		070			410,548.86
										16.00	1,056.12
						Total for Category Code 8		090		16.00	1,056.12
						Total for Category Code 8		110			32,172.00
						Total for Category Code 8		130			32,172.00
											98,395.94
						Total for Category Code 8		140			98,395.94
											46,052.00
						Total for Category Code 8		150			46,052.00
						Total for Category Code 8		180			98.97
						Total for Category Code 8		240			98.97
											5,677.00
						Total for Category Code 8		330			5,677.00
											28,490.00
						Total for Category Code 8		530			28,490.00
										16.00	10,440.11
						Total for Category Code 8		570		16.00	10,440.11
											8,068.87
						Total for Category Code 8		580			8,068.87
											290,324.26
						Total for Category Code 8		999			290,324.26
040	Surveyor	OLSSON ASSOCIATES	W160700 1	3812434	015505	2500	PV	2773736	10/28/2025		2,525.00
						Total					2,525.00
						Total for Category Code 8		040			2,525.00

Selected Period only

Job Cost Report

Page - 2

Cost Type From Through ZZZZZZ
 Cost Code From Through ZZZZZZZZ
 Subledger "ALL"

Date From 10/03/2025
 Date To: 11/04/2025

Cat Code	Description	Invoice Number	Supplier Number	Cost Code	Cost Type	Doc Type	Doc Number	Batch Date	Sublgr Type	Units	Amount
060	Subguard	SEPTEMBER 2025 SDI ENTRY		019135	2450	ME	14129692	10/03/2025 03716637	A		3,740.18
060	Subguard	SEPTEMBER 2025 SDI ENTRY		019135	2450	ME	14129692	10/03/2025 00160952	A		23,443.20
											<u>27,183.38</u>
											Total for Category Code 8 060 27,183.38
070	Wells	MID AMERICA DRILLING CORP	W160700 3	440516 332000	2500	PV	2773002	10/24/2025			396,714.00
											<u>396,714.00</u>
070	Wells - Equipment	WEITZ SUPPLY CHAIN LLC	NE10255	510 332001	2625	P2	2776247	11/04/2025			4,201.21
070	Wells - Equipment	WEITZ SUPPLY CHAIN LLC	NE09255B	510 332001	2625	P2	2769689	10/03/2025			5,432.44
070	Wells - Equipment	WEITZ SUPPLY CHAIN LLC	NE09255B	510 332001	2625	P2	2769689	10/03/2025			4,201.21
											<u>13,834.86</u>
											Total for Category Code 8 070 410,548.86
090	Site Concrete	Actual Burden Journal Entries		321100	2325	T3	57967	10/29/2025			320.64
090	Site Concrete	Payroll Labor Distribution		321100	2325	T2	57966	10/29/2025			202.52
090	Site Concrete	Payroll Labor Distribution		321100	2325	T2	57966	10/29/2025		16.00	532.96
										16.00	<u>1,056.12</u>
										16.00	Total for Category Code 8 090 1,056.12
											Total for Category Code 8 110
130	Fencing & Gates	AMERICAN FENCE COMPANY LLC	OMA001570	191011 323100	2450	P2	2773235	10/27/2025			32,172.00
											<u>32,172.00</u>
											Total for Category Code 8 130 32,172.00
140	Structural Concrete	MARSH CREEK CONCRETE INC	W160700 1A	1512251 031100	2500	PV	2773721	10/28/2025			88,906.00
											<u>88,906.00</u>
140	Structural Concrete - Equipmen	WEITZ SUPPLY CHAIN LLC	NE10255	510 031101	2625	P2	2776247	11/04/2025			5,432.44
140	Structural Concrete - Equipmen	WEITZ SUPPLY CHAIN LLC	NE9600	510 031101	2625	P2	2773252	10/27/2025			3,977.50
140	Structural Concrete - Equipmen	WEITZ SUPPLY CHAIN LLC	1002317130	510 031101	2625	P2	2773251	10/27/2025			80.00
											<u>9,489.94</u>
											Total for Category Code 8 140 98,395.94

\$60,401 of Concrete applied from Gretna's escrow.



Selected Period only

Job Cost Report

Page - 3

Cost Type From Through ZZZZZZ
 Cost Code From Through ZZZZZZZZ
 Subledger "ALL"

Date From 10/03/2025
 Date To: 11/04/2025

Cat Code	Description	Invoice Number	Supplier Number	Cost Code	Cost Type	Doc Type	Doc Number	Batch Date	Sublgr Type	Units	Amount
150	Concrete Reinforcing Matl	WEITZ SUPPLY CHAIN LLC	1002305130	510 032110	2450	P2	2773256	10/27/2025			48.00
								Total			48.00
150	Concrete Reinforcing Matl	CARROLL CONSTRUCTION SUPPLY	W160700 1A	206965 032110	2500	PV	2776036	11/04/2025			46,004.00
								Total			46,004.00
								Total for Category Code 8	150		46,052.00
								Total for Category Code 8	180		
240	FOGR	WELLS FARGO BUSINESS DIRECT	BIGGSM2999 0925	110592 016700	2450	P2	2775653	11/03/2025			41.60
240	FOGR	WELLS FARGO BUSINESS DIRECT	BIGGSM2999 0925	110592 016700	2450	P2	2775653	11/03/2025			57.37
								Total			98.97
								Total for Category Code 8	240		98.97
330	Curtainwall and Glazed Assembl	KEYSTONE GLASS COMPANY	W160700 1	189341 084300	2500	PV	2773720	10/28/2025			5,677.00
								Total			5,677.00
								Total for Category Code 8	330		5,677.00
530	Electrical	CENTAUR ELECTRIC, INC.	W160700 1	3507659 260000	2500	PV	2773001	10/24/2025			28,490.00
								Total			28,490.00
								Total for Category Code 8	530		28,490.00
570	Erosion Fencing	Actual Burden Journal Entries		018205	2325	T3	57858	10/08/2025			160.68
570	Erosion Fencing	Payroll Labor Distribution		018205	2325	T2	57857	10/08/2025		8.00	266.48
570	Erosion Fencing	Payroll Labor Distribution		018205	2325	T2	57857	10/08/2025			101.26
570	Erosion Fencing	Payroll Labor Distribution		018205	2325	T2	57938	10/22/2025			90.33
570	Erosion Fencing	Payroll Labor Distribution		018205	2325	T2	57938	10/22/2025		8.00	237.72
570	Erosion Fencing	Actual Burden Journal Entries		018205	2325	T3	57939	10/22/2025			144.88
								Total		16.00	1,001.35
570	Erosion Fencing	WEITZ SUPPLY CHAIN LLC	NE09255B	510 018205	2450	P2	2769689	10/03/2025			3,360.00
570	Erosion Fencing	HEIMES CORPORATION	94062	189051 018205	2450	P2	2773257	10/27/2025			347.14
570	Erosion Fencing	HEIMES CORPORATION	94232	189051 018205	2450	P2	2773260	10/27/2025			3,029.59
570	Erosion Fencing	WELLS FARGO BUSINESS DIRECT	WEINANDR9697 0925	110592 018205	2450	P2	2775600	11/03/2025	00255257 A		210.66
570	Erosion Fencing	WEITZ SUPPLY CHAIN LLC	NE10255	510 018205	2450	P2	2776247	11/04/2025			1,260.00

Selected Period only

Job Cost Report

Page - 4

Cost Type From Through ZZZZZZ
 Cost Code From Through ZZZZZZZZ
 Subledger "ALL"

Date From 10/03/2025
 Date To: 11/04/2025

Cat Code	Description	Invoice Number	Supplier Number	Cost Code	Cost Type	Doc Type	Doc Number	Batch Date	Subgr Type	Units	Amount	
570	Erosion Fencing	WEITZ SUPPLY CHAIN LLC	1002359A	510 018205	2450	P2	2776250	11/04/2025			543.98	
570	Erosion Fencing	WELLS FARGO BUSINESS DIRECT	WEINANDR9697 0925	110592 018205	2450	P2	2775600	11/03/2025 00255257	A		115.00	
570	Erosion Fencing	WELLS FARGO BUSINESS DIRECT	WEINANDR9697 0925	110592 018205	2450	P2	2775600	11/03/2025 00255257	A		123.49	
570	Erosion Fencing	WELLS FARGO BUSINESS DIRECT	WEINANDR9697 0925	110592 018205	2450	P2	2775600	11/03/2025 00255257	A		70.85	
570	Erosion Fencing	WELLS FARGO BUSINESS DIRECT	WEINANDR9697 0925	110592 018205	2450	P2	2775600	11/03/2025 00255257	A		34.39	
570	Erosion Fencing	HEIMES CORPORATION	94250	189051 018205	2450	P2	2773261	10/27/2025			343.66	
Total											9,438.76	
Total for Category Code 8										570	16.00	10,440.11
580	Temp Generators	WEITZ SUPPLY CHAIN LLC	NE9627	510 481120	2450	P2	2776241	11/04/2025			4,599.00	
580	Temp Generators	WEITZ SUPPLY CHAIN LLC	1002259130CR	510 481120	2450	P2	2776242	11/04/2025			167.46	
580	Temp Generators	WEITZ SUPPLY CHAIN LLC	1002355130	510 481120	2450	P2	2776249	11/04/2025			80.00	
580	Temp Generators	WEITZ SUPPLY CHAIN LLC	NE10255	510 481120	2450	P2	2776247	11/04/2025			573.85	
580	Temp Generators	WEITZ SUPPLY CHAIN LLC	NE9625	510 481120	2450	P2	2776253	11/04/2025			450.00	
580	Temp Generators	WEITZ SUPPLY CHAIN LLC	NE9624	510 481120	2450	P2	2776252	11/04/2025			1,309.63	
580	Temp Generators	WEITZ SUPPLY CHAIN LLC	NE9598	510 481120	2450	P2	2773264	10/27/2025			450.00	
580	Temp Generators	WEITZ SUPPLY CHAIN LLC	NE9597	510 481120	2450	P2	2773241	10/27/2025			200.00	
580	Temp Generators	WEITZ SUPPLY CHAIN LLC	NE09255B	510 481120	2450	P2	2769689	10/03/2025			573.85	
Total											8,068.87	
Total for Category Code 8										580		8,068.87
999	General Liability / CCIP	NE GL JOB COST - CCIP		019105	2450	JA	12227872	10/06/2025			34,275.26	
Total											34,275.26	
999	Performance and Payment Bonds	CONSTRUCTION SURETY & INSURANC	AL1408	200 019120	2450	PD	2769722	10/03/2025			153,629.00	
999	Performance and Payment Bonds	CONSTRUCTION SURETY & INSURANC	AL1408	200 019120	2450	PD	2769722	10/03/2025			51,210.00	
999	Performance and Payment Bonds	CONSTRUCTION SURETY & INSURANC	AL1408	200 019120	2450	PD	2769722	10/03/2025			51,210.00	
Total											256,049.00	
Total for Category Code 8										999		290,324.26
Total for Job											GRETNA COMMUNITY COMPLEX	961,032.51

R55510001 Job Cost Report for Backup Billing

The Weitz Company

11/04/2025 19:02:19

Selected Period only

Job Cost Report

Page - 5

Cost Type From Through ZZZZZZ
Cost Code From Through ZZZZZZZZ

Date From 10/03/2025

Date To 11/04/2025

Subledger "ALL"

Cat Code	Description	Invoice Number	Supplier Number	Cost Code	Cost Type	Doc Type	Doc Number	Batch Date	Sublgr Type	Units	Amount
----------	-------------	----------------	-----------------	-----------	-----------	----------	------------	------------	-------------	-------	--------

Grand Total all Jobs Detail Section

961,032.51

WEITZ SUPPLY CHAIN

611 5TH AVE, STE 300, DES MOINES, IA 50309

Consumable Invoice

Ship To:

Job Name: GRETNA COMMUNITY CENTER

Job #: W160700

100 GRETNA DRIVE

GRETNA NE 68028

Invoice #: 1002305-130

Order #: 741992

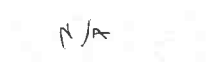
Start Date: 10/01/2025

Generated at: 10/06/2025

Ordered by: WEINAND JR, ROBERT M

Order Comments: rebar caps

Signed By: Weinand



Product	Quantity	Cost Code	Item #	Item Cost	Total Cost
REBAR CAPS	60.0	000000	, (Quantity: 60)	\$0.80	\$48.00

Delivery Cost: Customer Pickup

\$0.00

Total Amount: \$48.00

Sales Tax Included

For Accounting Use Only

Customer No. W160700	Project Acct	SIL Type	Charges
Cost Code	Subledger		
5103465.7680	W160700	C	(\$48.00)
		C	

Inv Amt:	\$ 5,677.00	Job#:	W160700
Inv Date:	10/31/25	Vendor:	Keystone Glass
Inv#:	W160700 1	AB#:	189341
ORDER#:	48107	Retainage:	10.00%

SCHEDULE OF VALUE	Aluminum Curtainwall 084300			TOTAL SCHED. / VALUE
Original Contract	1,234,900.00			1,234,900.00
				0.00
				0.00
				0.00
				0.00
	1,234,900.00	0.00	0.00	1,234,900.00

PAYMENTS:	CPA	CPA	STORED TO DATE	RETAINAGE TO DATE	TOTAL PAYMT
CPA1 10-31-25	5,677.00	0.00	5,677.00	567.70	5,109.30
		0.00	0.00	0.00	0.00
			0.00	0.00	0.00
			0.00	0.00	0.00
	5,677.00	0.00	5,677.00	567.70	5,109.30
PERCENT COMPLETE	0.5%	#DIV/0!	0.5%		
BALANCE TO FINISH	1,229,223.00	0.00		(567.70)	1,229,790.70

X Approved in Procure _____

Income Journal Post

*** Transaction Detail ***

Audit #23153

Invoice No	Type/Description	Inv Date	Job No	Invoice Amount	Tax Amount	Amount Due	Retainage
Customer No	Customer Name	Due Date	Estimate	Tax No	G/L Tax	G/L A/R	G/L Retainage
81359	Original Invoice	10/20/2025	2025044	5,677.00		5,677.00	587.70
W00002	The Wetz Company, Inc.	10/20/2025 1				110	109
	Application 1	11/20/2025					
	Equipment	Amount	G/L Income	Amount		Cost Code	Amount
			3001	5,677.00			
Total:				5,677.00		5,677.00	587.70

**AIA Type Document
Application and Certification for Payment**

TO (OWNER): City of Gretna
PO Box 69
Gretna, NE 68028

PROJECT: Gretna Community Complex
Gretna, NE

APPLICATION NO: 1
PERIOD TO: 10/31/2025

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Keystone Glass Company
4445 South 76th Circle
Omaha, NE 68127

VIA (ARCHITECT): Sinclair Hille
700 Q Street
Lincoln, NE 68508

ARCHITECT'S PROJECT NO: SC-W160700-011

CONTRACT FOR:

CONTRACT DATE: 8/5/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM	\$	1,234,900.00
2. Net Change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,234,900.00
4. TOTAL COMPLETED AND STORED TO DATE	\$	5,677.00
5. RETAINAGE:		
a. 10.00 % of Completed Work	\$	567.70
b. 0.00 % of Stored Material	\$	0.00
Total retainage (Line 5a + 5b)	\$	567.70
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	5,109.30
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 8 from prior Certificate)	\$	0.00
8. CURRENT PAYMENT DUE	\$	5,109.30
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,229,790.70

