

CITY OF GRETNA, NEBRASKA
CITY COUNCIL MEETING NOTICE
TUESDAY, JANUARY 20, 2026, 6:30 P.M.
CITY OFFICE 204 N. MCKENNA AVE.
GRETNA, NE
402-332-3336

Notice is hereby given that on Tuesday, January 20, 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.

As part of the meeting, notice is hereby given that public hearings will be held for the purposes of:

- A)** Heimes Group, LLC
9144 S. 147th Street, Omaha, NE 68138
- Request:** Approval of the Annexation of Lots 1 – 16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision, Lot 2 of Country Place, Lot 1 of Country Place Replat 1, and Adjoining Portions of Platteview Road and South 214th Street Right-of-Ways, Sarpy County, Nebraska.
- B)** Omaha Neon Sign Company
1120 N. 18th Street, Omaha, NE 68102
- Request:** Approval of a Conditional Use Permit to install a 45-foot tall double-sided, double-legged pole sign for Dingman's Collision Center in the I-1 Light Industrial Zoning District.
- Description:** Lots 6A Gretna Business Park (Parcel #011571163). Generally located at 20227 Husker Drive, near the intersection of Husker Drive and Patton Street.
- C)** Omaha Neon Sign Company
1120 N. 18th Street, Omaha, NE 68102
- Request:** Approval of a Conditional Use Permit to install a 45-foot tall double-sided, double-legged pole sign for Peterbilt in the HC Highway Commercial Zoning District.
- Description:** Lot 1 Wicks Southpointe Replat 3 (Parcel #011617309). Generally located at 11502 Wickersham Blvd., near the intersection of Highway 370 and Interstate 80.

D) The Lerner Company
10855 W. Dodge Road, Suite 270, Omaha, NE 68154

Request: Approval of a Final Plat for Parcel #010466746 for a Subdivision to be known as Bobette.

Description: The Northeast $\frac{1}{4}$ of Section 31, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska. Generally located in the Southwest corner of the intersection of S. 192nd Street and Highway 370.

All interested parties are asked to attend to express any support or objections to these matters. Any written support or objections must be filed with the City Clerk **prior to January 20, 2026.**



Tammy L. Tisdall, CMC
City Clerk

**NOTICE OF MEETING AND PUBLIC HEARING
REGARDING ANNEXATION**

**MAYOR AND CITY COUNCIL OF THE
CITY OF GRETNA**

Notice is hereby given that a meeting of the Mayor and City Council of the City of Gretna will be held on Tuesday, January 20, 2026 at 6:30 p.m. at the Gretna City Hall, 204 North McKenna Avenue, Gretna, NE 68028, and that a public hearing will be held as part of that meeting concerning the following matter:

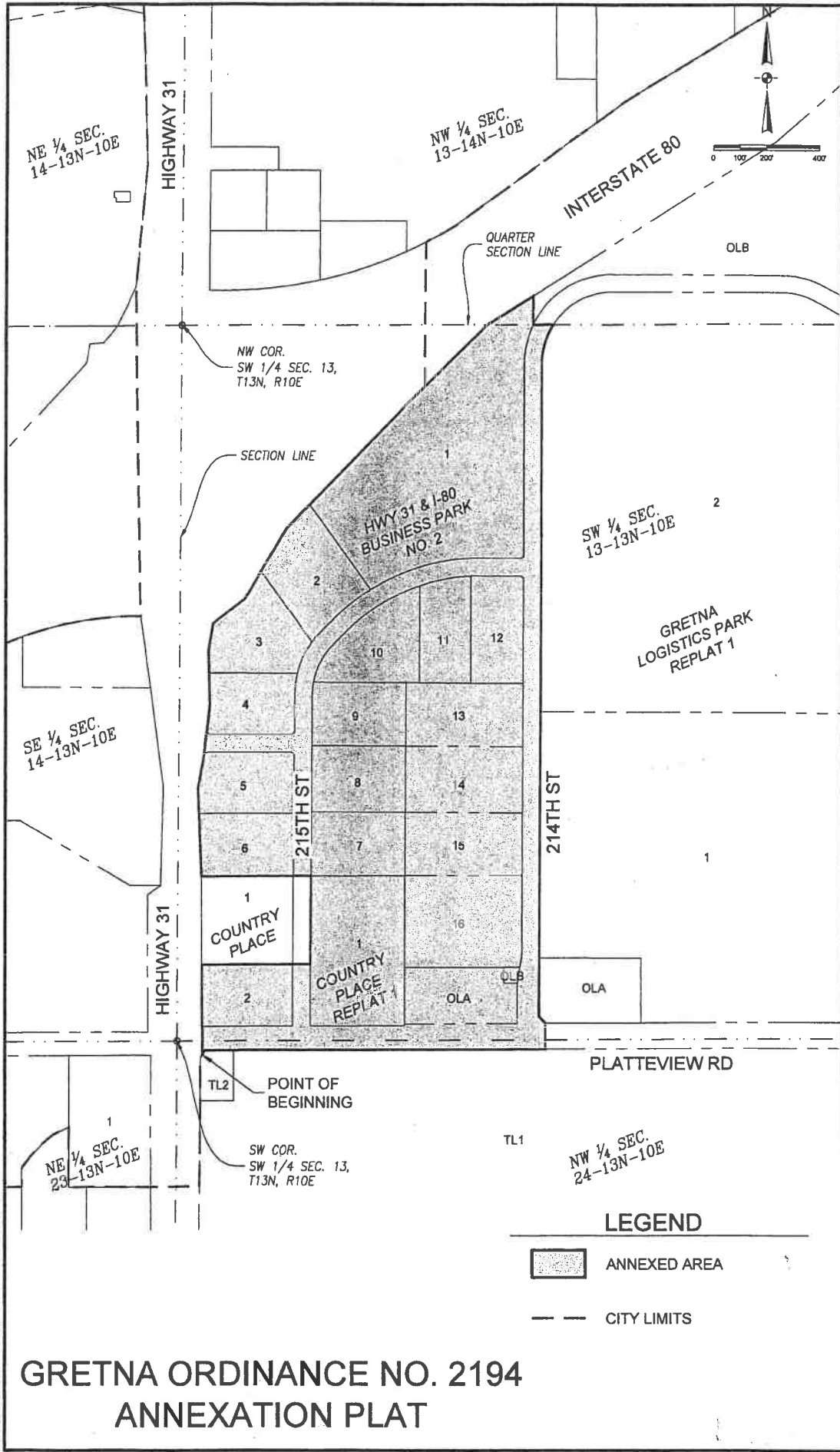
- E. The consideration of the annexation to the City of Gretna of the following generally described lands, lots, tracts, streets, and highways, which are depicted on the Gretna Ordinance No. 2194 Annexation Plat which is published herewith, and which are generally described as:

The lands located in the Southwest 1/4 of Section 13, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, consisting of Lots 1-16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision, Lot 2 of Country Place, Lot 1 of Country Place Replat 1, together with the public streets and public right-of-ways within and/or immediately adjacent to said annexed areas, including the adjoining portion of the Platteview Road right-of-way and the adjoining portion of the South 214th Street right-of-way which is located in S.I.D. 364 (Gretna Logistics Park), except and excluding and not annexing any adjacent U.S. Interstate 80 right-of-way.

Proposed City of Gretna Ordinance No. 2194 is available on the City of Gretna's website www.gretnane.org.

An agenda for such meeting, kept continuously current, shall be readily available for public inspection at the Gretna City Hall, 204 North McKenna Avenue, Gretna, NE 68028, during normal business hours.

Tammy L. Tisdall, CMC
City Clerk
204 North McKenna Avenue
Gretna, NE 68028
(402) 332-3336



**GRETNA ORDINANCE NO. 2194
ANNEXATION PLAT**

SEE ATTACHED PLAT FOR COMPLETE LIST OF PARCELS AND PLAT INFORMATION.

CITY OF GRETNA, NEBRASKA
CITY COUNCIL AGENDA
JANUARY 20, 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 20, 2026
 - 2) Approval of Council Minutes for January 6, 2026
 - 3) Approval of Claims
 - 4) Approval of Gretna Community Complex – Sinclair Hille
 - a) Invoice No. 24014-C – 20 \$35,755.76
 - 5) Approval of Harvest Hills East Water Main Improvements – Vrba Construction, Inc.
 - a) Pay Request No. 1 - \$247,648.81

3) PUBLIC COMMENTS ON ANY AGENDA ITEMS

4) PRESENTATIONS

Sarpy County Sheriff's Department – Captain Tori Boldt

5) PUBLIC HEARINGS

- A) Heimes Group, LLC
9144 S. 147th Street, Omaha, NE 68138

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Staff Reports
Applicant Comments
Public Hearing
Council Discussion

- B) Omaha Neon Sign Company
1120 N. 18th Street, Omaha, NE 68102

Request: Approval of a Conditional Use Permit to install a 45-foot tall double-sided, double-legged pole sign for Dingman's Collision Center in the I-1 Light Industrial Zoning District.

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D) The Lerner Company
10855 W. Dodge Road, Suite 270, Omaha, NE 68154

Request: Approval of a Final Plat for Parcel #010466746 for a Subdivision to be known as Bobette.

Description: The Northeast ¼ of Section 31, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska. Generally located in the Southwest corner of the intersection of S. 192nd Street and Highway 370.

Staff Reports
Applicant Comments
Public Hearing
Council Discussion

6) 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

Statement of Formal Compliance with Notice Requirements of Nebraska Revised Statute 16-130(6)

Motion to Approve Third Reading
Motion to Approve and Adopt

- B) 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 Third Reading
Motion to Approve and Adopt

- C) 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 Third Reading
Motion to Approve and Adopt

- D) Ordinance 2194 - 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 Southwest 1/4 of Section 13, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, Consisting of Lots 1-16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision, Lot 2 of Country Place, Lot 1 of Country Place Replat 1, together with the Public Streets and Public Right-Of-Ways within and/or Immediately Adjacent to said Annexed Areas, including the Adjoining Portion of the Platteview Road Right-Of-Way and the Adjoining Portion of the South 214th Street Right-Of-Way which is Located in S.I.D. 364 (Gretna Logistics Park), Except and Excluding and Not Annexing any Adjacent U.S. Interstate 80 Right-Of-Way.

Motion to Introduce and Approve First Reading

7) CURRENT BUSINESS

- A) Sewer Rate Reduction Request for St. Patrick's Church at 214 Cherokee Dr.