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: Keystone Glass Company
4445 South 76th Circle Omaha, NE 68127

By: C Tresslar Date: 10/17/25
Chad Tresslar / Project Manager

State of: NE

County of: Douglas

Subscribed and Sworn to before me this 17th Day of October 2025

Notary Public: Jill Nielsen
My Commission Expires: 11/27/27



ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Type Document
Application and Certification for Payment

TO (OWNER): City of Gretna
 PO Box 89
 Gretna, NE 68028

PROJECT: Gretna Community Complex
 Gretna, NE

APPLICATION NO: 1
PERIOD TO: 10/31/2025

DISTRIBUTION TO:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM (CONTRACTOR): Keystone Glass Company
 4445 South 76th Circle
 Omaha, NE 68127

VIA (ARCHITECT): Sinclair Hillie
 700 Q Street
 Lincoln, NE 68508

ARCHITECT'S PROJECT NO: SC-W160700-011

CONTRACT FOR:

CONTRACT DATE: 8/5/2025

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	Shop Drawings and Engineering	27,430.00	0.00	5,677.00	0.00	5,677.00	20.70	21,753.00	567.70
2	Glass Railing Material	46,883.00	0.00	0.00	0.00	0.00	0.00	46,883.00	0.00
3	Glass Railing Labor	6,171.00	0.00	0.00	0.00	0.00	0.00	6,171.00	0.00
4	Aluminum Store Front, Curtain Wall and Glazing Material	828,576.00	0.00	0.00	0.00	0.00	0.00	828,576.00	0.00
5	Aluminum Store Front, Curtain Wall and Glazing Labor	325,840.00	0.00	0.00	0.00	0.00	0.00	325,840.00	0.00
REPORT TOTALS		\$1,234,900.00	\$0.00	\$5,677.00	\$0.00	\$5,677.00	0.46	\$1,229,223.00	\$567.70

Inv Amt: \$ 28,490.00
Inv Date: 10/31/25
Inv#: W160700 1
ORDER#: 47948

Job#: W160700
Vendor: Centaur Electric
AB#: 3507659
Retainage: 10.00%

SCHEDULE OF VALUE	Electrical & Fire alarm	Communications	Security	TOTAL SCHED. / VALUE
	W160702.260000	W160702.270000	W160702.280000	
Original Contract	2,607,814.00	184,000.00	248,388.00	3,040,202.00
				0.00
				0.00
				0.00
				0.00
	2,607,814.00	184,000.00	248,388.00	0.00 3,040,202.00

PAYMENTS:	CPA	CPA	CPA	STORED TO DATE	RETAINAGE	TOTAL PAYMT
					TO DATE	
CPA1 10-31-25	28,490.00	0.00	0.00	28,490.00	2,849.00	25,641.00
		0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00
				0.00	0.00	0.00
	28,490.00	0.00	0.00	28,490.00	2,849.00	25,641.00
PERCENT COMPLETE	1.1%	0.0%	0.0%	0.9%		

BALANCE TO FINISH	2,579,324.00	184,000.00	248,388.00		(2,849.00)	3,014,561.00
--------------------------	--------------	------------	------------	--	------------	--------------

X Approved in Procore _____

TO CONTRACTOR:
 THE WEITZ COMPANY, LLC
 8715 S. 121st St.
 La Vista, Nebraska 68128

PROJECT:
 GRETNА COMMUNITY COMPLEX
 12401 S 214th Street
 GRETNА, Nebraska 68028

APPLICATION NO: 1
INVOICE NO: 9171
PERIOD: 10/01/25 - 10/31/25
PROJECT NO: W160700
CONTRACT NO: SC-W160700-007
CONTRACT DATE: 09/23/2025
CERTIFICATE DATE: 10/23/2025
SUBMITTED DATE:

FROM SUBCONTRACTOR:
 CENTAUR ELECTRIC, INC.
 PO BOX 241935
 OMAHA, Nebraska 68124

SUBCONTRACT FOR: 47948 OS Electric and Communications

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1. Original Contract Sum	\$3,040,202.00
2. Net change by change orders	\$0.00
3. Contract Sum to date (Line 1 ± 2)	\$3,040,202.00
4. Total completed and stored to date (Column G on detail sheet)	\$28,490.00
5. Retainage:	
a. 10.00% of completed work	\$2,849.00
b. 0.00% of stored material	\$0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$2,849.00
6. Total earned less retainage (Line 4 less Line 5 Total)	\$25,641.00
7. Less previous certificates for payment (Line 6 from prior certificate)	\$0.00
8. Current payment due:	\$25,641.00
9. Balance to finish, including retainage (Line 3 less Line 6)	\$3,014,561.00

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: CENTAUR ELECTRIC, INC.

Signed by: *Ian Connerley*
 By: CF2B4E4E588D41D... Date: 10/23/2025

State of:
 County of:
 Subscribed and sworn to before
 me this day of
 Notary Public:
 My commission expires:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
 Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 1
 APPLICATION DATE: 10/21/2025
 PERIOD: 10/01/25 - 10/31/25

Contract Lines

A ITEM NO.	B BUDGET CODE	C DESCRIPTION OF WORK	D SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	W160702.26-260000.2500.2500 GRETN A COMMUNITY COMPLEX.Electrical.Com mitment	PERMIT	\$13,814.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$13,814.00	\$0.00
2	W160702.26-260000.2500.2500 GRETN A COMMUNITY COMPLEX.Electrical.Com mitment	FIXTURE LIGHTING MATERIAL	\$1,167,000.00	\$0.00	\$8,000.00	\$0.00	\$8,000.00	0.69%	\$1,159,000.00	\$800.00
3	W160702.26-260000.2500.2500 GRETN A COMMUNITY COMPLEX.Electrical.Com mitment	FIXTURE LIGHTING LABOR	\$110,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$110,000.00	\$0.00
4	W160702.26-260000.2500.2500 GRETN A COMMUNITY COMPLEX.Electrical.Com mitment	PANEL GEAR/ FEEDER MATERIAL	\$362,000.00	\$0.00	\$8,000.00	\$0.00	\$8,000.00	2.21%	\$354,000.00	\$800.00
5	W160702.26-260000.2500.2500 GRETN A COMMUNITY COMPLEX.Electrical.Com mitment	PANEL FEEDS LABOR	\$101,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$101,000.00	\$0.00
6	W160702.26-260000.2500.2500 GRETN A COMMUNITY COMPLEX.Electrical.Com mitment	BRANCH CIRCUIT MATERIAL	\$314,000.00	\$0.00	\$8,000.00	\$0.00	\$8,000.00	2.55%	\$306,000.00	\$800.00
7	W160702.26-260000.2500.2500 GRETN A COMMUNITY COMPLEX.Electrical.Com mitment	BRACH CIRCUIT LABOR	\$129,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$129,000.00	\$0.00
8	W160702.26-260000.2500.2500 GRETN A COMMUNITY COMPLEX.Electrical.Com mitment	TEMP POWER	\$24,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$24,000.00	\$0.00
9	W160702.26-260000.2500.2500 GRETN A COMMUNITY COMPLEX.Electrical.Com mitment	SITE ELECTRICAL MATERIAL	\$194,000.00	\$0.00	\$4,490.00	\$0.00	\$4,490.00	2.31%	\$189,510.00	\$449.00
10	W160702.26-260000.2500.2500 GRETN A COMMUNITY COMPLEX.Electrical.Com mitment	SITE ELECTRICAL LABOR	\$91,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$91,000.00	\$0.00

A ITEM NO.	B BUDGET CODE	C DESCRIPTION OF WORK	D SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
				11	W160702.26-260000.2500.2500 GRETN A COMMUNITY COMPLEX.Electrical.Com mitment					
12	W160702.26-260000.2500.2500 GRETN A COMMUNITY COMPLEX.Electrical.Com mitment	A/C LIGHTNING (LIGHTNING PROTECTION SUB)	\$41,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$41,000.00	\$0.00
13	W160702.27-270000.2500.2500 GRETN A COMMUNITY COMPLEX.Communicatio ns.Commitment	TREDMARK COMMUNACTIONS (DATA SUB)	\$184,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$184,000.00	\$0.00
14	W160702.28-280000.2500.2500 GRETN A COMMUNITY COMPLEX.Security.Comm itment	PRIME SUCURED (SECURITY SUB)	\$248,388.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$248,388.00	\$0.00
TOTALS:			\$3,040,202.00	\$0.00	\$28,490.00	\$0.00	\$28,490.00	0.94%	\$3,011,712.00	\$2,849.00

Grand Totals

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
			GRAND TOTALS:						

centaur
ELECTRIC INC

P.O. Box 241935
Omaha, NE 68124-5935
(402) 597-8988
office@centaurel.com

Invoice

Customer No.: WEITZ
Invoice No.: 9171

Bill To:

THE WEITZ CONSTRUCTION COMPANY, LLC
8715 SOUTH 121ST STREET
La Vista, NE 68128

Date	Job Number : Name	Purchase Order Number	Terms
10/20/2025	C25-033:GRETNA CC		Net 30

Description	Amount
GRETNA COMMUNITY COMPLEX	28490.00
BILLING FOR REQUIRED BOND	
Invoice subtotal	28490.00
Invoice total	28490.00

THANK YOU FOR YOUR BUSINESS.

PLEASE REMIT PAYMENT TO: CENTAUR ELECTRIC INC - PO BOX 241935 - OMAHA, NE 68124-5935



Heimes Corp.

9144 S 147th Street
Omaha, NE 68138

Phone: (402) 894-1000 Fax: (402) 894-2444

Invoice

Invoice Number
94062
Invoice Date
10/1/2025

Page 1 of 1

Bill To: **Weitz Company** W160700 Job No 258020
 8715 S 121st Street 189051 Purchased Product Delivered
 Lavista, NE 68128

Customer PO		Job Address	Payment Terms	Due Date	
W160200		12209 HWY 6, GRE	Net 30 Days	10/31/2025	
Date	Quantity	Description	U/M	Rate/Unit	Price
9/25/2025	16.56	1 1/2" Minus Road Rock	TN	19.50	322.92
		Load Ticket(s) 204693			

Subtotal \$	322.92
GRETNA & NE SALES TAX 7.5% \$	24.22
Total Due \$	347.14

Thank you for your business!

Please Return this Stub With Your Payment to Identify Your Account.

11308
Weitz Company

10/1/2025
94062

Total Remittance: 347.14

Ver. Quan



Heimes Corp.

9144 S 147th Street
Omaha, NE 68138

They are SWPPP upkeep not original road/earthwork - HT

Phone: (402) 894-1000 Fax: (402) 894-2444

W160700
AB189051

Invoice

Invoice Number
94250
Invoice Date
10/10/2025

Bill To: **Weitz Company**
8715 S 121st Street

Lavista, NE 68128

Job No 258020
Purchased Product Delivered

Customer PO	Job Address	Payment Terms	Due Date		
	12209 HWY 6, GRET	Net 30 Days	11/9/2025		
Date	Quantity	Description	U/M	Rate/Unit	Price
10/1/2025	19.98	3/4" Minus Delivered	TN	16.00	319.68
	Load Ticket(s) 166802				

Subtotal \$	319.68
GRETNA & NE SALES TAX 7.5% \$	23.98
Total Due \$	343.66

Thank you for your business!

Please Return this Stub With Your Payment to Identify Your Account.

11308
Weitz Company

10/10/2025
94250

Total Remittance: 343.66

Ver. Quan



Heimes Corp.

9144 S 147th Street
Omaha, NE 68138

W160700
AB189051

They are SWPPP upkeep not
original road/earthwork - HT

Invoice

Invoice Number
94232
Invoice Date
10/8/2025

Phone: (402) 894-1000 Fax: (402) 894-2444

Bill To: **Weitz Company**
8715 S 121st Street

Lavista, NE 68128

Job No 258020
Purchased Product Delivered

Customer PO		Job Address		Payment Terms		Due Date
W16070		12209 HWY 6, GRE		Net 30 Days		11/7/2025
Date	Quantity	Description	U/M	Rate/Unit	Price	
10/1/2025	39.25	1 1/2" Minus Road Rock	TN	20.00	785.00	
	Load Ticket(s) 205002,205009					
10/1/2025	96.82	3" Road Rock	TN	21.00	2,033.22	
	Load Ticket(s) 204970,204975,204981,204990,204996					

Subtotal \$	2,818.22
GRETNA & NE SALES TAX 7.5% \$	211.37
Total Due \$	3,029.59

Thank you for your business!

Please Return this Stub With Your Payment to Identify Your Account.

11308
Weitz Company

10/8/2025
94232

Total Remittance: 3,029.59

Ver. Quan

WEITZ SUPPLY CHAIN
 611 5TH AVENUE, SUITE 300, DES MOINES, IA 50309

INVOICE

DATE: 10/9/2025
 INVOICE NO: NE9597

Work Order / Purchase Order #	Ordered By	Shipped Via	Service Date
364158R			

Customer ID: W160700
 Project Name: GRETNA COMMUNITY COMPLEX
 Address: 12401 S 214TH ST
 City, St, Zip: GRETNA, NE 68028

Product ID	Description	Quantity	Unit Price	Amount
	NE/IA SUPPLY FUEL			
	TANK RENTAL DELIVERY CHARGE	1	200.00	200.00
	SALES TAX INCLUDED			

FOR ACCOUNTING USE ONLY				SUBTOTAL	200.00
Customer No. W160700	Project Acct.			S&H	N/A
Cost Code	Subledge	S/L Type	Charges	TOTAL	200.00
5103465.7680.1	W160700	C	(200.00)		

Invoice



Construction Surety and Insurance Services, LLC (CSIS)
 611 5th Ave, Suite 300
 Des Moines, IA 50309

Invoice Number: AL1408
 Invoice Date: 9/19/2025
 AB: 200
 Job: J000018

Mail To	Premium Division
The Weitz Company	Corporate Services Group

Due Date: Upon Receipt

Item	Description	Amount
Travelers (Domestic) Policy # 108296519	Alliant 3247472 GL: D122600.2450.019120 Contract Bond The Weitz Company, LLC- Doc 1 Solutions- DIA Tenant Project T25002-3E- Contract Amt \$936,989	8,030.00
Travelers (Domestic) Policy # 108296520	Alliant 3247480 GL: D122700.2450.019120 Contract Bond The Weitz Company, LLC- Doc 1 Solutions- DIA Tenant Project T25001-3W- Contract Amt \$890,109	7,628.00
Travelers (Domestic) Policy # 10829651	Alliant 3247518 GL: W160702.2450.019120 Contract Bond The City of Gretna, Nebraska- Gretna Community Complex- Contract Amt \$29,877,315	153,629.00
Berkshire Hathaway Specialty Insurance Co Policy # 47SUR300053010100	Alliant 3247518 GL: W160702.2450.019120 Contract Bond The City of Gretna, Nebraska- Gretna Community Complex- Contract Amt \$29,877,315	51,210.00
Zurich (Domestic) Policy # 9327447	Alliant 3247518 GL: W160702.2450.019120 Contract Bond The City of Gretna, Nebraska- Gretna Community Complex- Contract Amt \$29,877,315	51,210.00
Travelers (Domestic) Policy # 108296522	Alliant 3247579 GL: W161000.2450.019120 Contract Bond The Regional Metropolitan Transit Authority of Omaha- NOTC Pavement Replacement- Proj No NE-90-X144- Contract Amt \$886,741.47	7,599.00
Travelers (Domestic) Policy # 108296523	Alliant 3247586 GL: D124000? License & Permit Bond City and County of Denver- 3580 Blake Street ROW Bond- Bond Amt \$141,722.90	1,215.00
Travelers (Domestic) Policy # 108068994	Alliant 3247616 GL: A032100.2450.019120 Contract Bond Weitz Tecnico- NE Lindsay Corporation (18135 Burke Street, Suite 100) \$39,936,980 Lindsay Galvanizing Building Job No A032100- Flat Cancellation	-205,356.00
Berkshire Hathaway Specialty Insurance Co Policy # 47SUR300053010099	Alliant 3247616 GL: A032100.2450.019120 Contract Bond Weitz Tecnico- NE Lindsay Corporation (18135 Burke Street, Suite 100) \$39,936,980 Lindsay Galvanizing Building Job No A032100- Flat Cancellation	-68,452.00
Zurich (Domestic) Policy # 9327446	Alliant 3247616 GL: A032100.2450.019120 Contract Bond Weitz Tecnico- NE Lindsay Corporation (18135 Burke Street, Suite 100) \$39,936,980 Lindsay Galvanizing Building Job No A032100- Flat Cancellation	-68,452.00
Travelers (Domestic) Policy # 108296525	Alliant 3247871 GL: C200300.2450.011000 408663 W Contract Bond Weitz Industrial- Lake Panorama Association- Spillway Repairs and Hydraulic Cylinders Replacement- 2240021630	1,518.00

	Subtotal	(60,221.00)
	Payment/Credit Amount	0.00
	Balance	(60,221.00)

Send Payment to:
 5901 Thornton Ave.
 Des Moines IA 50321
 To ensure proper credit, please include invoice number on your check.

Inv Amt:	\$ 2,525.00	Job#:	W160700
Inv Date:	10/31/25	Vendor:	Olsson Associates
Inv#:	W160700 1	AB#:	3812434
ORDER#:	52153	Retainage:	10.00%

SCHEDULE OF VALUE	Surveying 015505			TOTAL SCHED. / VALUE
Original Contract	35,900.00			35,900.00
				0.00
				0.00
				0.00
				0.00
	35,900.00	0.00	0.00	35,900.00

PAYMENTS:	CPA	CPA	STORED TO DATE	RETAINAGE	TOTAL PAYMT
				TO DATE	
CPA1 10-31-25	2,525.00	0.00	2,525.00	252.50	2,272.50
		0.00	0.00	0.00	0.00
			0.00	0.00	0.00
			0.00	0.00	0.00
	2,525.00	0.00	2,525.00	252.50	2,272.50
PERCENT COMPLETE	7.0%	#DIV/0!	7.0%		
BALANCE TO FINISH	33,375.00	0.00		(252.50)	33,627.50

X Approved in Procure _____

Invoice

601 P St Suite 200
PO Box 84608
Lincoln, NE 68501-4608
Tel 402.474.6311, Fax 402.474.5063



October 17, 2025
Invoice No: 555479

The Weitz Company
8715 S 121st St
AB#270369
LaVista, NE 68128

Invoice Total \$2,272.50

Olsson Project # 025-05823 Weitz Company, LLC Gretna Community Staking
AB 270369

Professional services rendered through October 4, 2025 for work completed in accordance with agreement dated July 1, 2025.

Phase 100 Construction Staking

Labor

	Hours	Rate	Amount
Team Leader	3.00	200.00	600.00
2-Person Survey Crew	8.75	220.00	1,925.00
Totals	11.75		2,525.00
Total Labor			2,525.00

Billing Limits

	Current	Prior	To-Date
Total Billings	2,525.00	0.00	2,525.00
Limit			35,900.00
Balance Remaining			33,375.00
		Total this Phase	\$2,525.00

Retainage

Current Retainage	252.50 (10.00 % of 2,525.00)	-252.50
Retainage-To-Date	252.50	

AMOUNT DUE THIS INVOICE \$2,272.50

Email invoice to: invoices@weitz.com

Please include our invoice number(s) with your payment.

By Check: Make check payment to Olsson Inc and mail to PO Box 84608, Lincoln, NE 68501-4608

By Electronic / ACH Payment: When transferring funds, please reference the invoice number(s), Account Name Olsson Inc; Pinnacle Bank Account No. 254316; Routing (ABA) No. 104913912, Remittance Email Address: deposits@olsson.com

Questions: Contact us at (402) 458-5062 or accountsreceivable@olsson.com

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

Authorized By: Daniel Hanna

Inv Amt:	\$ 396,714.00	Job#:	W160700
Inv Date:	10/31/25	Vendor:	Mid America Drilling
Inv#:	W160700 3	AB#:	440516
ORDER#:	47932	Retainage:	10.00%

SCHEDULE OF VALUE	Geothermal wells W160702.332000	TOTAL SCHED. / VALUE
Original Contract	799,421.00	799,421.00
		0.00
		0.00
		0.00
		0.00
	799,421.00	0.00
		0.00
		799,421.00

PAYMENTS:	CPA	CPA	STORED TO DATE	RETAINAGE TO DATE	TOTAL PAYMT
CPA1 9-30-25(AUG)	95,596.00	0.00	95,596.00	9,559.60	86,036.40
CPA2 9-30-25	187,288.00	0.00	187,288.00	18,728.80	168,559.20
CPA3 10-31-25	396,714.00		396,714.00	39,671.40	357,042.60
			0.00	0.00	0.00
	679,598.00	0.00	679,598.00	67,959.80	611,638.20

PERCENT COMPLETE	85.0%	#DIV/0!	85.0%
-------------------------	-------	---------	-------

BALANCE TO FINISH	119,823.00	0.00	(67,959.80)	187,782.80
--------------------------	------------	------	-------------	------------

X Approved in Procore _____

TO CONTRACTOR:
 THE WEITZ COMPANY, LLC
 8715 S. 121st St.
 La Vista, Nebraska 68128

PROJECT:
 GRETNA COMMUNITY COMPLEX
 12401 S 214th Street
 GRETN, Nebraska 68028

APPLICATION NO: 3
INVOICE NO: 9085/9075
PERIOD: 10/01/25 - 10/31/25
PROJECT NO: W160700
CONTRACT NO: SC-W160700-003R
CONTRACT DATE: 08/21/2025
CERTIFICATE DATE: 10/23/2025
SUBMITTED DATE:

FROM SUBCONTRACTOR:
 MID AMERICA DRILLING CORP
 PO BOX 399
 OAKLAND, Iowa 51560

SUBCONTRACT FOR: 47932 OS Geothermal Wells

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1. Original Contract Sum	\$799,421.00
2. Net change by change orders	\$0.00
3. Contract Sum to date (Line 1 ± 2)	\$799,421.00
4. Total completed and stored to date (Column G on detail sheet)	\$679,598.00
5. Retainage:	
a. 10.00% of completed work	\$67,959.80
b. 0.00% of stored material	\$0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$67,959.80
6. Total earned less retainage (Line 4 less Line 5 Total)	\$611,638.20
7. Less previous certificates for payment (Line 6 from prior certificate)	\$254,595.60
8. Current payment due:	\$357,042.60
9. Balance to finish, including retainage (Line 3 less Line 6)	\$187,782.80

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: MID AMERICA DRILLING CORP

Signed by: Casey Buchhold
 By: 2AE6D74D01CF40E... Date: 10/23/2025

State of:
 County of:
 Subscribed and sworn to before
 me this day of
 Notary Public:
 My commission expires:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
 Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 3
 APPLICATION DATE: 10/22/2025
 PERIOD: 10/01/25 - 10/31/25

Contract Lines

A ITEM NO.	B BUDGET CODE	C DESCRIPTION OF WORK	D SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)		H BALANCE TO FINISH (C - G)	I RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G / C)			
1	W160702.33-332000.2500.2500 GRETNA COMMUNITY COMPLEX.Wells.Commitment	1. Mobilization	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	100.00%	\$0.00	\$3,000.00
2	W160702.33-332000.2500.2500 GRETNA COMMUNITY COMPLEX.Wells.Commitment	2. Drill 101 Geothermal loops @ 305' deep. 1 test well to be included.	\$435,007.00	\$142,428.00	\$292,581.00	\$0.00	\$435,007.00	100.00%	\$0.00	\$43,500.70
3	W160702.33-332000.2500.2500 GRETNA COMMUNITY COMPLEX.Wells.Commitment	3. Horizontal Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
4	W160702.33-332000.2500.2500 GRETNA COMMUNITY COMPLEX.Wells.Commitment	3a. Mobilization	\$16,500.00	\$0.00	\$16,500.00	\$0.00	\$16,500.00	100.00%	\$0.00	\$1,650.00
5	W160702.33-332000.2500.2500 GRETNA COMMUNITY COMPLEX.Wells.Commitment	3b. Building Penetration	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,500.00	\$0.00
6	W160702.33-332000.2500.2500 GRETNA COMMUNITY COMPLEX.Wells.Commitment	3c. Install interior manifold	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,500.00	\$0.00
7	W160702.33-332000.2500.2500 GRETNA COMMUNITY COMPLEX.Wells.Commitment	3d. 300' - 3" runouts @ \$30.00/ft	\$9,000.00	\$0.00	\$9,000.00	\$0.00	\$9,000.00	100.00%	\$0.00	\$900.00
8	W160702.33-332000.2500.2500 GRETNA COMMUNITY COMPLEX.Wells.Commitment	3e. Install infield headers @ \$700.00/well	\$71,400.00	\$0.00	\$25,200.00	\$0.00	\$25,200.00	35.29%	\$46,200.00	\$2,520.00
9	W160702.33-332000.2500.2500 GRETNA COMMUNITY COMPLEX.Wells.Commitment	3f. Includes 2' sand	\$15,000.00	\$0.00	\$5,350.00	\$0.00	\$5,350.00	35.67%	\$9,650.00	\$535.00
10	W160702.33-332000.2500.2500 GRETNA COMMUNITY COMPLEX.Wells.Commitment	4. Materials	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00

A ITEM NO.	B BUDGET CODE	C DESCRIPTION OF WORK	D SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)		H BALANCE TO FINISH (C - G)	I RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G / C)			
11	W160702.33-332000.2500.2500 GRETN A COMMUNITY COMPLEX.Wells.Commitment	4a. 1" Loop Pipe	\$43,491.00	\$43,491.00	\$0.00	\$0.00	\$43,491.00	100.00%	\$0.00	\$4,349.10
12	W160702.33-332000.2500.2500 GRETN A COMMUNITY COMPLEX.Wells.Commitment	4b. TG Lite Grout	\$22,105.00	\$22,105.00	\$0.00	\$0.00	\$22,105.00	100.00%	\$0.00	\$2,210.50
13	W160702.33-332000.2500.2500 GRETN A COMMUNITY COMPLEX.Wells.Commitment	4c. Grout Enhancement	\$28,224.00	\$14,112.00	\$14,112.00	\$0.00	\$28,224.00	100.00%	\$0.00	\$2,822.40
14	W160702.33-332000.2500.2500 GRETN A COMMUNITY COMPLEX.Wells.Commitment	4d. Interior Manifold	\$18,473.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,473.00	\$0.00
15	W160702.33-332000.2500.2500 GRETN A COMMUNITY COMPLEX.Wells.Commitment	4e. 3" mains and fittings	\$9,528.00	\$0.00	\$9,528.00	\$0.00	\$9,528.00	100.00%	\$0.00	\$952.80
16	W160702.33-332000.2500.2500 GRETN A COMMUNITY COMPLEX.Wells.Commitment	4f. Infield header pipe and fittings	\$10,958.00	\$0.00	\$10,958.00	\$0.00	\$10,958.00	100.00%	\$0.00	\$1,095.80
17	W160702.33-332000.2500.2500 GRETN A COMMUNITY COMPLEX.Wells.Commitment	4g. Locate wire and tape.	\$1,235.00	\$0.00	\$1,235.00	\$0.00	\$1,235.00	100.00%	\$0.00	\$123.50
18	W160702.33-332000.2500.2500 GRETN A COMMUNITY COMPLEX.Wells.Commitment	4h. Bits	\$16,500.00	\$8,250.00	\$8,250.00	\$0.00	\$16,500.00	100.00%	\$0.00	\$1,650.00
19	W160702.33-332000.2500.2500 GRETN A COMMUNITY COMPLEX.Wells.Commitment	4i. Link seals	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,500.00	\$0.00
20	W160702.33-332000.2500.2500 GRETN A COMMUNITY COMPLEX.Wells.Commitment	4j. Loop weights	\$7,500.00	\$7,500.00	\$0.00	\$0.00	\$7,500.00	100.00%	\$0.00	\$750.00
21	W160702.33-332000.2500.2500 GRETN A COMMUNITY COMPLEX.Wells.Commitment	4k. Glycol	\$24,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$24,000.00	\$0.00

A ITEM NO.	B BUDGET CODE	C DESCRIPTION OF WORK	D SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
				22	W160702.33-332000.2500.2500 GREYNA COMMUNITY COMPLEX.Wells.Commitment					
23	W160702.33-332000.2500.2500 GREYNA COMMUNITY COMPLEX.Wells.Commitment	6. Asbuilts	\$4,000.00	\$0.00	\$4,000.00	\$0.00	\$4,000.00	100.00%	\$0.00	\$400.00
24	W160702.33-332000.2500.2500 GREYNA COMMUNITY COMPLEX.Wells.Commitment	7. Flush, purge and install glycol	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,000.00	\$0.00
TOTALS:			\$799,421.00	\$282,884.00	\$396,714.00	\$0.00	\$679,598.00	85.01%	\$119,823.00	\$67,959.80

Grand Totals

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
			GRAND TOTALS:						



/// BUILD A BETTER WAY.®

NEBRASKA WAREHOUSE
MAJOR & MINOR EQUIPMENT RENTAL INVOICE

Job Number:	W160700	GRETNA COMMUNITY COMPLEX-GC	Vendor No.:	510
Invoice Number:	NE09255B		9/29/2025	
For Dates:	09/01/25	to	09/26/25	
Equipment Charging Rate:	100%			

Item #	I.D. Number	Description	Adjusted Total	Rent begin date	Rent end date	Days Qty	Day Rate	Week Rate	Month Rate	Sub Total
1	W064005	SKID LOADER TRACKED	4,201.21	9/2/2025	9/26/2025	19	\$ 666.30	\$ 1,998.91	\$ 4,201.21	\$ 4,201.21
2	W064259	TELEHANDLER 10K	5,432.44	9/11/2025	9/26/2025	12	\$ 849.30	\$ 2,326.00	\$ 5,432.44	\$ 5,432.44
3	W104114	GENERATOR 3K	573.85	9/10/2025	9/26/2025	13	\$ 92.45	\$ 215.19	\$ 573.85	\$ 573.85
4	N/A	JERSEY BARRIERS CONCRETE (12 CURBS ON SITE)	3,360.00	9/11/2025	9/26/2025	15	\$ 40.42	\$ 126.78	\$ 280.00	\$ 3,360.00
Total Charge:			13,567.50							

For Accounting Purposes Only			
Chart Code	Subledger	S/L Type	Charges
5103465.7670	W160700	C	(3,933.85)
5103465.7675	W160700	C	(9,633.65)

WEITZ SUPPLY CHAIN
611 5TH AVENUE, SUITE 300
DES MOINES, IA 50309

W160700
AB191011



Invoice

Invoice Nbr.: OMA001570
Date: 22-Oct-2025
Due Date: 21-Nov-2025
Customer ID: 103856