- B) Approval of Intern Job Description

8) EXECUTIVE SESSION - Contract Negotiations, Real Estate and Personnel

9) ADJOURNMENT

City of Gretna, Nebraska

City Council

January 6, 2026

A meeting of the Gretna City Council was held on January 6, 2026. Mayor Evans announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. Absent: Kara Alexander, Present: Lauren Liebentritt, 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 - Motion to Approve:

- 1) Approval of Agenda for January 6, 2026
- 2) Approval of Council Minutes, 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 Constructions, Inc.
 - a) Pay Request No. 1 - \$174,651.58
- 6) Approval of Teal Ridge Village Water Main Improvements - United Utilites & 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

Claims

Abes ex 1,037.50; Accs Systms ex 8,730.69; Accs Systms Lsng ex 918.50; Air CIng Tech ex 963.00; Airgas ex 84.50; Allo Comm ex 547.29; Amern Lib Assoc ex 125.00; Aries Bldg Sys ex 2,332.00; Ashlnd Auto ex 1,331.91; Barco Prod ex 895.00; BCBS ex 61,485.90; Big Rig Rpr ex 205.00; Blck Hls ex 1,164.66; Bobcat ex 1,213.34; Brgnkdv, LLC ex 23,500.00; Bxtr ex 102.35; Clmn Sftwr PBC ex 659.39; Clrksn Elec ex 7,947.50; Cmmns Sls & Serv ex 3,745.28; Cncrt Sply ex 1,638.00; Cnta ex 191.38; Cntry Lk ex 408.79; Coast ex 185.74; Core & Main ex 16.00; Cox ex 352.08; Crl Cnstrn ex 184.64; Crnhsker Sgn ex 450.00; Cty Omh Cshr ex 346,448.82; D Mancuso ex 52.96; Egle Eng Grp ex 224,793.96; Eqtbl Fin Life Inc Co ex 578.72; Fld Equip Co ex 10,204.40; Frfld Inn ex 440.00; GP Flick & Sns ex 625.00; Gretna Sub Fire Dept ex 48,222.23; Grt Plns Comm ex 7,360.00; Grt Plns Unfms ex 286.49; Grtn Plmbg ex 7,200.00; Grtn Pyrl ex 140,723.22; GT Mdwst ex 664.72; GYSBA ex 54,920.00; HD Sply ex 105.38; Hdoro Optmztn ex 282.19; Hmn Fire Equip ex 776.85; Hose & Hndlg ex 156.83; HRAM ex 40.00; Hrtlnd Ntl Gas ex 2,957.68; HTM Sls ex 375.00; Hvr's Auto ex 470.44; Indr Clmt Sltns ex 695.00; Ingrm Lib Serv ex 449.42; J Elliott ex 85.00; J Reiche ex 25.00; Jn Deere Fin ex 454.52; JQ Off Equip ex 745.01; JTM Plmbng ex 20,400.00; L Ortiz ex 906.25; Lgn Contr ex 278.89; Lngfldt Ovrhd Dr ex 2,910.00; Lowe's ex 61.22; Menards ex 35.88; MUD ex 253.40; Muni Sply

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

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve and adopt Ordinance 2193. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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

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 Lauren Liebenritt, seconded by Jeremy Westengaard to approve second reading of Ordinance 2195. Motion carried. Alexander: Absent, Liebenritt: Yea, 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 Jeremy Westengaard, seconded by Bill Proctor to approve second reading of Ordinance 2196. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

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

Jeff Miller read the resolution by title.

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

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve and adopt Resolution 1-26 (1). Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

CURRENT BUSINESS

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

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve the first amendment to the interlocal agreement between the City of Gretna, Sarpy County and SID 370. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

Action on Interlocal Agreement between the City of Gretna and S.I.D. No. 373 for Future Improvements to South 204th Street and Platteview Road

Motion by Lauren Liebenritt, seconded by Jeremy Westengaard to approve the interlocal agreement between the City of Gretna and SID 373. Motion carried. Alexander: Absent, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 0, Absent: 1

ADJOURNMENT

Motion by Lauren Liebenritt, seconded by Jeremy Westengaard to adjourn. Motion carried. Alexander: Absent, Liebenritt: Yea, 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 01/20/20226

Vendor Name	Invoice Description	Amount
Fund: 01 GENERAL FUND		
Department: 00 GENERAL		
ACCESS SYSTEMS	MONTHLY BILLING: JAN 2026 / LICENSE RENEWAL	2,324.87
ARIES BUILDING SYSTEMS, LLC	PORTABLE OFFICE RENTAL INCLUDING STEPS: 2/5/26 TO 3/4/26	2,332.00
ASCAP	ACCT# 500905723: LICENSE FEES 2026	458.00
BERENS-TATE CONSULTING GROUP	ACCT# 783400-000E: ARBITRAGE FOR S2023 TAX BONDS	2,500.00
BLACK HILLS COPORATION	ACCT# 7829898742: 204 N MCKENNA AVE #1	112.77
BLACK HILLS COPORATION	ACCT# 9431537916: 204 N MCKENNA AVE	201.13
CULLIGAN OF OMAHA	ACCT 8847: WATER / DELIVERY / EQUIPMENT: DECEMBER 2025	211.00
EQUITABLE FINANCIAL LIFE INS CO	GROUP ID: 021069: LIFE INS FEB 2026	62.52
FAREWAY STORES INC	2025/2026 HOLIDAY VOUCHERS	878.03
GRETNA ACE HARDWARE LLC	2 - GREAT STUFF BIG GAP 12 OZ	15.98
GRETNA ACE HARDWARE LLC	BATTERY	15.99
HDR ENGINEERING, INC	AIRPORT FEASIBILITY STUDY: 10/12/25 TO 11/29/25	8,581.70
JARED GREEN	REIMBURSEMENT: MEDIATION COSTS	600.00
NE NOTARY ASSOCIATION	K KOOZER NOTARY RENEWAL	161.00
NEBRASKA ARBORISTS ASSOCIATION	CONFERENCE: RAGATZ / HANSEN / JAROS / WOLKEN	740.00
OMAHA PUBLIC POWER DISTRICT	ACCT# 0623100080: 12/8/25 TO 1/8/26	622.22
OMAHA PUBLIC POWER DISTRICT	ACCT# 2149697160: 12/8/25 TO 1/8/26	394.71
PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	4,698.59
PINNACLE BANK	ACCT# 8842: DEC 2025 PURCHASES	21.25
POSTER COMPLIANCE CENTER	NE & FED LABOR LAW POSTERS	91.27
QUILL CORPORATION	OFFICE SUPPLIES	102.98
SOUTHEAST AREA CLERKS' ASSOC.	2026 DUES: TISDALL / KOOZER	20.00
STOREYKENWORTHY/MATT PARROTT	POOLED CHECKS	530.77
WESTERN OIL II, LLC	NOV 2025 FUEL PURCHASES	33.00
YOUNG & WHITE LAW OFFICES	GENERAL / GOOD LIFE DISTRICT	8,440.50
	Total Department 00 GENERAL	\$ 34,150.28
Department: 10 PARK		
BIG RIG REPAIR INC.	83" X 20' CE 5" / DOVETAIL SPLIT / REMOVABLE SIDE	1,472.62
BIG RIG REPAIR INC.	34" X 19" TRAILER BOX	96.25
EQUITABLE FINANCIAL LIFE INS CO	GROUP ID: 021069: LIFE INS FEB 2026	61.90
GRETNA ACE HARDWARE LLC	CORD REEL PLASTIC	116.50
GRETNA ACE HARDWARE LLC	EXTNSN CORD / 3 - GREAT STUFF BIG GAP 12 OZ	43.96
GRETNA ACE HARDWARE LLC	2 - VALVE KEY 4 - WAY	25.98
GRETNA ACE HARDWARE LLC	2 - CYLINDER PROPANE / TORCH TRIGGER	92.91
GRETNA GAS AND LUBE	ACCT# GRECI: DEC 2025 FUEL PURCHASES	1,375.60
OMAHA PUBLIC POWER DISTRICT	ACCT# 0450606810: 12/8/25 TO 1/8/26	8,605.20
O'REILLY AUTOMOTIVE	#8: TAIL LIGHT	279.70
PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	886.90
PORT-A-JOHNS	RENTAL: 20501 ANGUS RD - DEC 2025	170.00
RED WING BRANDS OF AMERICA, INC	BOOTS	261.24
TWO RIVERS PUMPING SERVICE	PUMP LEO ROYAL 1/7/26	550.00
WESTERN OIL II, LLC	NOV 2025 FUEL PURCHASES	932.16
	Total Department 10 PARK	\$ 14,970.92

Vendor Name	Invoice Description	Amount
Department: 11 FOREST CITY REC AREA		
BIG RIG REPAIR INC.	83" X 14' UTILITY / STRAIGHT DECK	1,345.00
GRETNA ACE HARDWARE LLC	MISC FASTENERS / SLIP HOOKS / COIL CHN / BOLT EYE	47.24
Total Department 11 FOREST CITY REC AREA		\$ 1,392.24
Department: 25 LIBRARY		
ACCESS SYSTEMS	MONTHLY BILLING: JAN 2026 / LICENSE RENEWAL	1,290.00
ALLO COMMUNICATIONS	LIB: ACCT# 3198699 MAIN LIBRARY / CHILDRENS LIBRARY	517.83
BLACK HILLS CORPORATION	LIB: ACCT# 9432235077: 736 SOUTH ST	107.26
BLACK HILLS CORPORATION	LIB: ACCT# 4201477461: 119 N MCKENNA AVE	93.96
BMI JANITORIAL GROUP	LIB: MAIN LIBRARY CLEANING - JAN 2026	1,082.00
BURMEISTER CONSTRUCTION	LIB: REPAIR OF SIDEWALK BEHIND LIBRARY	4,750.00
CENTURY BUSINESS PRODUCTS	LIB: S/N: H552610491 MONTHLY COPIES - MAIN LIBRARY	84.38
CENTURY BUSINESS PRODUCTS	LIB: S/N: H552610488 MONTHLY COPIES - CHILDREN'S LIBRARY	81.72
EQUITABLE FINANCIAL LIFE INS CO	GROUP ID: 021069: LIFE INS FEB 2026	42.08
GRETNA ACE HARDWARE LLC	LIB: WALL ANCHOR / 1PC HLSW 5/16" X 3" / GLSS & TILE DRILL BT	63.97
INGRAM LIBRARY SERVICES	LIB: BOOKS	1,354.32
JENNIFER LOCKWOOD	LIB: MILEAGE OCT - DEC 2025	150.50
KANOPY, INC	LIB: VIDEOS DEC 2025	67.45
MIDWEST TAPE	LIB: DIGITAL MEDIA - DEC 2025	1,948.06
NE LIBRARY ASSOCIATION	LIB: ANNUAL MEMEBERSHIP - E MANHART	150.00
NE LIBRARY COMMISSION	LIB: SUBSCRIPTION RENEWAL 1/1/26 TO 12/31/26	303.69
OMAHA PUBLIC POWER DISTRICT	LIB: ACCT# 6793100090: 12/8/25 TO 1/8/26	247.67
OVERDRIVE	LIB: 1 - EBOOK / 5 - AUDIOBOOKS	2,242.84
PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	1,886.30
PROQUEST LLC	LIB: RENEWAL 6/1/26 TO 5/31/27	5,325.83
SENSOURCE	LIB: ANNUAL RENEWAL 3/31/26 - 3/31/27	312.00
WORLD TRADE PRESS	LIB: ATOZ WORLD CULTURE RENEWAL	218.61
Total Department 25 LIBRARY		\$ 22,320.47
Department: 30 FIRE		
ALLO COMMUNICATIONS	FD: ACCT# 3638279	418.40
BLACK HILLS CORPORATION	FD: ACCT# 0615434184: 10309 S 168TH ST / 21825 CAPEHART RD	1,830.41
CLEANING EDGE SOLUTIONS	FD: CLEANING OF FIRE STATIONS	950.00
COX BUSINESS SERVICES	FD: ACCT# 001 7210 034122701 10309 S 168TH ST	285.97
FARMERS UNION COOP	FD: ACCT# GREFI: DEC 2025 FUEL PURCHASES	1,941.53
FELD EQUIPMENT CO, INC	FD: CGA FILL VALVE / BRAYDEN4164	278.69
GREAT PLAINS UNIFORMS	FD: JOB SHIRT / EMBROIDERY	142.00
GRETNA ACE HARDWARE LLC	FD: ACCT# 352 - DEC 2025 PURCHASES	75.73
J.F. AHERN COMPANY	FD: REPLACE 20LB EXTINGUISHER	137.39
NMC, INC	FD: LOW COOLANT ALARM	882.57
OMAHA PUBLIC POWER DISTRICT	FD: ACCT# 1095542808: 11/24/25 - 12/23/25	2,161.01
PINNACLE BANK	FD: ACCT# 4436: DEC 2025 PURCHASES	769.93
VERIZON WIRELESS	FD: ACCT# 642597310-00001	79.88
Total Department 30 FIRE		\$ 9,953.51
Department: 35 BUILDING/ZONING		
ACCESS SYSTEMS	MONTHLY BILLING: JAN 2026 / LICENSE RENEWAL	1,677.00
CULLIGAN OF OMAHA	ACCT 8847: WATER / DELIVERY / EQUIPMENT: DECEMBER 2025	85.10
EQUITABLE FINANCIAL LIFE INS CO	GROUP ID: 021069: LIFE INS FEB 2026	32.50

Vendor Name	Invoice Description	Amount
JDW MIDWEST, LLC	PLAN REVIEW / INSPECTION SERVICES: DEC 2025	26,440.00
KEVIN POSTE	REFUND CR# 183055	1,838.52
MARVIN PLANNING CONSULTANTS, INC	ZONING UPDATE	9,300.00
PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	562.02
	Total Department 35 BUILDING/ZONING	\$ 39,935.14
Fund: 02 STREET		
Department: 05 STREET		
BARCO MUNICIPAL PRODUCTS INC	83 - 16 1/2" LENGTH CANTILEVER ARM BRACKET	1,173.17
BARCO MUNICIPAL PRODUCTS INC	100 - 2" ROUND POST CAP	895.00
BIG RIG REPAIR INC.	34" X 19" TRAILER BOX	96.25
BIG RIG REPAIR INC.	83" X 20' CE 5" / DOVETAIL SPLIT / REMOVABLE SIDE	1,472.62
BOBCAT OF OMAHA	FRAME UTILITY	279.99
BOBCAT OF OMAHA	MIRROR	59.22
EQUITABLE FINANCIAL LIFE INS CO	GROUP ID: 021069: LIFE INS FEB 2026	74.73
ESSENTIAL SCREENS	ANNUAL DRUG AND ALCOHOL SCREENINGS	47.08
GRETNA ACE HARDWARE LLC	#85: MISC FASTENERS	53.99
GRETNA ACE HARDWARE LLC	FOAM RLRS / FLAT BLK / KILZ / BRUSHES	137.49
GRETNA GAS AND LUBE	ACCT# GRECI: DEC 2025 FUEL PURCHASES	1,367.50
OMAHA PUBLIC POWER DISTRICT	ACCT# 3053000090: 12/8/25 TO 1/8/26	25,986.12
O'REILLY AUTOMOTIVE	PRIMARY WIRE / COPPER LUGS	116.67
O'REILLY AUTOMOTIVE	CRIMPER	41.99
PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	717.45
POWERPLAN	#62: SERVICED	1,819.09
R.L. RUFF INC	192ND - SCHRAM TO CAPEHART RD	780.00
SUSPEND IT	SALTING 12/28/25	800.00
WESTERN OIL II, LLC	NOV 2025 FUEL PURCHASES	872.47
	Total Department 05 STREET	\$ 36,790.83
Fund: 07 PUBLIC WORKS		
Department: 90 PUBLIC WORKS ADMINISTRATION		
ACCESS SYSTEMS	MONTHLY BILLING: JAN 2026 / LICENSE RENEWAL	3,483.00
BLACK HILLS COPORATION	ACCT# 7757344605: 20090 HUSKER DR	581.11
CRUSHIN'-IT INC	3/4" ROCK	275.82
CULLIGAN OF LINCOLN	FILTER CHANGE / SERVICE	404.00
EQUITABLE FINANCIAL LIFE INS CO	GROUP ID: 021069: LIFE INS FEB 2026	42.19
GRETNA ACE HARDWARE LLC	GORILLA GLUE	9.99
GRETNA ACE HARDWARE LLC	CLEANSER / DETERGENT / TAPE MEASURE	30.77
HOTSY EQUIPMENT CO.	SERVICE / PARTS	2,987.89
OMAHA PUBLIC POWER DISTRICT	ACCT# 6558167870: 12/8/25 TO 1/8/26	1,274.26
O'REILLY AUTOMOTIVE	SCRATCH-FIX	22.99
O'REILLY AUTOMOTIVE	PAPER / 28 OZ PROTECT / 100PK MICRO	64.97
PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	80.78
PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	493.67
PITNEY BOWES GLOBAL FINANCIAL	POSTAGE METER LEASE: 0041248408 NOV 28, 2025 - FEB 27, 2026	242.67
PRIME SECURED, INC	FACILITY CAMERAS	16,843.61
ROLL DOOR INC	REPAIR SOUTH DOOR / PROGRAM 3 REMOTES / REPAIR WEST DOOR	1,722.11
UNIFIRST CORPORATION	JANITORIAL SUPPLIES	61.82
WESTERN OIL II, LLC	NOV 2025 FUEL PURCHASES	416.32
	Total Department 90 PUBLIC WORKS ADMINISTRATION	\$ 29,037.97

Vendor Name	Invoice Description	Amount
Fund: 08 KENO FUND		
<i>Department: 08 KENO</i>		
NE DEPT OF REVENUE - KENO	OCT - DEC 2025 TAX PERIOD	9,713.00
Total Department 08 KENO		\$ 9,713.00
Fund: 10 WATER		
<i>Department: 40 WATER</i>		
AQUA-CHEM, INC.	WATER CHEMICALS	981.14
BIG RIG REPAIR INC.	83" X 20' CE 5" / DOVETAIL SPLIT / REMOVABLE SIDE	1,472.62
BIG RIG REPAIR INC.	34" X 19" TRAILER BOX	96.25
BLACK HILLS COPORATION	ACCT# 9729727197: WELLS	138.78
EQUITABLE FINANCIAL LIFE INS CO	GROUP ID: 021069: LIFE INS FEB 2026	27.07
GRAINGER	WELL 8: HEATER	1,157.98
GREAT PLAINS COMMUNICATIONS	ACCT# 206567: JAN 2026 SCADA CONNECTION - SAPP BROS	148.00
GRETNA ACE HARDWARE LLC	8 - PLASTIC BUCKETS	56.67
GRETNA GAS AND LUBE	ACCT# GRECI: DEC 2025 FUEL PURCHASES	1,330.27
INVOICE CLOUD INC	MONTHLY BILLING - DEC 2025	214.75
MIDWEST LABORATORIES, INC.	ACCT# 62001 SAPP BROS: WATER TESTING: DEC 2025	569.26
MUNICIPAL SUPPLY, INC.	2" 919QT TOTAL REPAIR	596.00
MUNICIPAL SUPPLY, INC.	RK 009M3-T	225.63
NE DEPT OF WATER, ENERGY & ENVIRO	WATER OPERATOR LICENSE: GRADE VI	230.00
OMAHA PUBLIC POWER DISTRICT	ACCT# 3053000090: 12/8/25 TO 1/8/26	11,591.93
ONE CALL CONCEPTS, INC.	565 LOCATES: DEC 2025	483.19
PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	726.58
WESTERN OIL II, LLC	NOV 2025 FUEL PURCHASES	571.09
Total Department 40 WATER		\$ 20,617.21
Fund: 13 NETIF		
<i>Department: 13 TIF</i>		
BATIS DEVELOPMENT COMPANY	2025 PROPERTY TAX	720.38
Total Department 13 TIF		\$ 720.38
Fund: 14 SEWER		
<i>Department: 45 SEWER</i>		
BAXTER	#84: SERVICE	94.24
BIG RIG REPAIR INC.	83" X 20' CE 5" / DOVETAIL SPLIT / REMOVABLE SIDE	1,472.64
BIG RIG REPAIR INC.	34" X 19" TRAILER BOX	96.25
BLACK HILLS COPORATION	ACCT# 7605916886: 21041 NE CROSSING DR	130.87
EQUITABLE FINANCIAL LIFE INS CO	GROUP ID: 021069: LIFE INS FEB 2026	133.39
GRETNA ACE HARDWARE LLC	HEATER	99.99
GRETNA ACE HARDWARE LLC	#6: SCREWDRIVER SET	113.95
GRETNA ACE HARDWARE LLC	MICE BAIT	33.98
GRETNA ACE HARDWARE LLC	TORCH / GRAPHITE LUBE / BUTANE FUEL / OUTDR 15' / EXTN CORD	91.13
HTM SALES, INC.	LAKE RIDGE ESTATES: CHECKED & CLEANED SOLENOIDES	840.00
INTERSTATE BATTERY SYSTEMS OF	BATTERIES	87.23
NMC, INC	NEW BLOCK HEATER / WIRING DUE TO MICE	1,596.12
OMAHA PUBLIC POWER DISTRICT	ACCT# 9283100031: 12/8/25 TO 1/8/26	6,204.69
PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	255.74
Total Department 45 SEWER		\$ 11,250.22

Vendor Name	Invoice Description	Amount
Fund: 20 GRETNA CROSSING PARK		
Department: 50 GRETNA CROSSING PARK		
BIG RIG REPAIR INC.	83" X 14' UTILITY / STRAIGHT DECK	1,345.00
CINTAS	AED AGREEMENT	135.00
EQUITABLE FINANCIAL LIFE INS CO	GROUP ID: 021069: LIFE INS FEB 2026	130.98
GRETNA ACE HARDWARE LLC	2 - ANTIFREEZE	9.98
GRETNA ACE HARDWARE LLC	PLSTC BUCKET / BUCKET LID / 2 - RV/MARINE ANTIFREEZE	20.56
GRETNA GAS AND LUBE	ACCT# GRECI: DEC 2025 FUEL PURCHASES	460.63
PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	8.54
WESTERN OIL II, LLC	NOV 2025 FUEL PURCHASES	964.87
Total Department 50 GRETNA CROSSING PARK		\$ 3,075.56
Fund: 33 GOOD LIFE DISTRICT		
Department: 33 GOOD LIFE DISTRICT		
RADCLIFFE GILBERTSON & BRADY	NE GOOD LIFE TRANSFORMATIONAL PROJECTS ACT: JAN 2026	3,300.00
Total Department 33 GOOD LIFE DISTRICT		\$ 3,300.00
Payroll		
Payroll & Taxes	Regular Payroll	132,907.87
Total Payroll		\$ 132,907.87
*** GRAND TOTAL ***		\$ 370,135.60