OMA-American Fence Company
6925 N 94th Plaza
Omaha, NE, 68122-1280
Phone: 402-896-6722

BILL TO:

Weitz Company
8715 South 121 St
Lavista, NE 68128

PROJECT ADDRESS:

Weitz Company
Gretna Community Complex TF
10550 S 222nd St.
Gretna, NE 68028

CUSTOMER REF. NBR.: PROJECT ID
OMAC25-0356-00-TF

TERMS
Net 30 Days

CONTACT

ITEM
2717' TEMP FENCE RENTAL WITH SHADE SCREEN

BILLED CONTRACT PRICE
30,494.79

NOTE: PARTIAL BILLING

Remit Payment To: American Fence Company
12330 Cary Circle
La Vista, NE 68128

Sales Total: 30,494.79
Tax Total: 1,677.21
Total (USD): 32,172.00
Balance Due: 32,172.00

Please disregard if already paid in full

Inv Amt:	\$ 88,906.00	Job#:	W160700
Inv Date:	10/31/25	Vendor:	Marsh Creek
Inv#:	W160700 1A	AB#:	1512251
ORDER#:	48208	Retainage:	10.00%

SCHEDULE OF VALUE	Building Concrete 031100	TOTAL SCHED. / VALUE
Original Contract	963,410.00	963,410.00
		0.00
		0.00
		0.00
		0.00
	963,410.00	0.00
		0.00
		963,410.00

PAYMENTS:	CPA	CPA	STORED TO DATE	RETAINAGE TO DATE	TOTAL PAYMT
CPA1 10-31-25	88,906.00	0.00	88,906.00	8,890.60	80,015.40
		0.00	0.00	0.00	0.00
			0.00	0.00	0.00
			0.00	0.00	0.00
	88,906.00	0.00	88,906.00	8,890.60	80,015.40
PERCENT COMPLETE	9.2%	#DIV/0!	9.2%		

BALANCE TO FINISH	874,504.00	0.00		(8,890.60)	883,394.60
--------------------------	------------	------	--	------------	------------

X Approved in Procure _____

TO CONTRACTOR:
 THE WEITZ COMPANY, LLC
 8715 S. 121st St.
 La Vista, Nebraska 68128

PROJECT:
 GRETNA COMMUNITY COMPLEX
 12401 S 214th Street
 GRETNA, Nebraska 68028

APPLICATION NO: 1
INVOICE NO:
PERIOD: 10/01/25 - 10/31/25
PROJECT NO: W160700
CONTRACT NO: SC-W160700-006
CONTRACT DATE: 10/13/2025
CERTIFICATE DATE: 10/23/2025
SUBMITTED DATE:

FROM SUBCONTRACTOR:
 MARSH CREEK CONCRETE INC
 20308 PATTON STREET
 GRETNA, Nebraska 68028

SUBCONTRACT FOR: 48208 OS Building Concrete

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1. Original Contract Sum	\$963,410.00
2. Net change by change orders	\$0.00
3. Contract Sum to date (Line 1 ± 2)	\$963,410.00
4. Total completed and stored to date (Column G on detail sheet)	\$88,906.00
5. Retainage:	
a. 10.00% of completed work	\$8,890.60
b. 0.00% of stored material	\$0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$8,890.60
6. Total earned less retainage (Line 4 less Line 5 Total)	\$80,015.40
7. Less previous certificates for payment (Line 6 from prior certificate)	\$0.00
8. Current payment due:	\$80,015.40
9. Balance to finish, including retainage (Line 3 less Line 6)	\$883,394.60

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: MARSH CREEK CONCRETE INC

Signed by: Angela McArthur
 By: 4DE835B7105845C... Date: 10/27/2025

State of:
 County of:
 Subscribed and sworn to before
 me this _____ day of _____
 Notary Public:
 My commission expires:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
 Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 1
 APPLICATION DATE: 10/22/2025
 PERIOD: 10/01/25 - 10/31/25

Contract Lines

A ITEM NO.	B BUDGET CODE	C DESCRIPTION OF WORK	D SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	W160702.03-031100.2500.2500 GRETN A COMMUNITY COMPLEX,Structural Concrete.Commitment	Building, Pad and Stoop Footings	\$399,230.00	\$0.00	\$79,846.00	\$0.00	\$79,846.00	20.00%	\$319,384.00	\$7,984.60
2	W160702.03-031100.2500.2500 GRETN A COMMUNITY COMPLEX,Structural Concrete.Commitment	2" Rigid Insulation	\$9,060.00	\$0.00	\$9,060.00	\$0.00	\$9,060.00	100.00%	\$0.00	\$906.00
3	W160702.03-031100.2500.2500 GRETN A COMMUNITY COMPLEX,Structural Concrete.Commitment	CIP Walls	\$154,810.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$154,810.00	\$0.00
4	W160702.03-031100.2500.2500 GRETN A COMMUNITY COMPLEX,Structural Concrete.Commitment	CIP Curb Wall	\$47,235.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$47,235.00	\$0.00
5	W160702.03-031100.2500.2500 GRETN A COMMUNITY COMPLEX,Structural Concrete.Commitment	CIP Columns	\$7,150.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,150.00	\$0.00
6	W160702.03-031100.2500.2500 GRETN A COMMUNITY COMPLEX,Structural Concrete.Commitment	4" Floor SOG	\$130,152.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$130,152.00	\$0.00
7	W160702.03-031100.2500.2500 GRETN A COMMUNITY COMPLEX,Structural Concrete.Commitment	Thickened Edges / Slabs	\$2,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,600.00	\$0.00
8	W160702.03-031100.2500.2500 GRETN A COMMUNITY COMPLEX,Structural Concrete.Commitment	4" Floor SOD	\$146,280.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$146,280.00	\$0.00
9	W160702.03-031100.2500.2500 GRETN A COMMUNITY COMPLEX,Structural Concrete.Commitment	6" Slab on Void Form	\$4,332.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,332.00	\$0.00
10	W160702.03-031100.2500.2500 GRETN A COMMUNITY COMPLEX,Structural Concrete.Commitment	8" Stoop Caps	\$5,535.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,535.00	\$0.00

ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
11	W160702.03-031100.2500.2500 GREटना COMMUNITY COMPLEX.Structural Concrete.Commitment	Vapor Barrier	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,000.00	\$0.00
12	W160702.03-031100.2500.2500 GREटना COMMUNITY COMPLEX.Structural Concrete.Commitment	4" Granular Fill	\$8,520.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,520.00	\$0.00
13	W160702.03-031100.2500.2500 GREटना COMMUNITY COMPLEX.Structural Concrete.Commitment	SOG Rigid Insulation	\$5,280.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,280.00	\$0.00
14	W160702.03-031100.2500.2500 GREटना COMMUNITY COMPLEX.Structural Concrete.Commitment	Pan Stairs	\$4,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,600.00	\$0.00
15	W160702.03-031100.2500.2500 GREटना COMMUNITY COMPLEX.Structural Concrete.Commitment	CHIP Sandwich Wall	\$17,435.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$17,435.00	\$0.00
16	W160702.03-031100.2500.2500 GREटना COMMUNITY COMPLEX.Structural Concrete.Commitment	Crane Time	\$11,191.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$11,191.00	\$0.00
TOTALS:			\$963,410.00	\$0.00	\$88,906.00	\$0.00	\$88,906.00	9.23%	\$874,504.00	\$8,890.60

Grand Totals

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
GRAND TOTALS:		\$963,410.00	\$0.00	\$88,906.00	\$0.00	\$88,906.00	9.23%	\$874,504.00	\$8,890.60

WEITZ SUPPLY CHAIN

611 5TH AVE, STE 300, DES MOINES, IA 50309

Consumable Invoice

Ship To:

Job Name: GRETNA COMMUNITY CENTER

Job #: W160700

100 GRETNA DRIVE

GRETNA NE 68028

Invoice #: 1002317-130

Order #: 157187

Start Date: 10/13/2025

Generated at: 10/13/2025

Ordered by: WEINAND JR, ROBERT M

Order Comments: jib

Signed By: Weinand

Product	Quantity	Cost Code	Item #	Item Cost	Total Cost
---------	----------	-----------	--------	-----------	------------

Equipment Transferred:

W4321 FORKLIFT TELESCOPING JIB
one time rent
1.0 W4321

Delivery Cost: Hourly \$80.00/Hour - 1.0 Hours \$80.00

Total Amount: \$80.00

Sales Tax Included

For Accounting Use Only

Customer No. W160700	Project Acct		
Cost Code	Subledger	SIL Type	Charges
5103465.7680	W160700	C	(\$80.00)
		C	

WEITZ SUPPLY CHAIN
 611 5TH AVENUE, SUITE 300, DES MOINES, IA 50309

INVOICE

DATE: 10/30/2025
 INVOICE NO: NE9627

Work Order / Purchase Order #	Ordered By	Shipped Via	Service Date
99272-0002			

Customer ID: W160700
 Project Name: GRETNA COMMUNITY COMPLEX
 Address: 12401 S 214TH ST
 City, St, Zip: GRETNA, NE 68028

Product ID	Description	Quantity	Unit Price	Amount
	RAKA RENTAL PERIOD 10/09/25 - 11/06/25			-
	GENERATOR 60KW SER # N4X00380	1	4,320.00	4,320.00
	CABLES	3	52.00	156.00
	FEMALE TAILS	2	19.50	39.00
	MALE TAILS	2	19.50	39.00
	ENVIROMENTAL CHARGE	1	45.00	45.00
	SALES TAX INCLUDED			-

FOR ACCOUNTING USE ONLY			
Customer No. W160700	Project Acct.		
Cost Code	Subledge	S/L Type	Charges
5103465.7685	W160700	C	(4,554.00)
5103465.7680.1	W160700	C	(45.00)

SUBTOTAL 4,599.00
 S&H N/A
 TOTAL 4,599.00

WEITZ SUPPLY CHAIN

611 5TH AVE, STE 300, DES MOINES, IA 50309

Consumable Invoice

Ship To:

Job Name: GRETNA COMMUNITY CENTER

Job #: W160700

100 GRETNA DRIVE

GRETNA NE 68028

Invoice #: 1002355-130

Order #: 500163

Start Date: 10/29/2025

Generated at: 10/29/2025

Ordered by: WEINAND JR, ROBERT M

Order Comments: Picked up jersey curb picker

Signed By: Weinand

N/A

Product	Quantity	Cost Code	Item #	Item Cost	Total Cost
DELIVERY PER 1/2 HOUR	2.0	000000	, (Quantity: 2)	\$40.00	\$80.00

Delivery Cost: Flat Rate

\$0.00

Total Amount: \$80.00

Sales Tax Included

For Accounting Use Only

Customer No. W160700	Project Acct		
Cost Code	Subledger	SIL Type	Charges
5103465.7680	W160700	C	(\$80.00)
		C	



/// BUILD A BETTER WAY.®

NEBRASKA WAREHOUSE
MAJOR & MINOR EQUIPMENT RENTAL INVOICE

Job Number:	W160700	GRETNA COMMUNITY COMPLEX-GC	Vendor No.:	510
Invoice Number:	NE10255	10/28/2025		
For Dates:	09/29/25	to 10/24/25		
Equipment Charging Rate:	100%			

Item #	ID number	Description	Adjusted Total	Rent begin date	Rent end date	Days Qty	Day Rate	Week Rate	Month Rate	Sub Total
1	W064005	SKID LOADER TRACKED	4,201.21	9/29/2025	10/24/2025	20	\$ 666.30	\$ 1,998.91	\$ 4,201.21	\$ 4,201.21
2	W064259	TELEHANDLER 10K	5,432.44	9/29/2025	10/24/2025	20	\$ 849.30	\$ 2,326.00	\$ 5,432.44	\$ 5,432.44
3	W104114	GENERATOR 3K	573.85	9/29/2025	10/21/2025	17	\$ 92.45	\$ 215.19	\$ 573.85	\$ 573.85
4	N/A	JERSEY BARRIERS CONCRETE (12 CURBS ON SITE)	1,260.00	9/29/2025	10/24/2025	20				\$ 1,260.00
Total Charge:			11,467.50							

Barriers \$385x12 \$3360 billed
in September Total=\$4620

W4321	FORKLIFT TELESCOPING JIB	0.00	10/13/2025	10/24/2025	10					\$ -
-------	--------------------------	------	------------	------------	----	--	--	--	--	------

For Accounting Purposes Only			
Cost Code	Subledger	S/L Type	Charges
5103465.7670	W160700	C	(1,833.85)
5103465.7675	W160700	C	(9,633.65)

WEITZ SUPPLY CHAIN 611 5TH AVENUE, SUITE 300 DES MOINES, IA 50309

WEITZ SUPPLY CHAIN

611 5TH AVE, STE 300, DES MOINES, IA 50309

Consumable Invoice

Ship To:

Job Name: GRETNA COMMUNITY COMPLEX

Job #: W160702

12401 S 214 ST

GRETNA, NE 68028

Invoice #: 1002359 A

Order #: 665971

Start Date: 10/29/2025

Generated at: 10/29/2025

Ordered by: BIGGS, MATTHEW W

Order Comments: Iowa Plains Signing Inc. Invoice # 1441

Signed By: Biggs

N/A

Product	Quantity	Cost Code	Item #	Item Cost	Total Cost
U channel	2.0	000000	, (Quantity: 2)	\$106.14	\$212.28
36x36 signage	2.0	000000	, (Quantity: 2)	\$165.85	\$331.70

Delivery Cost: Flat Rate

\$0.00

Total Amount: \$543.98

Sales Tax Included

For Accounting Use Only

Customer No. W106702	Project Acct		
Cost Code	Subledger	SIL Type	Charges
5103465.7680	W160702	C	(\$543.98)
		C	

Inv Amt:	\$ 46,004.00	Job#:	W160700
Inv Date:	10/31/25	Vendor:	Carroll Construction Supply
Inv#:	W160700 1A	AB#:	3487475
ORDER#:	48509	Retainage:	PO

SCHEDULE OF VALUE	Reinforcing Materials	TOTAL SCHED. / VALUE
Original Contract	79,828.00	79,828.00
		0.00
		0.00
		0.00
		0.00
	79,828.00	0.00
		0.00
		79,828.00

PAYMENTS:	CPA	CPA	STORED TO DATE	RETAINAGE TO DATE	TOTAL PAYMT
CPA1 10-31-25	46,004.00	0.00	46,004.00	0.00	46,004.00
		0.00	0.00	0.00	0.00
			0.00	0.00	0.00
			0.00	0.00	0.00
	46,004.00	0.00	46,004.00	0.00	46,004.00
PERCENT COMPLETE	57.6%	#DIV/0!	57.6%		

BALANCE TO FINISH	33,824.00	0.00		0.00	33,824.00
--------------------------	-----------	------	--	------	-----------

X Approved in Procore _____

TO CONTRACTOR:
 THE WEITZ COMPANY, LLC
 8715 S. 121st St.
 La Vista, Nebraska 68128

PROJECT:
 GRETNA COMMUNITY COMPLEX
 12401 S 214th Street
 GRETNA, Nebraska 68028

APPLICATION NO: 1
INVOICE NO: 1
PERIOD: 10/01/25 - 10/31/25
PROJECT NO: W160700
CONTRACT NO: SC-W160700-005R
CONTRACT DATE: 08/21/2025
CERTIFICATE DATE: 10/28/2025
SUBMITTED DATE:

FROM SUBCONTRACTOR:
 CARROLL CONSTRUCTION SUPPLY
 207 W 2ND SUITE 3
 OTTUMWA, Iowa 52501

SUBCONTRACT FOR: 47994 OP Reinforcing Materials
 48509

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1. Original Contract Sum	\$79,828.00
2. Net change by change orders	\$0.00
3. Contract Sum to date (Line 1 ± 2)	\$79,828.00
4. Total completed and stored to date (Column G on detail sheet)	\$46,004.00
5. Retainage:	
a. 0.000% of completed work	\$0.00
b. 0.000% of stored material	\$0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$0.00
6. Total earned less retainage (Line 4 less Line 5 Total)	\$46,004.00
7. Less previous certificates for payment (Line 6 from prior certificate)	\$0.00
8. Current payment due:	\$46,004.00
9. Balance to finish, including retainage (Line 3 less Line 6)	\$33,824.00

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: CARROLL CONSTRUCTION SUPPLY

By:  Date: 10/28/2025

State of:
 County of:
 Subscribed and sworn to before
 me this _____ day of _____
 Notary Public:
 My commission expires:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 1
APPLICATION DATE: 10/22/2025
PERIOD: 10/01/25 - 10/31/25

Contract Lines

A ITEM NO.	B BUDGET CODE	C DESCRIPTION OF WORK	D SCHEDULED VALUE	E APPROVED WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)		H % (G / C)	I BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
1	W160702.03-032110.2500.2500 GRETN A COMMUNITY COMPLEX.Concrete Reinforcing Matl.Commitment	Area B Fdn, SOG, Spread Footings, Pier, and elevator Pit	\$28,845.00	\$0.00	\$28,520.00	\$0.00	\$28,520.00	99.56%	\$125.00	\$0.00	
2	W160702.03-032110.2500.2500 GRETN A COMMUNITY COMPLEX.Concrete Reinforcing Matl.Commitment	Area B CIP walls	\$17,619.00	\$0.00	\$17,484.00	\$0.00	\$17,484.00	99.23%	\$135.00	\$0.00	
3	W160702.03-032110.2500.2500 GRETN A COMMUNITY COMPLEX.Concrete Reinforcing Matl.Commitment	Area A Fnd., CIP walls, and SOG, Area B SOG	\$12,156.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,156.00	\$0.00	
4	W160702.03-032110.2500.2500 GRETN A COMMUNITY COMPLEX.Concrete Reinforcing Matl.Commitment	Area A & B slab on deck, Area B 2nd Floor Fdn., SOD, and CIP walls	\$11,238.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$11,238.00	\$0.00	
5	W160702.03-032110.2500.2500 GRETN A COMMUNITY COMPLEX.Concrete Reinforcing Matl.Commitment	Mesh for SOG and SOD	\$10,170.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,170.00	\$0.00	
TOTALS:			\$79,828.00	\$0.00	\$46,004.00	\$0.00	\$46,004.00	57.83%	\$33,824.00	\$0.00	

Grand Totals

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E APPROVED WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)		H % (G / C)	I BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
GRAND TOTALS:			\$79,828.00	\$0.00	\$46,004.00	\$0.00	\$46,004.00	57.83%	\$33,824.00	\$0.00

CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2190

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, ANNEXING AND EXTENDING THE CORPORATE LIMITS OF THE CITY OF GRETNA TO INCLUDE THE REAL ESTATE WHICH IS GENERALLY DESCRIBED AS THE LANDS LOCATED IN THE NORTHEAST 1/4 OF 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 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, AND WHICH IS MORE SPECIFICALLY DESCRIBED HEREINAFTER IN THIS ORDINANCE; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, SARPY COUNTY, NEBRASKA.

WHEREAS, it appears desirable and for the public good and the best interests of the City of Gretna, that an Ordinance be passed annexing and extending the corporate limits of the City of Gretna to include the real estate hereinafter described; and

WHEREAS, the City of Gretna's authority to so annex and extend the corporate limits to include said real estate is provided by Nebraska Revised Statute §16-130 (Reissue 2022) and is not provided by Nebraska Revised Statute §16-117 (Reissue 2022) and thus the requirements of Nebraska Revised Statute §16-117 (Reissue 2022) are not applicable to this annexation; and

WHEREAS, said real estate is contiguous to the corporate limits of the City of Gretna via a shared and common border, and said real estate is also urban or suburban in character and does not include any agricultural lands which are rural in character; and

WHEREAS, said real estate contains no residential houses or structures and the population of said real estate is zero, and, accordingly, the proscriptions of Nebraska Revised Statute §§19-3052 (3) and (4)(a)(Reissue 2022) against the annexation of any territory during the period of five months prior to any primary election in which candidates for the City of Gretna City Council are nominated until the date of the general election of the same year are not applicable and this annexation by the City of Gretna is thus not restricted or governed by Nebraska Revised Statute §§19-3052 (3) and (4)(a)(Reissue 2022), and, instead, this annexation by the City of Gretna is authorized to be undertaken at the present time by Nebraska Revised Statute §§19-3052 (5)(a), (b), and (c) (Reissue 2022), because this annexation includes no residential houses or structures and will thus not bring any new residents into the City of Gretna and will not bring sufficient new residents into the City of Gretna so as to require that the election districts of the City of Gretna be redrawn in order to maintain substantial population equality between election districts; and

WHEREAS, the City of Gretna will assume and incur substantial obligations and responsibilities to extend public infrastructure, and in addition the City of Gretna will be assuming and incurring substantial obligations and responsibilities for providing said real estate with other necessary municipal services and improvements, such as but not limited to snow removal services, law enforcement services, fire protection services, emergency medical services, and code enforcement services, and thus via the annexation of said real estate the City of Gretna will not receive increased revenues and be free of corresponding obligations and the annexation is thus not an improper annexation for revenue purposes only; and

WHEREAS, said real estate will receive material benefits and advantages from annexation into the corporate limits of the City of Gretna.

Section 1. That the real estate hereinafter described be, and the same is hereby annexed and included within the corporate limits of the City of Gretna, Nebraska, and said real estate and the persons thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included within the corporate limits of the City of Gretna, Nebraska.

Section 2. The real estate which is hereby annexed and included within the corporate limits of the City of Gretna, Nebraska is generally described as the lands located in the Northeast 1/4 of 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 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 particularly described as follows:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 13 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80, AND BEING THE CITY OF GRETNA CORPORATE LIMITS LINE;

THENCE NORTHEAST ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80 TO THE SOUTH RIGHT-OF-WAY LINE OF FAIRVIEW ROAD AND THE NORTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80;

THENCE NORTH PERPENDICULAR ACROSS FAIRVIEW ROAD TO THE NORTH RIGHT-OF-WAY OF FAIRVIEW ROAD;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF FAIRVIEW ROAD TO THE WEST QUARTER SECTION LINE OF THE SOUTHEAST 1/4 OF SECTION 12;

THENCE SOUTH ALONG SAID WEST QUARTER SECTION LINE TO THE NORTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80 TO THE POINT OF BEGINNING.

TOGETHER WITH THE ENTIRETY OF ALL PUBLIC STREETS AND PUBLIC RIGHT-OF-WAYS WITHIN AND /OR IMMEDIATELY ADJACENT TO ALL OF THE ANNEXED AREAS, EXCEPT AND EXCLUDING AND NOT ANNEXING ANY ADJACENT U.S. INTERSTATE 80 RIGHT-OF-WAY.

Section 3. Attached hereto and incorporated herein is the Gretna Ordinance No. 2190 Annexation Plat which depicts and describes the aforesaid real estate which is hereby annexed and included within the corporate limits of the City of Gretna.

Section 4. This Ordinance shall be in full force and take effect on February 4, 2026 which will be fifteen (15) days from and after its passage, approval, and publication as provided by law, and which upon said date of February 4, 2026 the City shall file and record with the Sarpy County Register of Deeds, County Clerk, and County Assessor, certified copies of this City of Gretna Ordinance No. 2190 and certified and acknowledged maps or plats of the annexed territory in accordance with Nebraska Revised Statutes §§13-509(3) and 18-3301(3) (Reissue 2022).

Following the introduction Ordinance No. 2190 was read by title for the first time at the meeting of the Mayor and City Council on December 16, 2025. Whereupon Council member _____ moved that Ordinance No. 2190 be approved on its first reading. Council member _____ seconded the motion. The Mayor then stated the question was, “Shall Ordinance No. 2190 be approved on its first reading?” Upon roll call vote, the following Council members voted YEA: _____

_____.
The following voted NAY: _____.
The approval of said Ordinance No. 2190 upon its first reading having been concurred by a majority of all members of the Council, the Mayor declared said Ordinance No. 2190 approved on its first reading.

Ordinance No. 2190 came up for a second reading at the meeting of the Mayor and City Council on January 6, 2026. Ordinance No. 2190 was read by title for the second time. Whereupon Council member _____ moved that Ordinance No. 2190 be approved on its second reading. Council member _____ seconded the motion. The Mayor stated the question was, “Shall Ordinance No. 2190 be approved on its second reading?” Upon roll call vote, the following Council members voted YEA: _____

_____.
The following voted NAY: _____.
The approval of said Ordinance No. 2190 upon its second reading having been concurred by a majority of all members of the Council, the Mayor declared said Ordinance No. 2190 approved on its second reading.

Ordinance No. 2190 came up for a third reading and final passage at the meeting of the Mayor and City Council on January 20, 2026. Ordinance No. 2190 was read by title for the third time. Whereupon Council member _____ moved that Ordinance No.

2190 be approved on its third reading. Council member _____ seconded the motion. The Mayor then stated the question was, "Shall Ordinance No. 2190 be approved on its third reading?" Upon roll call vote, the following Council members voted YEA:_____. The following voted NAY:_____. The approval of Ordinance No. 2190 upon its third reading having been concurred by a majority of all members of the Council, the Mayor declared said Ordinance No. 2190 approved on its third reading.

The Mayor then declared that Ordinance No. 2190 had been read by title on three different days and each time duly approved, and that said Ordinance No. 2190 should now be considered for final passage and adoption. Council member _____ moved for final passage of Ordinance No. 2190, which motion was seconded by Council member _____. The Mayor then stated the question was, "Shall Ordinance No. 2190 be passed and adopted?" Upon roll call vote, the following Council members voted YEA:_____.

The following voted NAY:_____. The passage and adoption of said Ordinance No. 2190 having been concurred by a majority of all members of the Council, the Mayor declared Ordinance No. 2190 passed and adopted and the Mayor in the presence of the Council signed and approved Ordinance No. 2190 and the Clerk attested the passage and approval of the same and affixed her signature thereto.

PASSED AND ADOPTED this 20th day of January, 2026.

Attest:

CITY OF GRETNA, NEBRASKA

Tammy L. Tisdall, City Clerk, CMC

Michael D. Evans, Mayor

CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2193

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, 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 REGULATIONS REGARDING THE IC INTERSTATE CORRIDOR OVERLAY DISTRICT, SIGNS, BILLBOARDS, AND DIGITAL BILLBOARDS; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, NEBRASKA.

Section 1. Section 5.23.5(1)(H)(5) of the City of Gretna Zoning Regulations regarding the IC Interstate Corridor Overlay District, signs, billboards, and digital billboards, is hereby amended as follows:

5.23.5 Criteria for Application:

1. General Design Standards

H. Towers, Alternative Energy, Signs

(5) Signs

Local sign standards and *NAC Title 410, Chapter 3—Sign Permits: NDOR Rules and Regulations Relating to the Control of Advertising in Areas Adjacent to the Highway Beautification Control System* shall apply in the corridor, except as modified in this section:

- (a) The combined area of all wall signs attached to any façade of a building shall not exceed twenty five percent of the façade area of the building (including doors and windows).
- (b) Roof signs are not permitted, and wall signs shall not extend beyond the top edge of any façade of the building.
- (c) Projecting signs shall not project over public property more than 1/3 the distance from the building to the curb, and not project into a public alley or public parking lot. A sign shall not project over the street line. Projecting signs shall fit within the architectural features of the building and be a minimum of eight feet above the ground.
- (d) Projecting signs shall not exceed 15 square feet per building face.
- (e) Window signs shall consist of lettering applied to the interior of display windows.
- (f) Window signs shall not fill up more than 20 percent of the window area, and shall be limited to letters of 8 inches or less in height.
- (g) **Static and digital** billboards shall be limited to ~~a minimum setback of 660 feet,~~ a maximum height of ~~20-45~~ feet, ~~and~~ a minimum separation in all directions of ~~5000 feet measured along the same side of the highway along the centerline of the roadway upon which the billboard is intended to be viewed., 1320 feet (or not more than 4 per mile), and shall not be permitted on either side of Interstate 80 from exit 426.~~

~~(Mahoney) to exit 432 (Gretna).~~

- (i) Billboards shall have a maximum allowable sign face area of 672 square feet, and 100 percent of the sign face may be digital.
- (ii) Billboards shall not be established on any parcel within a 250 foot radius measured from each subject property line of any public park, school, church, courthouse, city hall, public museum, or any lot used for residential purposes.
- (iii) Billboards shall be limited as a Conditional Use to parcels within the IC Interstate Corridor in addition to lots zoned as HC Highway Commercial, FX Flex Space, I-1 Light Industrial, and I-2 Heavy Industrial. No billboard sign or part thereof or overhang thereof shall be located on any lot, parcel, right-of-way, or other property designation. Billboards outside of the IC Interstate Corridor are not permitted.
- (iv) Applicants for billboards located within 660 feet of the Interstate Highway Right-of-Way are responsible for all permit requirements set forth by the State of Nebraska.
- (v) Billboard setbacks shall be:
 - Front Yard and Street Side Yard: the greater distance of 15 feet from the property line OR 50 feet from the center line of the front street.
 - Rear Yard and Interior Side Yard: 5 feet from property line.
- (vi) All billboard signs shall be maintained in good and safe structural condition. The painted portions of billboard signs shall be periodically repainted and kept in good condition.
- (vii) In addition to digital signage requirements outlined in Section 7.04, digital billboard signs shall be equipped with a sensor or other device to automatically adjust the day/night light intensity to a level of no greater than 5,000 nits during daylight hours and no greater than 750 nits during night time hours. The image shall remain static during the display period. The static image displayed on the sign shall not change more frequently than every ten seconds
- (viii) ~~Billboard signs shall not be animated video signs.~~
- (h) ~~On premise~~ pole signs shall be limited to on premise only with a max height of 45 feet.
- (i) ~~All signs shall be~~ On premise monument signs (i.e., the lower edge of the sign is attached to a foundation with no visible air space in between the lower edge of the sign face and the foundation) constructed of materials that are similar to or are compatible in quality and appearance with the primary materials used on primary buildings on the site. The addition of skirting between the lower edge of the sign face and the foundation of a pole sign, in order to avoid visible air space between the two, is prohibited.
- (j) The maximum height of a monument sign shall be 12 feet above grade along the corridor and eight feet above grade for internal streets, and the maximum sign face of a monument sign shall be 24 square feet. If the monument sign is oriented approximately perpendicular to the street frontage, or if it is located diagonally on a corner lot in order to be seen from two streets, it may contain a sign face of up to 24 square feet on each of its two sign faces. Maximum sign areas shall apply to each lot or parcel, and not per street frontage or per user.