01/16/2026 INVOICE DISTRIBUTION REPORT FOR CITY OF GRENA				
POST DATES 01/07/2026 - 01/21/2026				
POSTED AND UNPOSTED OPEN AND PAID				
VENDOR CODES: 000001224 - PINNACLE BANK				
GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount
Fund: 01 GENERAL FUND				
Department: 00 GENERAL				
01-00-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	30.53
01-00-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	248.31
01-00-5025.10	MEETING EXPENSES	PINNACLE BANK	ACCT# 8842: DEC 2025 PURCHASES	18.26
01-00-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	267.68
01-00-5034.101	EVENTS	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	23.19
01-00-5068.000	MISCELLANEOUS EXPENSE	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	719.95
01-00-5070.000	OFFICE SUPPLIES	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	49.70
01-00-5070.000	OFFICE SUPPLIES	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	50.16
01-00-5070.000	OFFICE SUPPLIES	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	266.09
01-00-5072.000	JANITORIAL SUPPLIES	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	54.46
01-00-5078.000	COMPUTER EQUIPMENT	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	2.99
01-00-5078.010	COMPUTER EQUIPMENT	PINNACLE BANK	ACCT# 8842: DEC 2025 PURCHASES	2.99
01-00-5083.014	CITY CENTER CONSTRUCTION	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	(39.30)
01-00-5083.014	CITY CENTER CONSTRUCTION	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	(39.30)
01-00-5083.014	CITY CENTER CONSTRUCTION	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	1,050.76
01-00-5083.014	CITY CENTER CONSTRUCTION	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	40.99
01-00-5083.014	CITY CENTER CONSTRUCTION	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	1,720.38
01-00-5083.014	CITY CENTER CONSTRUCTION	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	252.00
Total Department 00 GENERAL				4,719.84
Department: 10 PARK				
01-10-5025.000	MEMBERSHIP FEES	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	135.00
01-10-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	145.00
01-10-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	58.95
01-10-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	19.95
01-10-5075.000	SHOP SUPPLIES AND TOOLS	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	249.00
01-10-5075.000	SHOP SUPPLIES AND TOOLS	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	279.00
Total Department 10 PARK				886.90
Department: 25 LIBRARY				
01-25-5011.000	TELEPHONE/INTERNET - MAIN	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	84.70
01-25-5011.020	TELEPHONE/INTERNET CHILDREN'S	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	84.70
01-25-5018.000	POSTAGE	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	6.17
01-25-5018.000	POSTAGE	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	6.54
01-25-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	497.00
01-25-5067.020	NEWSPAPERS / PERODICAL SUBSCRIPTIONS	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	1,118.00
01-25-5070.010	OFFICE SUPPLIES	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	5.47
01-25-5075.020	CHILDREN'S NON-SUMMER PROG	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	42.10
01-25-5075.020	CHILDREN'S NON-SUMMER PROG	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	41.62
Total Department 25 LIBRARY				1,886.30
Department: 30 FIRE				
01-30-5011.000	TELEPHONE	PINNACLE BANK	FD: ACCT# 4436: DEC 2025 PURCHASES	29.97
01-30-5011.010	TELEPHONE-DISTRICT 2 R2750	PINNACLE BANK	FD: ACCT# 4436: DEC 2025 PURCHASES	19.98
01-30-5016.010	SUBSCRIPTIONS R300	PINNACLE BANK	FD: ACCT# 4436: DEC 2025 PURCHASES	2.99
01-30-5046.000	GEN.BLDGREP&UPKEEP DIST#1R8000	PINNACLE BANK	FD: ACCT# 4436: DEC 2025 PURCHASES	31.48
01-30-5070.000	OFFICE SUPPLIES R-1100.	PINNACLE BANK	FD: ACCT# 4436: DEC 2025 PURCHASES	181.38
01-30-5070.000	OFFICE SUPPLIES R-1100.	PINNACLE BANK	FD: ACCT# 4436: DEC 2025 PURCHASES	31.64
01-30-5072.000	OPERATING SUPPLIES R-2250	PINNACLE BANK	FD: ACCT# 4436: DEC 2025 PURCHASES	203.41
01-30-5072.000	OPERATING SUPPLIES R-2250	PINNACLE BANK	FD: ACCT# 4436: DEC 2025 PURCHASES	157.33

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount
01-30-5072.000	OPERATING SUPPLIES R-2250	PINNACLE BANK	FD: ACCT# 4436: DEC 2025 PURCHASES	111.75
Total Department 30 FIRE				769.93
Department: 35 BUILDING/ZONING				
01-35-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	237.75
01-35-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	171.00
01-35-5070.000	OFFICE SUPPLIES	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	153.27
Total Department 35 BUILDING/ZONING				562.02
Total Fund 01 GENERAL FUND				8,824.99
Fund: 02 STREET				
Department: 05 STREET				
02-05-5049.030	EQUIP REPAIR/MTNS MISC./SHOP	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	452.56
02-05-5050.020	SNOW PLOW EQUIPMENT	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	51.89
02-05-5080.080	EQUIPMENT RENTAL	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	(125.00)
02-05-5080.080	EQUIPMENT RENTAL	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	338.00
Total Department 05 STREET				717.45
Total Fund 02 STREET				717.45
Fund: 07 PUBLIC WORKS				
Department: 90 PUBLIC WORKS ADMINISTRATION				
07-90-5011.000	TELEPHONE	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	359.49
07-90-5046.000	BUILDING REPAIR/MAINTENANCE	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	80.78
07-90-5070.000	OFFICE SUPPLIES	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	131.19
07-90-5078.000	COMPUTER EQUIPMENT	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	2.99
Total Department 90 PUBLIC WORKS ADMINISTRATION				574.45
Total Fund 07 PUBLIC WORKS				574.45
Fund: 10 WATER				
Department: 40 WATER				
10-40-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	115.00
10-40-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	115.00
10-40-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	115.00
10-40-5026.000	PROFESSIONAL DEVELOPMENT	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	115.00
10-40-5049.010	EQUIP REPAIR/MAINT/WELL/TOWER	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	64.47
10-40-5049.010	EQUIP REPAIR/MAINT/WELL/TOWER	PINNACLE BANK	ACCT# 5738: DEC 2025 PURCHASES	135.98
10-40-5053.020	WELL REPAIR/MTN	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	66.13
Total Department 40 WATER				726.58
Total Fund 10 WATER				726.58
Fund: 14 SEWER				
Department: 45 SEWER				
14-45-5049.020	EQUIP REPAIR/MAINT	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	92.45
14-45-5049.020	EQUIP REPAIR/MAINT	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	123.06
14-45-5049.020	EQUIP REPAIR/MAINT	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	40.23
Total Department 45 SEWER				255.74
Total Fund 14 SEWER				255.74
Fund: 20 GRETNA CROSSING PARK				
Department: 50 GRETNA CROSSING PARK				
20-50-5046.000	BUILDING REPAIR AND MAINT	PINNACLE BANK	ACCT# 2209: DEC 2025 PURCHASES	8.54

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount
	Total Department 50 GRETNA CROSSING PARK			8.54
	Total Fund 20 GRETNA CROSSING PARK			8.54
	--- TOTALS BY FUND ---			
		1	GENERAL FUND	8,824.99
		2	STREET	717.45
		7	PUBLIC WORKS	574.45
		10	WATER	726.58
		14	SEWER	255.74
		20	GRETNA CROSSING PARK	8.54
		Total For All Funds:		11,107.75

Remit Payment to:
700 Q Street
Lincoln, NE 68508

402.476.7331

SINCLAIRHILLE.COM



January 09, 2026

Invoice No: 24014-C - 20

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

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

Professional Services from December 01, 2025 to December 31, 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	96.1507	1,153,727.75	1,149,127.75	4,600.00
Bidding	29,998.00	94.9397	28,480.00	28,480.00	0.00
Construction Administration & Warranty	569,960.00	47.1236	268,585.64	237,429.88	31,155.76
Total Fee	2,999,789.00		2,650,708.39	2,614,952.63	35,755.76
Total Invoice Fee					35,755.76
Total Billing this Sub-Project					\$35,755.76
Total Billing this Invoice					\$35,755.76

Authorized By:

A handwritten signature in black ink, appearing to read "Daniel Grasso", is written over a horizontal line.

Date:

A handwritten date "1/9/26" is written in black ink.

Daniel Grasso



EAGLE ENGINEERING GROUP

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

January 15, 2026

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

From: Gregory Perry, PE, City Engineer

Re: Harvest Hills East Water Main Improvements
Vrba Construction, Inc. – Pay Request
Gretna, Nebraska
EEG #25-48

Vrba Construction, Inc. has submitted their Pay Request No. 1 for materials stored on site in the amount of \$247,648.81. The pay request reflects 59% of their current contract price.

The Contractor has is scheduled to commence water main installation the week of January 26th and anticipated to completed by the end of the February.

We will be at the January 20th Council meeting to answer any questions you may have regarding the pay request.