Section 2. Sections 7.2.1(4) and (6) of the City of Gretna Zoning Regulations

regarding digital signs, other permitted signs, design criteria and limitations, and permitted signs and limitations, are hereby amended as follows:

Section 7.02 Design Criteria and Limitations

7.2.1 Permitted Signs and Limitations

4. *Digital Signs*

- A. The area of the electronic message center shall not exceed 40 percent of the area of the sign; provided the area limitation shall not apply if the sign is solely limited to time and temperature.¹
- B. All messages displayed on an electronic message center shall be directly related to the business for which the sign was constructed. No off-premises signage is permitted unless message is related to community events or school competitions.¹
- C. All electronic message centers signs shall be constructed as an integral part of a permanent sign constructed on site. Integral shall be considered to be incorporated into the framework and architectural design of the permanent sign.
- D. The display shall be limited to text and static images only and shall not appear to flash, portray blinking or chasing lights, or otherwise create continuously changing images. However, scrolling of text (horizontal or vertical) is permitted. The rate of change for sign copy from one message to another shall be no more frequent than every eight seconds and the actual copy change shall be accomplished in four seconds or less. Once changed, the copy shall remain static until the next change.
- E. All digital signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the electronic message center sign based on ambient light conditions.
- F. Digital signs shall not be associated with any dwelling or home occupation in any residential zone.
- G. Digital signs which create a source of glare shall be adjusted or removed as directed by the Planning Official. No electronic message center sign may be illuminated to a degree of brightness that is greater than necessary for adequate visibility. In no case may the brightness of an electronic message center sign exceed eight thousand (8,000) nits or equivalent candelas during daylight hours, or one thousand (1,000) nits or equivalent candelas between dusk and dawn.
- H. Electronic message center sign permit applications must also include a certification from the owner or operator of the sign stating that the sign shall at all times be operated in accordance with City codes and that the owner or operator shall provide proof of such conformance upon request of the City.
 1. **Digital Billboards are subject to further regulations outlined in Section 5.23.5(1)(H)(5)(g).**

6. *Other Permitted Signs*

Other permitted signs include Canopy, Identification, Projecting, Real Estate, Nameplate, Pole, Subdivision, Temporary (see Section 7.04.02), Window, and Marquee signs. Signs shall be permitted in the various districts at the listed square footage and heights according to the following schedule:

Zoning District	TA	RE	R1	R2	R3	NC	DC	GC	HC	MUC	I-1	I-2	FX	CMD	CO	IC
Sign Type																
Real Estate																
Max. Square Ft.	32	6	6	6	6	32	32	32	32	32	32	32	32	32	6	
Max. Height Ft.	4	4	4	4	4	10	10	10	10	10	10	10	10	10	10	
Max. Number	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Announcement																
Max. Square Ft.	32	6	6	6	6	32	32	32	32	32	32	32	32	32	6	
Max. Height Ft.	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
Max. Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Wall																
Max. Square Ft.	40 ¹	—	—	—	—	200 ¹	200 ¹	400 ¹	600 ¹	400 ¹	400 ¹	400 ¹	400	400 ¹		
Max. Height Ft.	—	—	—	—	—	45	45	45	45	45	45	45	45	45	45	
Max. Number	—	—	—	—	—	1	1	1	1	1	1	1	1	1	1	
Name Plate																
Max. Square Ft.	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Max. Height	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Max. Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Ground																
Max. Square Ft.	50	32	32	32	32	20	20	50	50	50	50	50	50	32	See Overlay & Underlying Zoning District	See Overlay & Underlying Zoning District
Max. Height Ft.	10	10	10	10	10	5	5	10	10	10	10	10	10	10		
Max. Number	1	1	1	1	1	1	1	1	2	2	1	1	2	1		
Projecting⁵																
Max. Square Ft.	—	—	—	—	—	—	15	—	15	15	15	15	15	15		
Min. Height Ft.	—	—	—	—	—	—	8	—	8	8	8	8	8	8		
Max. Number	—	—	—	—	—	—	1	—	1	1	1	1	1	1		
Pole^{4,6}																
Max. Square Ft.	—	—	—	—	—	—	—	—	100	100	200	200	200	—		
Max. Height Ft.	—	—	—	—	—	—	—	—	45	45	45	45	45	—		
Max. Number	—	—	—	—	—	—	—	—	1 ⁷	1 ⁷	1 ⁷	1 ⁷	1 ⁷	—		
Lighted or Animated⁴																
Max. Square Ft.	—	—	—	—	—	—	36	36	36	36	—	—	—	—		
Max. Height Ft.	—	—	—	—	—	—	10	20	20	20	—	—	—	—		
Max. Number	—	—	—	—	—	—	1	1	1	1	—	—	—	—		

— not permitted NA: Not Applicable

1. Maximum letter height is equal to 128 inches.

2. Percentage of total Canopy area.

3. Percentage of total window area.

4. Setbacks for Pole, Lighted, or Animated signs shall be 20 feet along collector or arterial streets, and 10 feet for all other streets, and 5 feet from interior property lines

5. Setbacks for Projecting signs shall be 2 feet from any property line.

6. Pole Sign may be single or double legged support design.

7. Billboards are not subject to Pole sign allotments on designated parcels.

Note: All signs shall have a Vertical Clearance of 9 feet above any sidewalk, private drive, or parking.
All signs shall have a Vertical Clearance of 12 feet above any public street.

Section 3. Section 7.4.6 of the City of Gretna Zoning Regulations regarding prohibited signs is amended as follows:

Section 7.04 Other Signage Provisions

7.4.6 Signs Prohibited Under These Regulations

All signs not expressly permitted in these regulations or exempt from regulation hereunder in accordance with the previous section are prohibited in the City. Such signs include, but are not limited to:

1. Beacons and flashing signs;
2. Portable signs, except as allowed by a Temporary Sign Permit;
3. Strings of lights not permanently mounted to a rigid background, except those exempt under the previous section;
4. Off-premises signs, **except as allowed in Section 5.23.5(1)(H)(5)(g) as a Digital billboard.**
5. Audible Signs.
6. ~~Single leg pole signs~~

Formatted: Indent: Left: 0.6", No bullets or numbering

Section 4. Section 7.4.7 of the City of Gretna Zoning Regulations regarding signs allowed as a conditional use is amended as follows:

Section 7.04 Other Signage Provisions

7.4.7 Signs Allowed as a Conditional Use

The following sign types are allowed as a conditional use in identified zoning districts:

1. Video signs
2. Roof Signs
3. Animated Signs
4. ~~Double leg~~ Pole Signs
5. Billboards

Section 5. Sections 5.23.5(1)(H)(5), 7.2.1(4) and (6), 7.4.6, and 7.4.7 of the Gretna Zoning Regulations are hereby repealed and Sections 1, 2, 3, and 4 of this Ordinance are respectively substituted therefor.

Section 6. All other Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 7. This Ordinance shall be in full force and take effect after its passage, approval, and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2025.

ATTEST:

CITY OF GRETNA, NEBRASKA

Tammy L. Tisdall, City Clerk, CMC

Michael D. Evans, Mayor

CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2195

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, 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; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, NEBRASKA.

Section 1. Section 5.16.4 of the City of Gretna Zoning Regulations regarding the MUC Mixed Use Commercial and Business Park Zoning District and permitted accessory uses and shared parking, is hereby amended as follows:

Section 5.16 MUC Mixed Use Commercial and Business Park District

5.16.4 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted uses.
2. Decks, elevated patios either attached or detached.
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Signs as provided for in Section 7.01 through 7.04.
5. Parking **and shared parking** as provided for in Section 8.01 through 8.06.
6. Private swimming pool, tennis court, and other recreational facilities in conjunction with a residence.
7. Landscaping as required by Section 9.03.

Section 2. Section 8.04 of the City of Gretna Zoning Regulations regarding off-street and shared parking requirements, is hereby amended as follows:

Section 8.04 Off-street Parking: Shared Parking requirements

- 8.4.1 Notwithstanding the provisions of Section 8.03, in cases of shopping centers having 400,000 or more square feet of gross floor area and where parking and building patterns are such that overlapping uses of a majority of the total number of parking spaces in the center is likely to occur, compliance with the standard retail parking ratios may be decreased by the Zoning Administrator after a recommendation by the Planning Commission.
- 8.4.2 Where convention centers, conference centers, assembly halls, ballrooms, or other similar facilities are built in conjunction with a hotel, office park, or shopping center, the Zoning Administrator, after receiving a recommendation from the Planning Commission may permit the construction of fewer parking spaces, due to overlapping usage of a portion of the parking spaces. ~~Said request for a decrease in parking spaces.~~
- 8.4.3 **The use of shared parking facilities in the MUC Mixed Use Commercial and Business**

Park Zoning District between buildings and uses on, adjacent, or within 1,320 feet may be permitted with the following requirements:

1. Shared parking for multiple uses and buildings on the same property shall not require special permissions. Should the total uses on the property require more than 100 spaces, the parking requirements may be reduced by up to ten percent as a shared parking facility credit.
2. Shared parking between two or more adjacent properties may be provided by providing an off-street connection between the parking lots on the properties with the execution of the appropriate private cross access easements or agreement. Where provided, the parking requirements may be reduced up to ten percent as a shared parking facility credit.
3. Shared off-site parking for multiple uses and buildings adjacent to or within 1,320 feet of the property on which the parking facility is located may be permitted upon the execution of a long-term lease agreement or permanent parking covenant. Only any parking spaces in excess of the number required for the on-site use may be permitted to be utilized by an off-site use for parking facilities, and individual parking spaces shall not be allowed to be dedicated to more than one use or business. Such spaces must be signed to indicate the business or use that is allowed to utilize the space.
4. A parking study may be submitted for any shared parking facility with 40 or greater spaces. Such facility may serve multiple uses and businesses so long as the parking facility is demonstrated to have enough parking for each use at the peak parking period.

Section 3. Sections 5.16.4 and 8.04 of the Gretna Zoning Regulations are hereby repealed and Sections 1 and 2 of this Ordinance are respectively substituted therefor.

Section 4. All other Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 5. This Ordinance shall be in full force and take effect after its passage, approval, and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026.

ATTEST:

CITY OF GRETNA, NEBRASKA

Tammy L. Tisdall, City Clerk, CMC

Michael D. Evans, Mayor

CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2196

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRETNA FROM A TA TRANSITIONAL AGRICULTURE ZONING DISTRICT TO AN HC HIGHWAY COMMERCIAL ZONING DISTRICT FOR 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, NEBRASKA, AND THE ADJOINING PORTION OF THE FAIRVIEW ROAD RIGHT-OF-WAY.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, SARPY COUNTY, NEBRASKA.

Section 1. The Official Zoning Map of the City of Gretna shall be amended from a TA Transitional Agriculture Zoning District to an HC Highway Commercial Zoning District for 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, Nebraska, and the adjoining portion of the Fairview Road right-of-way.

Section 2. This amendment shall be reflected in the Official Zoning Map of the City of Gretna referred to in City of Gretna Zoning Regulations 3.02 and 5.02.

Section 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 4. This Ordinance shall be in full force and take effect after passage, approval and publication hereof as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026.

Attest:

CITY OF GRETNA, NEBRASKA

Tammy L. Tisdall, City Clerk, CMC

Michael D. Evans, Mayor

**CITY OF GRETNA
MAYOR AND CITY COUNCIL**

RESOLUTION 1-26(1)

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF
THE CITY OF GRETNA, NEBRASKA, APPROVING FEDERAL
HIGHWAY ADMINISTRATION UPDATES TO HIGHWAY
SYSTEM FUNCTIONAL CLASSIFICATIONS SUPPORTING
THE SARPY I-80 INTERCHANGE AT 192ND STREET

WHEREAS, Federal Functional Classifications (FFC) establish the functional role of roadways in serving local trips versus longer distance travel, influence roadway design characteristics, and define federal funding eligibility; and

WHEREAS, the Federal Highway Administration (FHWA) updates the FFC in coordination with state transportation departments (State DOTs), metropolitan planning organizations (MPOs), and local governments after each decennial census; and

WHEREAS, the U.S. Census Bureau has released a list of 2020 urban areas and local jurisdictions within Sarpy County which are identified as urban areas by FHWA; and

WHEREAS, the Nebraska Department of Transportation (NDOT) is undertaking a project to enhance access and provide a new interchange to Interstate Highway 80 and the State, the Omaha-Council Bluffs Metropolitan Area Planning Agency (MAPA), Sarpy County, the City of Gretna, and the other surrounding jurisdictions have obtained concurrence; and

WHEREAS, MAPA is working with its member agencies including the City of Gretna to complete the request for FFC updates in the Sarpy County region; and

WHEREAS, in accordance with federal regulations set forth by the FHWA at 23 C.F.R. §§470.103 and 470.105, proposed changes to the functional classification system need to be approved by the local city council or the local county board of supervisors; and

WHEREAS, the City of Gretna is recommending changes to the federal functional classifications system as shown and described in the attached Exhibits “A” and “B”.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of Gretna, Nebraska, that the City, by this Resolution approves the proposed updates to the highway system functional classifications as shown and described in the attached Exhibits “A” and “B”.

BE IT FURTHER RESOLVED that a copy of this Resolution and the attached Exhibits “A” and “B” shall be provided to the FHWA Nebraska Division Office and to NDOT, along with the MAPA Resolution and documentation of the MPO’s participation in the federal functional classifications update process.

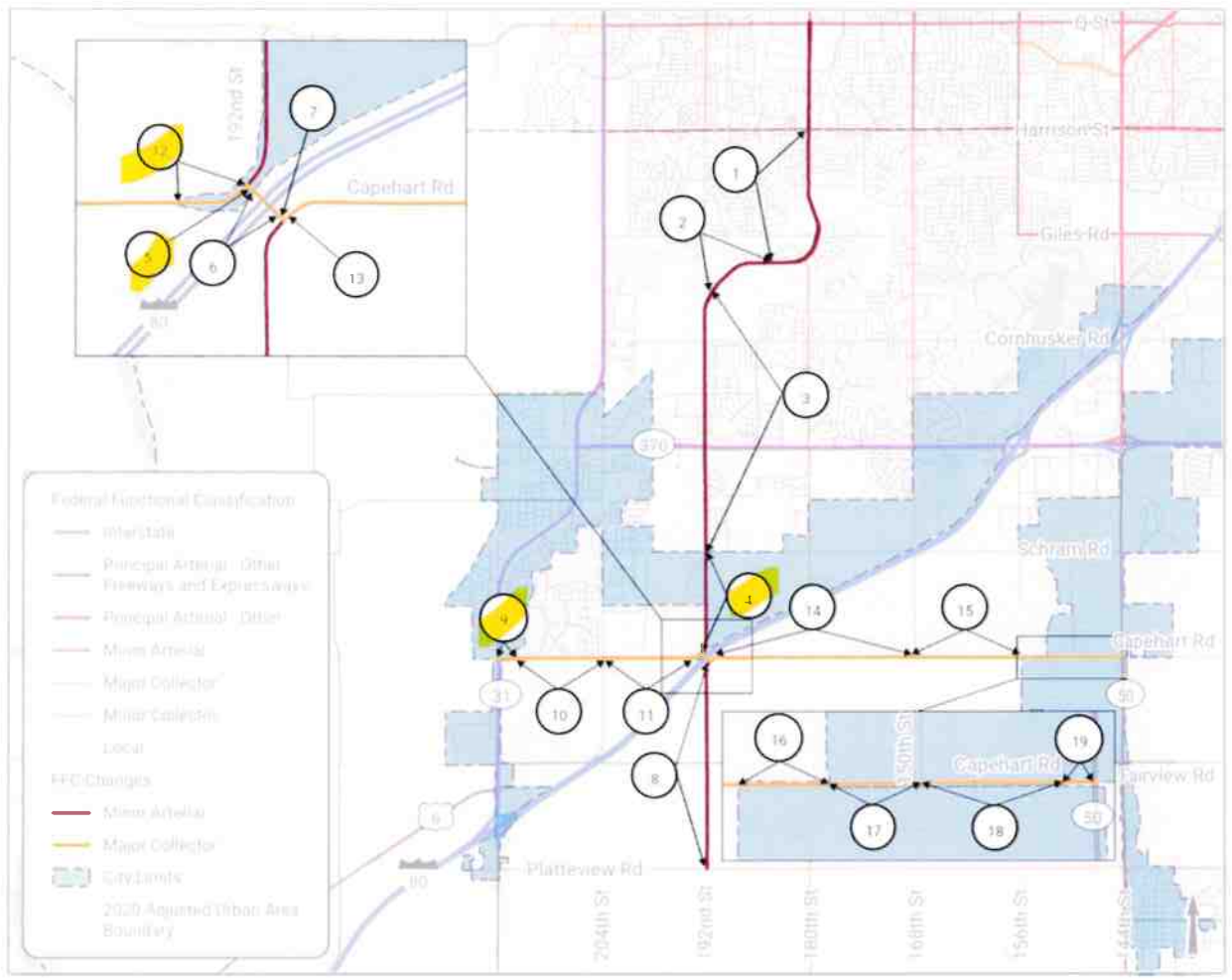
PASSED AND APPROVED this 6th day of January, 2026.

CITY OF GRETNA, NEBRASKA

By: _____
Michael D. Evans, Mayor

ATTEST:

Tammy L. Tisdall, City Clerk, CMC



MAP ID	Road Name	From	To	Miles	Existing FFC	Future FFC
4	S 192nd St	Gretna Municipal Boundary	Capehart Rd	0.98	Urban Local	Proposed Urban Minor Arterial
5	Capehart Rd	S 192nd St	Gretna Municipal Boundary	0.02	Urban Local	Proposed Urban Major Collector
9	Capehart Rd	US 6	Gretna Municipal Boundary	0.17	Urban Local	Urban Major Collector
12	Capehart Rd	Gretna Municipal Boundary	S 192nd St	0.17	Urban Local	Proposed Urban Major Collector

**FIRST AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT
186th STREET IMPROVEMENTS**

This First Amendment is made as of the dates indicated at the signatures below by and among Sanitary and Improvement District No. 370 of Sarpy County, Nebraska (hereinafter referred to as "District"), the County of Sarpy, State of Nebraska (hereinafter referred to as "County"), and the City of Gretna, Nebraska (hereinafter referred to as "City"). (Collectively, District, County and City are hereinafter sometimes referred to as the "Parties").

RECITALS

WHEREAS, County is a duly existing body corporate and politic in accordance with and by virtue of the laws of the State of Nebraska.

WHEREAS, City is a duly existing body corporate and politic in accordance with and by virtue of the laws of the State of Nebraska.

WHEREAS, District is a duly existing body corporate and politic in accordance with and under the laws of the State of Nebraska as more particularly set forth in Article 7 of Chapter 31 of the Revised Statutes of Nebraska, 1943, and any applicable amendments thereto, and the Decree of the District Court of Sarpy County, Nebraska.

WHEREAS, the Parties entered into an Interlocal Cooperation Agreement for the construction of improvements to 186th Street south of the intersection of Highway 370 (the "Interlocal Agreement").

WHEREAS, the Parties have determined that, in order to promote safe driving conditions on 186th Street, it is necessary and desirable to install street lights on 186th Street between Sycamore Street and Highway 370.

WHEREAS, the Parties desire to amend the Interlocal Agreement as set forth herein to allow for the installation of street lights on 186th Street between Sycamore Street and Highway 370.

NOW, THEREFORE, in consideration of the mutual agreements and covenants of the Parties hereto, the Parties do hereby agree and contract with each other as follows:

1. Definitions. Capitalized terms herein shall have the meanings set forth in the Interlocal Agreement unless otherwise defined herein.
2. Installation of Street Lights. District, at its sole expense, shall contract with OPPD for the installation of the street lights on 186th Street between Sycamore Street and Highway 370. The number and location of the street lights to be installed by OPPD shall be approved in

writing by the Sarpy County Engineer prior to such installation. District shall be responsible for payment of all charges by OPPD for operating the street lights.

3. No Other Amendments. Except as otherwise provided herein, all other terms and conditions of the Interlocal Agreement shall be deemed incorporated herein and made a part of this First Amendment, and shall continue in full force and effect.
4. Headings. The section headings appearing in this First Amendment are inserted only as a matter of convenience, and in no way define or limit the scope of any section.
5. Counterparts. This First Amendment may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one Agreement. The signature page of any counterpart may be detached therefrom without impairing the legal effect of the signature(s) thereon provided such signature page is attached to any other counterpart identical thereto.

[Signature page follows on next page.]

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, we, the contracting Parties, by our respective duly authorized agents, hereby enter into this First Amendment, effective on the day and year affixed hereon. Executed on the dates indicated with the signatures below.

Executed by the County of Sarpy, Nebraska, this _____ day of _____, 2026.

COUNTY SARPY, NEBRASKA

By: _____
Chairman

ATTEST:

APPROVED AS TO FORM:

County Clerk

By: _____
Deputy County Attorney

Executed by Sanitary and Improvement District No. 370 of Sarpy County, Nebraska, this _____ day of _____, 2026.

SANITARY AND IMPROVEMENT DISTRICT NO. 370 OF SARPY COUNTY, NEBRASKA,

By: _____
Chairman

ATTEST:

Clerk

Executed by the City of Gretna, Nebraska, this _____ day of _____, 2026.

CITY OF GRETNA, NEBRASKA

By: _____
Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

By: _____
City Attorney

INTERLOCAL COOPERATION AGREEMENT
204 Street & Platteview Rd

This Agreement is made as of the dates indicated at the signatures below by and among Sanitary and Improvement District Number 373 of Sarpy County, Nebraska (hereinafter referred to as "District"), the City of Gretna, Nebraska (hereinafter referred to as "City"), and the County of Sarpy, State of Nebraska (hereinafter referred to as "County"). (Collectively, District, City, and County are hereinafter sometimes referred to as the "Parties".)

RECITALS

WHEREAS, the County is a duly existing body, corporate and politic in accordance with and by virtue of the laws of the State of Nebraska.

WHEREAS, the City is a duly existing body corporate and politic in accordance with and by virtue of the laws of the State of Nebraska.

WHEREAS, District is a duly existing body corporate and politic in accordance with and under the laws of the State of Nebraska as more particularly set forth in Article 7 of Chapter 31 of the Revised Statutes of Nebraska, 1943, and any applicable amendments thereto, and the Decree of the District Court of Sarpy County, Nebraska.

WHEREAS, in order to promote the health, safety, and welfare of the residents of all of the Parties to this Agreement and pursuant to the authority granted to the parties per the Interlocal Cooperation Act, Neb. Rev. Stat. Section 13-801 et. seq., the Parties are authorized to enter into this Agreement with each other so as to make the most efficient use of their powers by enabling them to cooperate on a basis of mutual advantage and thereby provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of such political subdivisions.

WHEREAS, District is presently undertaking the commercial development of real property, approximately 38 acres, more or less, generally located at the northwest corner of 204th Street and Platteview Road, known as Lots 3 and 4 and Outlots A and B Kersten Industrial subdivision and Lots 1 and 2 Kersten Industrial Replat 1 subdivision, as generally depicted on Exhibit A, (hereinafter the "Development Area") attached hereto and incorporated herein by this reference.

WHEREAS, City has zoning jurisdiction over the Development Area and County has the jurisdiction and control of 204th Street and Platteview Road and pursuant to the terms of this Agreement, it is in the Parties' best interests and would be mutually advantageous to improve, at a future date, portions of 204th Steet and Platteview Road as generally depicted on Exhibit B

attached hereto and incorporated herein by this reference (hereinafter the "Preliminary Roadway Improvement Plan")

WHEREAS, District, City, and County wish to set out the terms and conditions and the allocation of costs for construction of the public road improvements adjacent to and/or serving the Development Area.

NOW, THEREFORE, in consideration of the mutual agreements and covenants of the Parties hereto, the District, the City, and County do hereby agree and contract with each other as follows:

1. Definitions. As used herein, the following terms shall have the following meanings:
 - a. 204th Street Improvements. The term "204 Street Improvements" shall mean that portion of 204th Street which will be improved at a future time pursuant to the terms of this Agreement as described in Section 2 below and generally shown on the Preliminary Roadway Improvement Plan.
 - b. Agreement. The term "Agreement" shall mean this Interlocal Cooperation Agreement and all Exhibits to this Agreement.
 - c. Development Area. The term "Development Area" shall mean the area being developed by District as Kersten Industrial, to specifically include Lots 3 and 4 and Outlots A and B Kersten Industrial subdivision and Lots 1 and 2 Kersten Industrial Replat 1 subdivision.
 - d. Frontage. The term "Frontage" shall mean the entire length the Development Area or Future Development property line abuts a particular public street or intersection. In the instant case, for example, the Development Area has 204th Street Frontage and Platteview Road Frontage.
 - e. Future Developer. The term "Future Developer" shall mean that person or entity who makes an application to City for any of the following: (i) a new single family residential or commercial building permit, (ii) a change of zone, or a platting, subdivision, replatting, or reconfiguration of any portion of a Future Development.
 - f. Future Development. The term "Future Development" shall include those parcels adjacent to the Road Improvements, identified as Parcel #010748997 (E1/2 NE1/4, Ex Tax Lot 4, 24-13-10), Parcel #010391568 (NW1/4 NW1/4 19-13-11), Parcel #011617659 (Irreg S 17.78 Ac of the NE1/4 SE1/4 Exc ROW 13-13-10), Parcel #010391444 (Tax Lot 1C 18-13-11) and shown on Exhibit C, attached hereto and incorporated herein by reference.

- g. Platteview Road Improvements. The term “Platteview Road Improvements” shall mean that portion of Platteview Road which will be improved at a future time pursuant to the terms of this Agreement as described in Section 2 below and generally shown on the Preliminary Roadway Improvement Plan.
 - h. Road Improvements. The term “Road Improvements” shall mean the 204 Street Improvements and the Platteview Road Improvements collectively.
 - i. Subdivision Agreement. The term “Subdivision Agreement” shall mean that certain Subdivision Agreement by and between District and City of Gretna dated March 5, 2024.
 - j. Total Actual Cost or Cost. The term “Total Actual Cost” or “Cost” being used interchangeably, shall mean the complete final cost incurred in the design and construction of the road or other public improvements including, without limitation, design costs, engineering fees, right-of-way or easement acquisition, any environmental studies or documentation, testing expenses, construction administration, and related fees and expenses. The Total Actual Cost shall not include any costs for attorney’s fees, publication, accounting, financing, or acquisition of financing, incurred by any Party.
 - k. Traffic Signalization Improvements. The term “Traffic Signalization Improvements” shall mean the construction and installation of signalization and related improvements at the intersection of 204th Street and Platteview Road.
 - l. Urban Additions. The term “Urban Additions” shall mean that portion of the paving, construction, and related costs, fees, and expenses for curbs, gutters, storm sewers and related improvements necessary to cause the Road Improvements to satisfy urban section standards.
2. Road Improvements. The Road Improvements will include both the 204th Street Improvements and the Platteview Road Improvements set out below:
- a. 204 Street Improvements. 204 Street Improvements will include creation of a paved roadway satisfying urban section standards, as generally located and shown on the Preliminary Roadway Improvement Plan, to include without limitation, design, engineering, environmental studies or documentation, construction administration, acquisition of right of way or easements, change of grade, portland cement, utility relocation, curbs, gutters, storm sewers or other drainage facilities, grading, paving, and related improvements for the realignment, construction, and installation of a paved roadway along 204th Street which may include two or three lanes with a widened intersection at 204th Street and Platteview Road. The 204th Street Improvements shall not include the costs of trails, lighting, sidewalks, recreational features, or fencing.

- b. Platteview Road Improvements. Platteview Road Improvements will include creation of a paved roadway satisfying urban section standards on the north side of Platteview Road, as generally located and shown on the Preliminary Roadway Improvement Plan, to include without limitation, design, engineering, environmental studies or documentation, construction administration, acquisition of right of way or easements, change of grade, portland cement, utility relocation, curbs, gutters, storm sewers or other drainage facilities, grading, paving, and related improvements for the construction and installation of a paved roadway along the Platteview Road which may include two or three lanes with a widened intersection at 204th Street and Platteview Road. The Platteview Road Improvements shall not include the costs of trails, lighting, sidewalks, recreational features, or fencing.
3. Traffic Signalization. Parties anticipate that the construction and installation of Traffic Signalization Improvement will be required at a future time. District shall contribute to the Costs of the Traffic Signalization Improvements as set out herein.
4. Lead Agency. The Lead Agency shall have the control and responsibility for the design and construction of the Road Improvements. Additionally, construction administration, construction management, staking and the public bidding of the Road Improvements shall be performed by Lead Agency. The County will be the Lead Agency and financially contribute to the Road Improvements in accordance with the terms of this Agreement. The timing and construction of the Road Improvements shall be at County's sole discretion, dependent upon project priority and funding.
5. Plans and Design. The Lead Agency will contract with an engineering firm (the "Engineering Contractor"), for the preparation of plans and specifications for the construction of the Road Improvements consistent with the Preliminary Roadway Improvement Plan. County, as Lead Agency, will submit the final plans and specifications for the Road Improvements to City and District for their review and comment, which such comments shall not be unreasonably withheld or delayed. District's review and comments shall be limited to the Development Area's Frontage.
6. Construction. Subject to the conditions and provisions hereinafter specified, Lead Agency agrees to cause the Road Improvements to be constructed in accordance with the final plans and specifications. During the course of the construction of the Road Improvements, the other Parties may at any time cause inspection of the work to ensure compliance with the final plans and specifications. The Parties hereto agree that the County will own, operate and, at its cost, maintain all of the Road Improvements constructed or installed within the right-of-way upon completion until such time as these obligations are passed to another entity by operation of law, except for any sidewalk or bike trail. District shall maintain all sidewalks and bike trails located adjacent to Development Area's Frontage. Notwithstanding any other provision herein, County shall not maintain any sidewalk or bike trail.