Contractor's Application for Payment

Owner: <u>City of Gretna, Nebraska</u>	Owner's Project No.: <u>SID 382</u>
Engineer: <u>EAGLE ENGINEERING GROUP</u>	Engineer's Project No.: <u>25-48</u>
Contractor: <u>Vrba Construction, Inc.</u>	Contractor's Project No.: _____
Project: <u>Harvest Hills East Water Main Improvements</u>	
Contract: <u>Harvest Hills East Water Main Improvements, Gretna, NE</u>	
Application No.: <u>1</u>	Application Date: <u>1/15/2026</u>
Application Period: From <u>12/1/2025</u> to <u>1/13/2026</u>	

1. Original Contract Price	\$ 463,638.50
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 463,638.50
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 275,165.34
5. Retainage	
a. <u>10%</u> X \$ - Work Completed	\$ -
b. <u>10%</u> X \$ 275,165.34 Stored Materials	\$ 27,516.53
c. Total Retainage (Line 5.a + Line 5.b)	\$ 27,516.53
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 247,648.81
7. Less previous payments (Line 6 from prior application)	\$ -
8. Amount due this application	\$ 247,648.81
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 188,473.16

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:** 1/15/2026

Recommended by Engineer

By: _____
Title: Project Manager
Date: _____

Approved by Owner

By: _____
Title: Mayor
Date: _____

Approved by Funding Agency

By: _____
Title: _____
Date: _____

By: _____
Title: _____
Date: _____

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Gretna, Nebraska								Owner's Project No.: SID 382							
Engineer: EAGLE ENGINEERING GROUP								Engineer's Project No.: 25-48							
Contractor: Vrba Construction, Inc.								Contractor's Project No.:							
Project: Harvest Hills East Water Main Improvements															
Contract: Harvest Hills East Water Main Improvements, Gretna, NE															
Application No.: 1		Application Period: From 12/01/25 to 01/13/26		Application Date: 01/15/26											
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	12,800.00	12,800.00	-	-	-	-	0%	12,800.00				
2	TRAFFIC CONTROL / BARRICADES	1.00	LS	3,500.00	3,500.00	-	-	-	-	0%	3,500.00				
3	CONNECT TO EXG. 6" DIA. WATER MAIN	1.00	EA	1,480.00	1,480.00	-	-	334.00	334.00	23%	1,146.00				
4	CONNECT TO EXG. 8" DIA. WATER MAIN	1.00	EA	1,670.00	1,670.00	-	-	470.00	470.00	28%	1,200.00				
5	CONSTRUCT 8" DIA. D.I.P. CL 350 WATER MAIN	1,775.00	LF	55.35	98,246.25	-	-	66,666.04	66,666.04	68%	31,580.21				
6	CONSTRUCT 6" DIA. D.I.P. CL 350 WATER MAIN	3,580.00	LF	48.90	175,062.00	-	-	104,964.30	104,964.30	60%	70,097.70				
7	INSTALL TRACER WIRE	5,355.00	LF	0.35	1,874.25	-	-	2,140.00	2,140.00	114%	(265.75)				
8	BORING FOR 8" DIA. WATER MAIN	116.00	LF	70.00	8,120.00	-	-	-	-	0%	8,120.00				
9	BORING FOR 6" DIA. WATER MAIN	226.00	LF	61.00	13,786.00	-	-	-	-	0%	13,786.00				
10	INSTALL 8" DIA. R.S. MJ GATE VALVE W/ VALVE BOX	4.00	EA	2,235.00	8,940.00	-	-	11,132.00	11,132.00	125%	(2,192.00)				
11	INSTALL 6" DIA. R.S. MJ GATE VALVE W/ VALVE BOX	12.00	EA	1,510.00	18,120.00	-	-	23,304.00	23,304.00	129%	(5,184.00)				
12	INSTALL 8" DIA. MJ 45 DEG BEND & BLOCK	6.00	EA	420.00	2,520.00	-	-	1,410.00	1,410.00	56%	1,110.00				
13	INSTALL 8" DIA. MJ 22 1/2 DEG BEND & BLOCK	2.00	EA	415.00	830.00	-	-	462.00	462.00	56%	368.00				
14	INSTALL 6" MJ TEE & BLOCK	6.00	EA	490.00	2,940.00	-	-	1,746.00	1,746.00	59%	1,194.00				
15	INSTALL 8x6" MJ TEE & BLOCK	2.00	EA	605.00	1,210.00	-	-	698.00	698.00	58%	512.00				
16	INSTALL 8" MJ TEE & BLOCK	1.00	EA	700.00	700.00	-	-	407.00	407.00	58%	293.00				
17	INSTALL 8x6" MJ SWIVEL TEE	5.00	EA	580.00	2,900.00	-	-	1,825.00	1,825.00	63%	1,075.00				
18	INSTALL 6" 24-INCH OFFSET BEND	1.00	EA	670.00	670.00	-	-	540.00	540.00	81%	130.00				
19	INSTALL 6" MJ SWIVEL TEE	7.00	EA	450.00	3,150.00	-	-	2,065.00	2,065.00	66%	1,085.00				
20	INSTALL 6" DIA. MJ 45 DEG BEND & BLOCK	16.00	EA	300.00	4,800.00	-	-	2,768.00	2,768.00	58%	2,032.00				
21	INSTALL 6" DIA. MJ 22 1/2 DEG BEND & BLOCK	6.00	EA	290.00	1,740.00	-	-	972.00	972.00	56%	768.00				
22	INSTALL 8x6" DIA. REDUCER	1.00	EA	335.00	335.00	-	-	182.00	182.00	54%	153.00				
23	INSTALL 8" MJ CAP & BLOCK	1.00	EA	300.00	300.00	-	-	164.00	164.00	55%	136.00				
24	INSTALL FIRE HYDRANT ASSEMBLY	12.00	EA	7,250.00	87,000.00	-	-	52,008.00	52,008.00	60%	34,992.00				
25	INSTALL SAMPLING STATION (CITY PROVIDED)	1.00	EA	2,145.00	2,145.00	-	-	908.00	908.00	42%	1,237.00				
26	CONSTRUCTION STAKING	1.00	ALW	5,600.00	5,600.00	-	-	-	-	0%	5,600.00				
27	TRENCH COMPACTION TESTING	1.00	ALW	3,200.00	3,200.00	-	-	-	-	0%	3,200.00				
Original Contract Totals					\$	463,638.50	\$	-	\$	275,165.34	\$	275,165.34	59%	\$	188,473.16

**CITY OF GRETNA, NEBRASKA
PLANNING COMMISSION MEETING MINUTES
December 23, 2025**

The regular meeting of the Planning Commission was held at 6:30 p.m. on Tuesday, December 23, 2025. Acting Chairman Jim Foley called the meeting to order and announced that the Open Meetings Act and the agenda and materials for the meeting are posted at the back of the room. Roll call was taken. Present at the meeting were Acting Chairman Jim Foley and Commission Members Dustin Kowalewski, Jeff Johnson, Nathan Munger, Amanda Nutter, Susan Horst and Alternate Member Josh Bumgardner. Also in attendance were City Engineer Greg Perry, City Planner Reggie Wortman, Buildings and Assets Manager Kris Faris, and City Attorney Jeff Miller.

APPROVAL OF CONSENT AGENDA

The Planning Commission voted to approve the Consent Agenda, consisting of approval of the agenda and approval of the November 25, 2025 Planning Commission meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARINGS

A) Heimes Group, LLC
9144 S. 147th Street, Omaha, NE 68138

Request: Approval of the Annexation of Lots 1 – 16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision, Lot 2 of Country Place, Lot 1 of Country Place Replat 1, and Adjoining Portions of Platteview Road and South 214th Street Right-of-Ways, Sarpy County, Nebraska.

Staff comments were made by City Attorney Jeff Miller.

The applicant was represented by their attorney, Pat Sullivan.

Acting Chairman Jim Foley opened the public hearing, and no one spoke in favor of or against the proposed annexation.

Acting Chairman Jim Foley closed the public hearing.

Motion by Kowaleski, seconded by Munger, to approve the annexation of Lots 1 – 16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision, Lot 2 of Country Place, Lot 1 of Country Place Replat 1, and Adjoining Portions of Platteview Road and South 214th Street Right-of-Ways All voted in favor and the motion carried.

B) Omaha Neon Sign Company
1120 N. 18th Street, Omaha, NE 68102

Request: Approval of a Conditional Use Permit to install a 45-foot tall double sided, double-legged pole sign for Dingman's Collision Center in the I-1 Light Industrial Zoning District.

Description: Lot 6A Gretna Business Park (Parcel #011571163).
Generally located at 20227 Husker Drive, near the intersection of Husker Drive and Patton Street.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by Troy Panagiotis with Omaha Neon Sign Company.

Acting Chairman Jim Foley opened the public hearing, and no one spoke in favor of or against the proposed Conditional Use Permit.

Acting Chairman Jim Foley closed the public hearing.

Motion by Munger, seconded by Bumgardner, to approve the Conditional Use Permit for Dingman's Collision Center to install a 45-foot tall double-legged, double-sided pole sign in the I-1 Light Industrial Zoning District.

C) Omaha Neon Sign Company
1120 N. 18th Street, Omaha, NE 68102

Request: Approval of a Conditional Use Permit to install a 45-foot tall double sided, double-legged pole sign for Peterbilt in the HC Highway Commercial Zoning District.

Description: Lot 1 Wicks Southpointe Replat 3 (Parcel #011617309). Generally located at 11502 Wickersham Blvd., near the intersection of Highway 370 and Interstate 80.

Staff comments were made by City Planner Reggie Wortman.

The applicant was represented by Troy Panagiotis with Omaha Neon Sign Company.

Acting Chairman Jim Foley opened the public hearing, and no one spoke in favor of or against the proposed Conditional Use Permit.

Acting Chairman Jim Foley closed the public hearing.

Motion by Munger, seconded by Bumgardner, to approve the Conditional Use Permit for Peterbilt to install a 45-foot tall double-legged, double-sided pole sign in the HC Highway Commercial Zoning District.

D) The Lerner Company
 10855 W. Dodge Road, Suite 270, Omaha, NE 68154

Request: Approval of a Final Plat for Parcel #010466746 for a Subdivision to be known as Bobette.

Description: The Northeast ¼ of Section 31, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska. Generally located in the Southwest corner of the intersection of S. 192nd Street and Highway 370.

Staff comments were made by City Engineer Greg Perry.

The applicant was represented by their attorney, Larry Jobeun.

Acting Chairman Jim Foley opened the public hearing. Jim Schall of 11318 Northridge Drive spoke about concerns pertaining to access between the proposed Final Plat and the existing Northridge Estates neighborhood.

Acting Chairman Jim Foley closed the public hearing.

Motion by Kowaleski, seconded by Munger, to approve the Final Plat for Parcel #010466746 for a Subdivision to be known as Bobette.

CURRENT BUSINESS

Jim Boerner of MAPA presented on the Federal Function Classification for 192nd Street from Schram Road to Capehart Road, Capehart Road from Highway 6 to the corporate limits, Capehart Road from corporate limits to 192nd Street and Capehart Road from 192nd Street to the corporate limits.

A motion was made to approve the Federal Function Classification by Johnson and was seconded by Munger. All voted in favor and the motion carried.

A motion was made Horst, seconded by Bumgarner, to nominate Nathan Munger as the new Chairman of the Planning Commission beginning in January of 2026. All voted in favor and the motion carried.

Acting Chairman Jim Foley stated that there will be a regular Planning Commission meeting on Tuesday, January 27, 2025, at 6:30 p.m.

ADJOURNMENT

Motion by Johnson, seconded by Kowaleski to adjourn at 7:03 p.m. All voted in favor and the motion carried.

Nathan Munger, Chairman



City of Gretna
204 N McKenna Avenue
P.O. Box 69
Gretna, NE 68028

City of Gretna Annexation Application

Fee: \$100.00

Property Owner(s): HEIMES GROUP, LLC
Mailing Address: 9144 S. 147th St. Omaha, NE 68138
Phone: (402) 894-1000 /402-670-8305 Email: TomH@heimescorp.com / KennedyH@heimescorp.com

Applicant's Representative (if different than above): _____
Mailing Address: _____
Phone(s): _____ Email(s): _____

Site Information

Address(es): 14818 S. 215th Street
Parcel Number: 011614789-011614801 & 011618419-011618420 Property Size(acres): 42.88 AC.
Legal Description: Lots 1-15, HWY 31& I-80 Business Park No 2 Subdivision, Sarpy County, Nebraska
Existing Zoning: FX Requested Zoning: FX

Specify proposed land use (Commercial, Industrial, Single-Family Homes, etc.) if different than existing use: Commercial

Why should this property be annexed?

To extend City Services (Roadways, Sanitary Sewer and Water) to serve a proposed Travel Plaza

The following items are required for the City to conduct a preliminary evaluation of this request:

- Completion of this application
- A recent boundary survey (or equivalent) no larger than 11"x17"
- Copy of deed(s) proving ownership of property

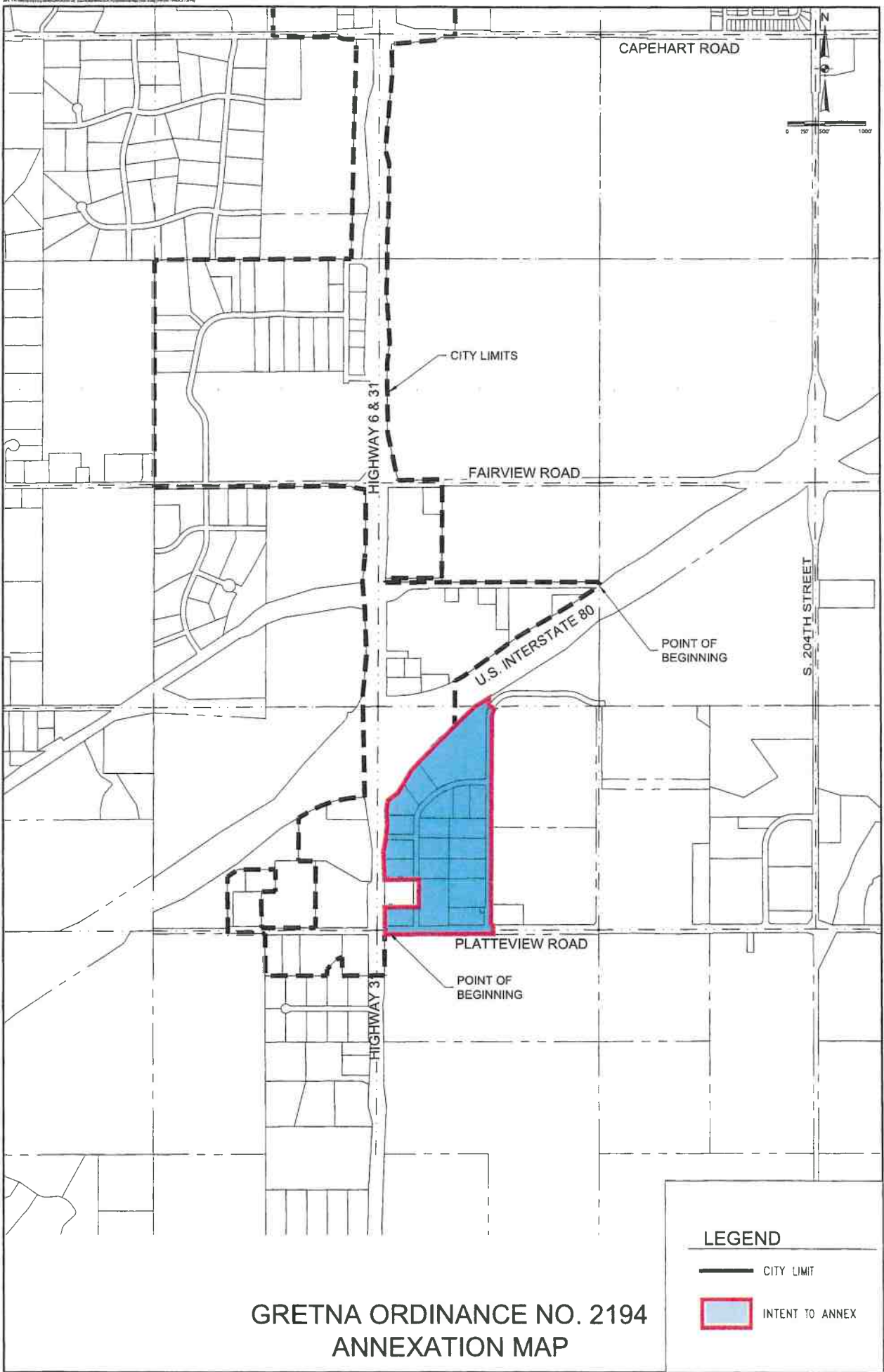
Property Owner #1 Signature: [Signature] Date: 10/15/25

Property Owner #2 Signature: _____ Date: _____

ATTEST: I am the property owner, or I am eligible to initiate this application per City of Gretna municipal code. I have attached all owners' authorizations to submit this application. I understand that uses or structures that were not legally established in the County are not made legal upon annexation to the City. To the best of my knowledge, the information provided within this application package is complete and accurate.

Signature: [Signature] Date: 10/15/25

Printed Name: Tom Heimes



**GRETNA ORDINANCE NO. 2194
ANNEXATION MAP**

Current Location - Heimes Annexation

SARPY COUNTY
NEBRASKA

GIS



Sarpy County, Nebraska | Sarpy County GIS



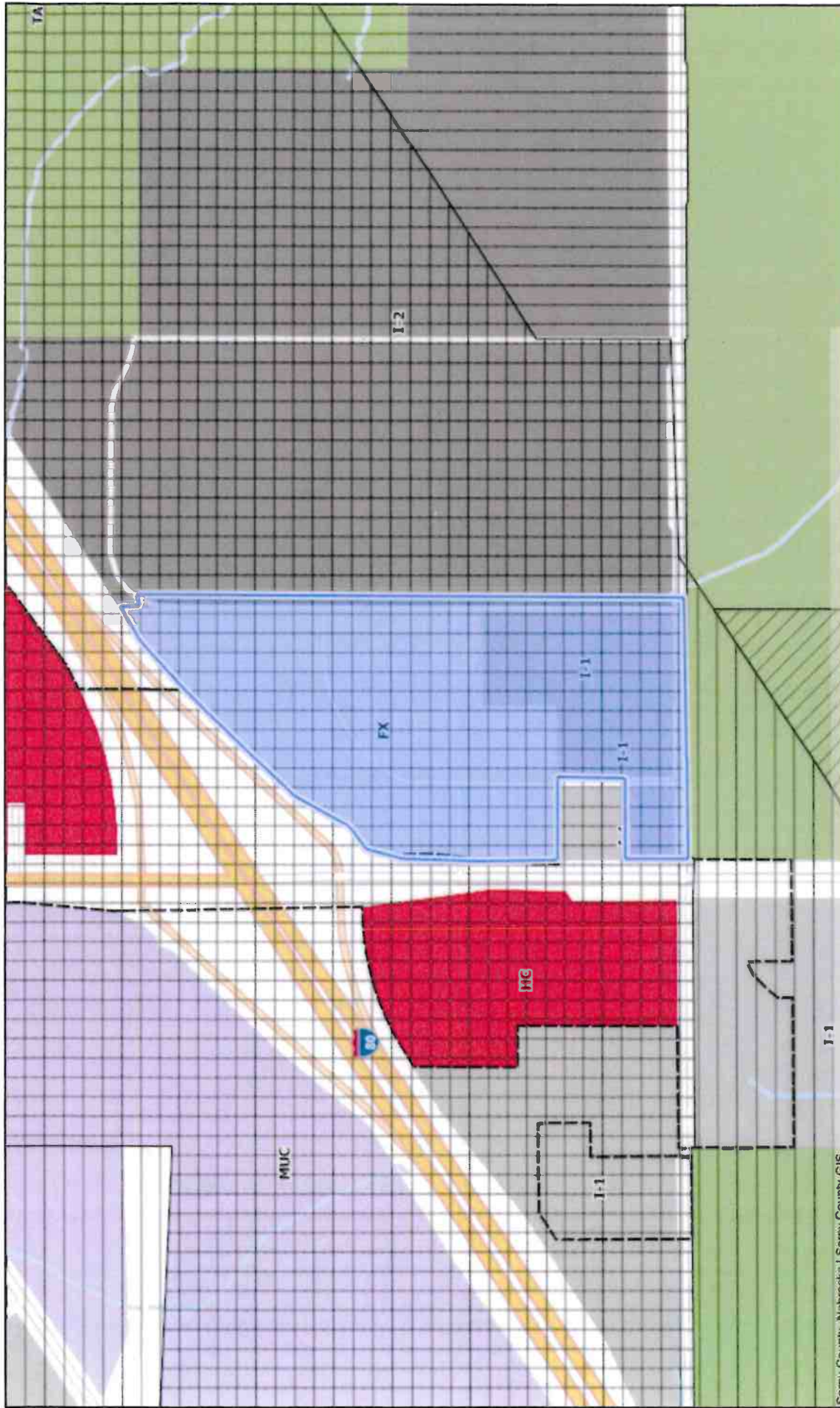
Map Scale 1: 10526

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Notes



Current Zoning - Heimes Annexation



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 10526

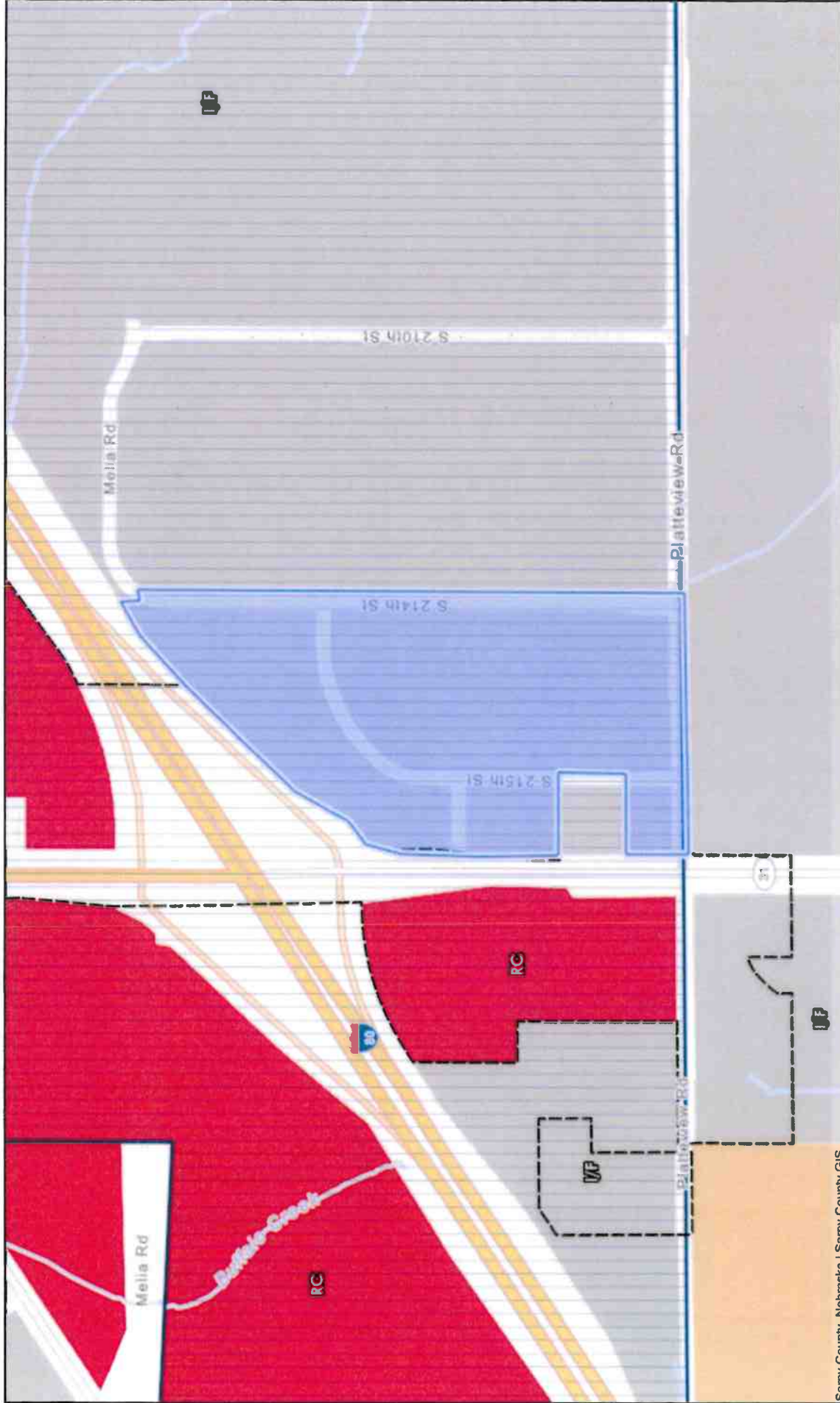
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Notes