- a. Bids. All construction work occasioned by this Agreement shall be performed by the contractors furnishing the lowest responsible bid as determined pursuant to formal bidding requirements in accordance with the laws of the State of Nebraska and as thereafter approved by the Parties (“Actual Low Bid”).
 - b. Guarantee Period. Prior to the start of construction, all contractors performing work on the Road Improvements pursuant to this Agreement shall furnish a performance bond to the Lead Agency, which shall remain in full force and effect for a period of two (2) years following acceptance of construction by District (“Guarantee Period”). Said performance bond shall provide for the good and faithful performance of the construction contract, plans and specifications by contractor, for compliance by contractor with all applicable laws, for payment of material, labor and rentals, and for the payment of the unemployment payment to the Department of Labor of the State of Nebraska as provided by law. Additionally, all contractors performing work on the Road Improvements discussed herein shall expressly guarantee the work and materials described herein during the Guarantee Period. Further, Lead Agency shall require all contractors to (1) agree to correct and repair promptly all failures of any kind during the Guarantee Period and (2) deliver the work or materials in all respects in good condition and repair.
 - c. Adherence. All contracts with third parties pertaining to the construction of Road Improvements shall, in part, provide full and faithful adherence to the plans and specifications for the work, partial payments during construction based upon work completed and certified by the Lead Agency’s engineers for final payment upon completion and certification by the Parties in accordance with this Agreement.
7. Improvements Cost Estimates. The estimated construction costs for the Road Improvements are set forth in Exhibit D attached hereto and incorporated herein by this reference (hereinafter “Estimated Construction Costs”). In the event that the Actual Low Bid for the Road Improvements received by Lead Agency is 20% or greater than the Estimated Construction Costs, the Parties may reevaluate and review the proposed Road Improvements and perform a cost analysis on the Road Improvements. Notwithstanding any other provision herein, if the Actual Low Bid is 20% or greater than the Estimated Construction Costs, no Party shall be required to contribute to, pay, or participate in the cost of the Road Improvements or any portion thereof without further written agreement.
8. Allocation and Payment of Road Improvements and Traffic Signalization. Payment for the Total Actual Cost of the Road Improvements and Traffic Signalization shall be made by each of the Parties hereto in accordance with the terms of this Agreement. Parties will allocate appropriate funds in accordance with the estimates and pro-rata shares described herein. Any Costs which exceed the Estimated Construction Costs shall be treated in the same manner and paid in the same proportion as described below and shown on Exhibit D unless otherwise provided for herein.

- a. District Share: District shall pay all invoices within sixty (60) days of receipt of same.
 - i. 204th Street Improvements: District shall pay for 100% of the Cost of one lane of the Development Area 204th Street Frontage portion of the 204th Street Improvements which shall include 100% of the cost of any Urban Additions to the west side of 204th Street (“District Share 204th”).
 - ii. Platteview Road Improvements: District shall pay for 100% of the Cost of one lane of the Development Area Platteview Road Frontage portion of the Platteview Road Improvements which shall include 100% of the cost of any Urban Additions to the north side of Platteview Road, (“District Share Platteview”).
 - iii. Traffic Signalization Improvements: District shall pay for 25% of the Cost of Traffic Signalization Improvements within sixty (60) days after receipt of an invoice from County or City.

- b. Future Developers’ Shares: The parcels comprising the Future Developments are presently undeveloped. The Future Developers shall proportionally contribute to the Road Improvements based each such Future Development’s Frontage.
 - i. 204th Street Improvements: Future Developers of the Future Developments abutting 204th Street Improvements shall pay for 100% of the Cost of one lane of the Future Development 204th Street Frontage portion of the 204th Street Improvements which shall include 100% of the cost of any Urban Additions (“Future Developer Share 204th”).
 - ii. Platteview Road Improvements: Future Developers of the Future Developments abutting the Platteview Road Improvements shall pay for 100% of the Cost of one lane of the Future Development Platteview Road Frontage portion of the Platteview Road Improvements which shall include 100% of the cost of any Urban Additions (“Future Developer Share Platteview”).
 - iii. Traffic Signalization: Each Future Developer at the corner of and/or abutting the intersection of 204th Street and Platteview Road shall each pay 25% of the Cost of the Traffic Signalization. City shall require each such Future Developer to pay within sixty (60) days after receipt of an invoice from County or City.

- c. County Share: County payment and contribution for the Cost of the Road Improvements will be as follows:

- i. 204th Street Improvements two-lane construction: If 204th Street is constructed as a two-lane roadway, County may initially pay for 100% of the Cost of the 204th Street Improvements and shall submit an invoice to District for the District Share 204th.
 - ii. 204th Street Improvements three-lane construction: If 204th Street is constructed as a three-lane roadway, County may initially pay for 100% of the Cost of the 204th Street Improvements and shall submit an invoice to District for the District Share 204th. County will pay for the middle lane of the 204th Street Improvements which shall not include the Cost of any Urban Additions.
 - iii. Platteview Road Improvements two-lane construction: If Platteview Road is constructed as a two-lane roadway, County may initially pay for 100% of the Cost of the Platteview Road Improvements and shall submit an invoice to District for the District Share Platteview.
 - iv. Platteview Road Improvements three-lane construction: If Platteview Road is constructed as a three-lane roadway, County may initially pay for 100% of the Cost of the Platteview Road Improvements and shall submit an invoice to District for the District Share Platteview. County will pay for the middle lane of the Platteview Road Improvements which shall not include the Cost of any Urban Additions.
 - v. Traffic Signalization: Notwithstanding any other provision herein, County shall not have any obligation to contribute to the Cost of the Traffic Signalization.
- d. City Share. City shall not have any obligation to pay nor contribute toward the Cost of the Road Improvements. City shall not have any obligation to contribute to the Cost of the Traffic Signalization.
9. Reimbursement as a Condition of Approval. As a condition of City's approval of any issuance of any new single family residential or commercial building permit, or adoption of any zoning change ordinance, or release for recording of any plat or replatting or reconfiguration of the Future Developments, City shall require the applicable applicant to provide City with County's written confirmation that the applicant has paid County for said parcel's corresponding proportional share of the Actual Total Cost of the Road Improvements and, if the Traffic Signalization has been completed, the corresponding parcel's proportional share of the Traffic Signalization, as described herein. Notwithstanding the foregoing, if the development of said parcel(s) is being completed in phases, City shall require said applicant(s) to reimburse County in the same proportion as the phase(s)' percentage of the total development.

10. Land Acquisition and Utility Relocation: Prior to the commencement of the bidding process for the Road Improvements, District shall dedicate and/or to cause the developer of Development Area to dedicate to the public, at no expense to County, any right-of-way or easements located within or adjacent to 204th Street and or Platteview Road that are required for the grading and construction of the Road Improvements. The Lead Agency will be responsible for the coordination of any utility relocation that may be necessary to perform the grading and construction in accordance with the Preliminary Roadway Improvement Plan. Such related utility relocation costs shall be proportionally split between the Parties in accordance with Section 8. The Lead Agency shall be responsible for the acquisition of any necessary right of way and easements that are required for the grading and construction of the Road Improvements. In the event a Party must initiate eminent domain proceedings to obtain any additional right-of-way or easements, the Parties agree to pay in the same proportion as the Right-of-Way/Easement Acquisition Costs shown on Estimated Construction Costs and in accordance with Section 8. Right-of-Way/Easement Acquisition Costs include, but are not limited to, litigation incurred by a Party in order to obtain a condemnation appraisal award from the Sarpy County Court, attorney's fees, appraiser's fees, expert's fees, and court costs. In the event the condemnee appeals such condemnation award, the Parties agree to proportionally pay all costs of such appeal to any court, including, but not limited to, the court's condemnation award, interest, expert's fees, appraisal fees, and court costs. Lead Agency shall immediately notify the other Parties of any eminent domain/condemnation or appeal proceedings related to land acquisition.
11. Incorporation of Recitals. The Recitals set out above are hereby incorporated within and part of this Agreement.
12. No Administrative Entity. There shall be no separate legal or administrative entity created to administer this Agreement and, therefore, no separate budget established for such an entity.
13. Records. Lead Agency shall maintain records of all construction and other costs incurred by Lead Agency in connection with the Road Improvements, and the other Parties shall have the right to audit and review such records at any time to assure that such records are accurate.
14. Duration. This Agreement shall continue until such time as the obligations of the Parties under this Agreement have been completed, unless this Agreement is terminated sooner by the written agreement of all Parties hereto.
15. Appointment of Administrators. The Sarpy County Engineer shall administer this Agreement on behalf of County, E & A Consulting Group, Inc. shall administer this Agreement on behalf of the District. City Engineer shall administer this Agreement on behalf of City.
16. Nondiscrimination Clause. In accordance with the Nebraska Fair Employment Practice Act, Neb. Rev. Stat. 48-1122, each party agrees that it nor any of its subcontractors or agents shall discriminate against any employee, or applicant for employment to be employed in the performance of this Agreement, with respect to hire, tenure, terms, conditions, or privileges

of employment because of the race, color, religion, sex, disability, or national origin of the employee or applicant.

17. Drug Free Policy. Each Party hereto represents and warrants to the other that it has established and maintains a drug free workplace policy.
18. Choice of Law. This Agreement shall be governed in all respects by the laws of the State of Nebraska.
19. Entire Agreement. This instrument contains the entire agreement of the Parties and shall be binding upon the successors and assigns of the respective Parties. No amendments, deletions or additions shall be made to this Agreement except in writing signed by all parties.
20. Severability. In the event any portion of this Agreement may be held invalid or unenforceable for any reason, it is agreed that any invalidity or unenforceability shall not affect the remainder of this Agreement and the remaining provisions shall remain in full force and effect, and any court of competent jurisdiction may so modify any objectionable provision of this Agreement so as to render it valid and enforceable.
21. New Employee Work Eligibility Status. The Parties agree to comply with the residency verification requirements of Neb. Rev. Stat. §4-108 through §4-114. The parties are required and hereby agree to use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.
22. Conflict of Interest. The Parties warrant to each other that they have not employed nor retained any company or person, other than a bona fide employee working solely for the Parties to this Agreement to solicit or secure this contract, and that they have not paid or agreed to pay any company or person other than a bona fide employee working solely for the parties, any fee, commissions, percentage, brokerage fees, gifts or other consideration, contingent upon or resulting from the award or making of this contract.
23. Authority. Each Party hereto represents and covenants to the other that (i) it has all necessary right, power and authority to enter into this Agreement, and (ii) the execution and delivery of this Agreement and the performance and observance of all obligations and conditions to be performed or observed by such party have been duly authorized by all necessary action on behalf of such Party.
24. Headings. The section headings appearing in this Agreement are inserted only as a matter of convenience, and in no way define or limit the scope of any section.

25. Counterparts. This Agreement may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one Agreement. The signature page of any counterpart may be detached therefrom without impairing the legal effect of the signature(s) thereon provided such signature page is attached to any other counterpart identical thereto.
26. Assignment. This Agreement shall be binding upon the Parties and their respective successors and assigns. The covenants, warranties and other obligations and benefits of this Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors and assigns. The Parties agree that a Party's obligation to perform pursuant to this Agreement may only be released to the extent said obligation is assumed, by written agreement or by operation of law, by such respective heirs, personal representatives, successors and assigns.
27. Indemnification. Each Party agrees to release, indemnify and hold harmless ("Indemnifying Party") the other Party ("Indemnified Party") and said Indemnified Party's officers, officials, employees and agents, and each of them, from and against all liabilities, claims, costs and expenses whatsoever arising out of or resulting from the negligent acts or omissions of the Indemnifying Party, or the officers, officials, employees, agents or contractors of the Indemnifying Party related to or arising out of the terms and requirements of this Agreement.

[Remainder of page intentionally left blank.]

[Signature pages immediately follow.]

Executed by Sanitary and Improvement District No. 373 of Sarpy County, Nebraska, this day of _____, 2026.

SANITARY AND IMPROVEMENT DISTRICT NO. 373 OF SARPY COUNTY, NEBRASKA,

By: _____
Chairman

ATTEST:

Clerk

Executed by the City of Gretna, Nebraska, this _____ day of _____, 2026.

CITY OF GRETNA

By: _____
Mayor Michael D. Evans

ATTEST: _____
City Clerk Tammy Tisdall

EXHIBIT A

EXHIBIT B



EXHIBIT C



- Legend**
- Lots/Boundaries
 - Tax Parcel
 - Development Area

204th & Platteview Rd - Future Developments



EXHIBIT D

Platteview Road Only

				COST ESTIMATE		
ITEM	ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
7	1009.00	GENERAL CLEARING AND GRUBBING	1	LS	\$ 9,000.00	\$ 9,000.00
8	1010.00	EXCAVATION	4557	CY	\$ 13.00	\$ 59,241.00
10	1010.10	EXCAVATION, BORROW	16700	CY	\$ 16.00	\$ 267,200.00
14	1102.00	REMOVE ASPHALT SURFACE	6475	SY	\$ 5.00	\$ 32,375.00
20	4043.00	REMOVE CULVERT PIPE	234	LF	\$ 15.00	\$ 3,510.00
33	3075.56	10" DOWELED CONCRETE PAVEMENT, CLASS 47B-3500	12102	SY	\$ 67.00	\$ 810,834.00
34	3017.43	6" CONCRETE CLASS 47B-3000 MEDIAN SURFACING	137	SY	\$ 65.00	\$ 8,905.00
47	4101.06	CLASS 47B 3000 CONCRETE FOR BOX CULVERT	1032.2	CY	\$ 950.00	\$ 980,590.00
48	4151.00	REINFORCING STEEL FOR BOX CULVERT	145553.85	LB	\$ 2.20	\$ 320,218.47
49	4100.06	CLASS 47B 3000 CONCRETE FOR HEADWALL	86	CY	\$ 1,500.00	\$ 129,000.00
50	4150.00	REINFORCING STEEL FOR HEADWALL	12338	LB	\$ 3.20	\$ 39,481.60
Subtotal						\$ 2,660,355.07
CONTINGENCY (40%)						\$ 1,064,142.03
TOTAL**						\$ 3,700,000.00

Design (10%)* \$ 370,000.00
 Construction Admin (12%) \$ 444,000.00

* Includes ROW Services
 ** Does Not include ROW Acquisition

204th Street Only

				COST ESTIMATE		
<u>ITEM</u>	<u>ITEM NO.</u>	<u>ITEM DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
7	1009.00	GENERAL CLEARING AND GRUBBING	1	LS	\$ 9,000.00	\$ 9,000.00
8	1010.00	EXCAVATION	8895	CY	\$ 13.00	\$ 115,635.00
10	1010.10	EXCAVATION, BORROW	10495	CY	\$ 16.00	\$ 167,920.00
14	1102.00	REMOVE ASPHALT SURFACE	0	SY	\$ 5.00	\$ -
20	4043.00	REMOVE CULVERT PIPE	0	LF	\$ 15.00	\$ -
33	3075.56	10" DOWELED CONCRETE PAVEMENT, CLASS 47B-3500	12843	SY	\$ 67.00	\$ 860,481.00
34	3017.43	6" CONCRETE CLASS 47B-3000 MEDIAN SURFACING	0	SY	\$ 65.00	\$ -
47	4101.06	CLASS 47B 3000 CONCRETE FOR BOX CULVERT	555.8	CY	\$ 950.00	\$ 528,010.00
48	4151.00	REINFORCING STEEL FOR BOX CULVERT	78375.15	LB	\$ 2.20	\$ 172,425.33
49	4100.06	CLASS 47B 3000 CONCRETE FOR HEADWALL	86	CY	\$ 1,500.00	\$ 129,000.00
50	4150.00	REINFORCING STEEL FOR HEADWALL	12338	LB	\$ 3.20	\$ 39,481.60
Subtotal						\$ 2,021,952.93
CONTINGENCY (40%)						\$ 808,781.17
TOTAL**						\$ 2,800,000.00

Design (10%)* \$ 280,000.00
 Construction Admin (12%) \$ 336,000.00

*Includes ROW Services
 **Does Not include ROW Acquisition