Future Land Use - Heimes Annexation



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 10526

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Notes





Annexation subject property facing West at South 214th Street and Platteview Road.



Annexation subject property facing northeast at Highway 31 and Interstate 80.



APPLICATION FOR A CONDITIONAL USE PERMIT

Applicant Name: Limona Home Dept Date: 11/10/25

Address: 1120 D 13th St Phone: 402 311 6027

City/State/Zip: Omaha NE 68109

Property Owner Name: Limona Home Dept Date: 11/10/25

Address: 13305 43rd St Phone: _____

City/State/Zip: Omaha NE 68144

Application is hereby made to the Planning Commission for the following proposed use of the property or structure. Please provide a brief description and operating characteristics of the proposed use;

Address of Property: 20227 Husker Dr Current Zoning: _____

General Location: 3204th St + Hosker Dr Lot Size/Sq Ft: 23000

Complete Legal Description: Gretna Puyallup Parcel # 011571163

1. Will the use in all other respects conform to all applicable regulations of the district in which it is located?
No _____ Yes X (If no, explain on back of sheet)
2. Will the use conform to all other applicable regulations and laws of any governmental jurisdiction?
No _____ Yes X (If no, explain on back of sheet)
3. Will the use have adequate water, sewer, storage, employee parking and drainage facilities?
No _____ Yes X (If no, explain on back of sheet)
4. Does the property currently have suitable ingress and egress to minimize traffic congestion on the public streets/roads?
No _____ Yes X (If no, explain on back of sheet)
5. Will the use be consistent with the City of Gretna's Comprehensive Development Plan?
No _____ Yes X (If no, explain on back of sheet)
6. Your signature below acknowledges that you have read, understand and agree to the "Criteria for a Conditional Use Permit Review" and all stipulations, requirements, regulations as set forth in this application.

Limona Home Dept
Signature of Applicant

11/10/25
Date

Notes/Explanations for First Page:



45' tall 200501
10' by 5' Sign

Lined area for notes/explanations

Official Office Use Only

Date Accepted _____ By _____ Amt. Pd. _____ Receipt No. _____

Date

- Conditional Use Permit is Approved with No Conditions or Contingencies
- ***Conditional Use Permit is Approved with Conditions
- Conditional Use Permit is Transferable
- Conditional Use Permit is Transferable upon Review/Renewal
- Conditional Use Permit is NOT Transferable
- Conditional Use Permit Denied

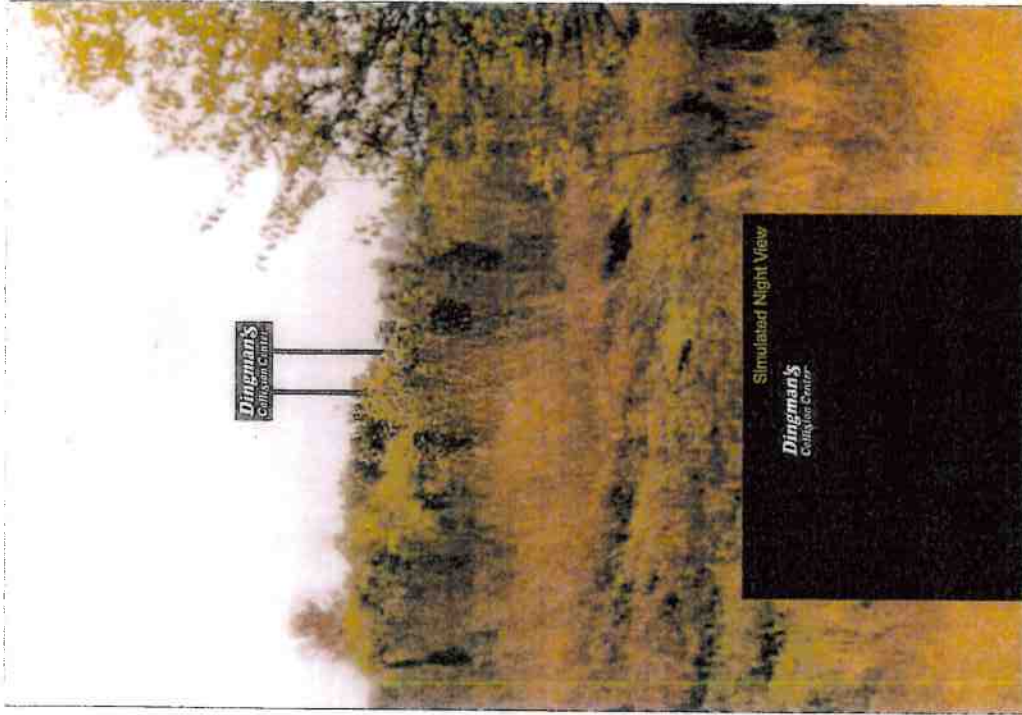
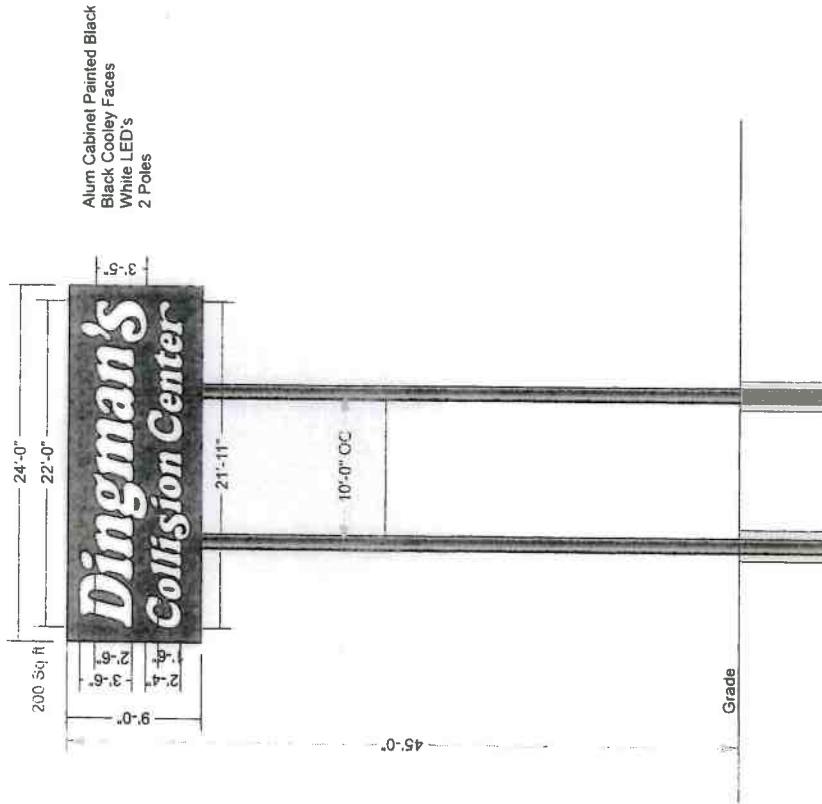
Vertical lines for date entry

***Approved with the condition(s) of _____

Signature of Official

Date

Fabricate and install (1) Die Illuminated Flex Face Pylon.



1120 N 18th Street • Omaha NE 68102
402.341.8077 • 402.341.7854 Fax

The design and all related engineering features described here
and may not be duplicated, used or disclosed without written
consent.

Omaha Neon
Sign Company

DRAWING#: 137079-B 3

SALES PERSON: Troy Panagiotis

DRAWN BY: Sheri Chimmel

PROJECT#: 37376

DINGMAN'S COLLISION CENTER
OMAHA, NE

DATE: _____

DATE: _____

DATE: _____

This sign is intended to be installed in accordance with the International Building Code and/or other applicable local codes. The fabricator shall be responsible for obtaining all necessary permits and approvals from the local jurisdiction.



Site Map



Omaha Neon Sign Company
 1120 N. 18th Street - Omaha 68132
 402.341.8077 - 402.341.7854 Fax
 The designs and all material appearing herein constitute the
 copyright of Omaha Neon Sign Company. All rights reserved.
 and may not be reproduced, used or distributed without written
 consent.

DRAWING#: 137079-B-3
SALES PERSON: Troy Panagiotis
PROJECT#: 37376
DRAWN BY: Sheri Chimmel

DATE	BY	REVISION

INSPECTED BY:

Dingmans Collision Center
 OMAHA, NE

NOTICE:
 This sign is intended to be installed in accordance with the regulations of the Nebraska Department of Transportation and other applicable local codes. The sign also proper groundings and mounting hardware, including but not limited to, brackets, bolts, nuts, washers, and anchors.

UL LISTED



Conditional Use Permit – Dingman’s Pole Sign

I. General Information

- A. Applicant: Omaha Neon Sign Co., N. 18th Street, Omaha, NE 68102.
- B. Property Owner: Mohsbros Holdings LLC, 13305 B Street, Omaha, NE 68102.
- C. Location: Generally located at the intersection of Patton Street and Husker Drive.
- D. Legal Description: 20227 Husker Drive - Lot 6A, Gretna Business Park
- E. Requested Action: Approval of Conditional Use Permit to install a 45-foot double-sided pole sign for Dingman’s Collision Center in the I-1 Light Industrial zoning district.
- F. Zoning:
Existing: I-1 Light Industrial
Proposed: I-1 Light Industrial
- G. Site Size: 2.3 acres

II. Background Information

- A. Existing Conditions and Surrounding Land Uses:
The property is currently zoned I-1 Light Industrial and has an active building permit that expands and improves the existing structure to be the future home of Dingman’s Collision Center. To the North, South, and West of the subject property are various light industrial and commercial uses such as self-storage units, auto parts stores, and Marsh Creek Concrete. East of the property is undeveloped land.
- B. General Neighborhood/Area Zoning:
North: I-1 Light Industrial
South: I-2 Heavy Industrial
East: GC General Commercial
West: HC Highway Commercial
- C. Applicable Regulations:
Section 6 – Conditional Use Permits
Section 7 - Signs

III. Analysis

A. Zoning Ordinance and Comprehensive Plan (Future Land Use):

Double-leg pole signs are a Conditional Use in the I-1 Light Industrial zoning district and are limited to 45 feet in height and 200 square feet in size. Pole signs are required to be setback 20 feet along arterial and collector streets, 10 feet for all other streets, and 5 feet from interior property lines. The Future Land Use Map shows the area as Mixed-Use District and Industry/Flex.

B. Traffic and Access:

The subject property can be accessed from Husker Drive.

IV. Review Comments:

None.

V. Recommendation:

On a unanimous vote, the Planning Commission recommends approval of a Conditional Use Permit to allow for the installation of a 45-foot, double-legged Pole Sign for Dingman's Collision Center at 20227 Husker Drive.

VI. Attachments to Report:

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location

Current Location - Dingman's Pole Sign CUP



Map Scale 1: 3798

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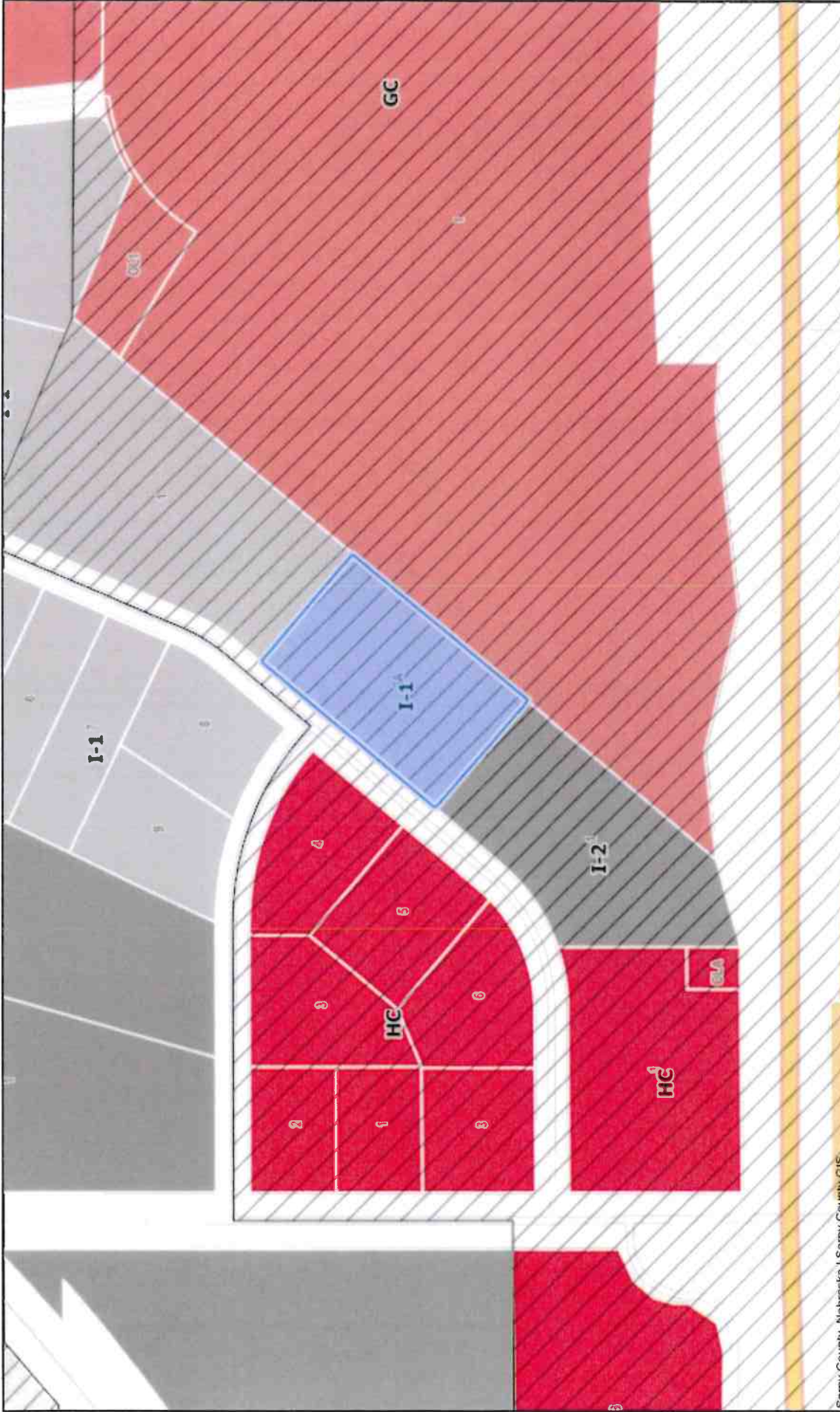


Notes



Current Zoning - Dingman's Pole Sign CUP

SARPY COUNTY
NEBRASKA
GIS



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 3798

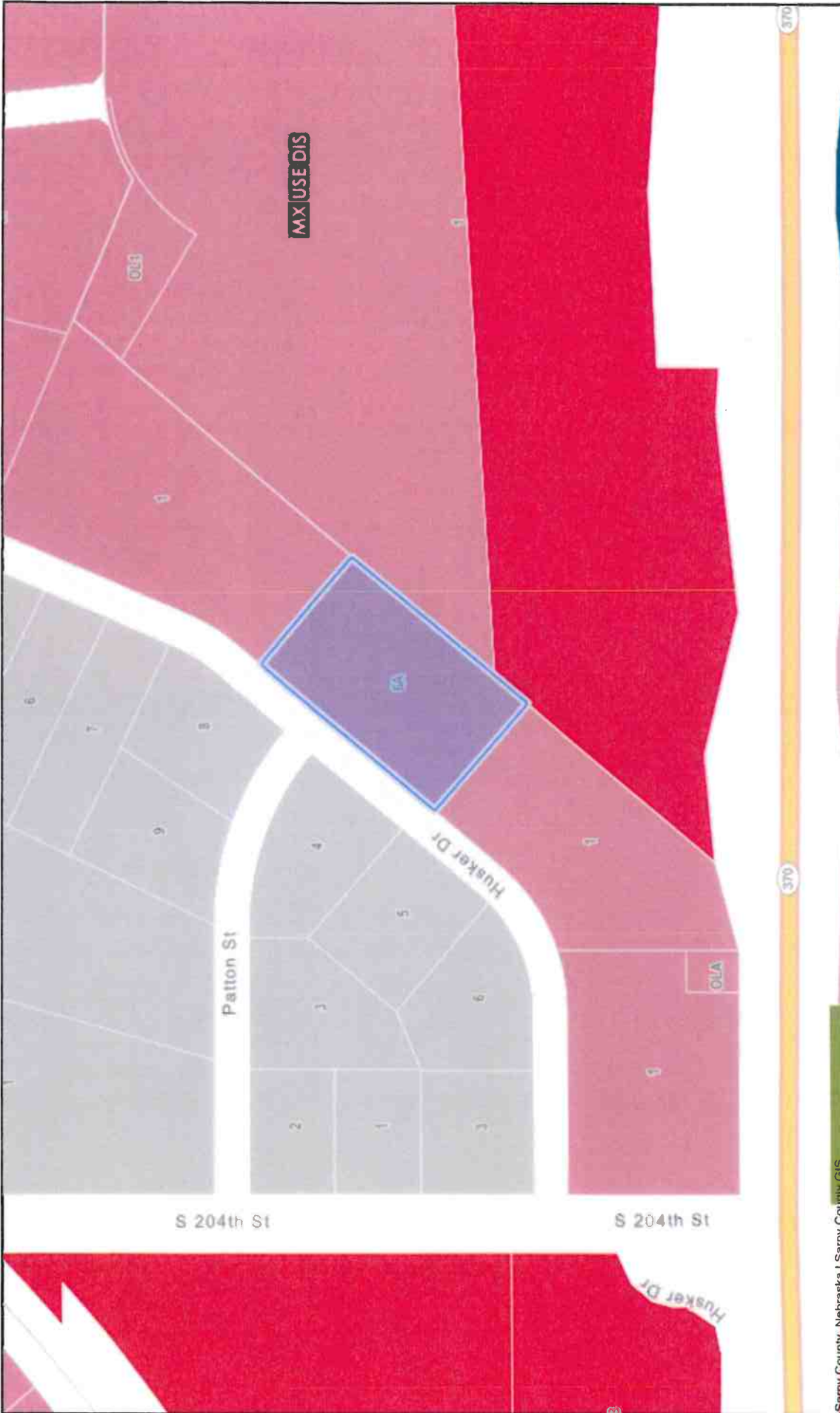
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Notes



Future Land Use Map - Dingman's Pole Sign CUP



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 3798

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes





Proposed lot of Dingman's Pole Sign facing northeast at Husker Drive and Patton Street.

ARTICLE 6: CONDITIONAL USE PERMITS

Section 6.01 General Provisions

The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a conditional use permit in accordance with the rules and procedures of this ordinance. The Council may grant or deny a conditional use permit in accordance with the intent and purpose of this ordinance. In granting a conditional use permit, the Council will authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the conditional use permit.

Section 6.02 Application for Conditional Use Permits

A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his or her authorized agent by filing an application with the City upon forms prescribed for the purpose. The application shall be accompanied by a drawing or site plan and other such plans and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted. The application shall be accompanied with a non-refundable fee.

Section 6.03 Planning Commission Public Hearing

Before any proposal for a conditional use permit is considered by the City Council, the Planning Commission shall conduct a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.04 City Council Public Hearing

Before issuance of any conditional use permit, the Council will consider the application for the conditional use permit together with the recommendations of the Planning Commission at a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.05 Decisions

A majority vote of the Council shall be necessary to grant a conditional use permit. No order of the Council granting a conditional use permit, which has not been acted upon by the applicant, shall be valid for a period longer than 12 months from the date of such order. Unless the following is completed:

- 6.5.1 The Zoning Administrator, in consultation with City Staff, has granted an additional six month administrative extension provided:
1. The character (including uses, parking conditions, traffic, and others) of the area in which the use(s) were approved has not changed significantly,
 2. The applicant has made some effort to follow through with said permit or there were circumstances that slowed the applicants' progress.
 3. If the administrative extension of the second six-month period has lapsed without establishment of said conditionally permitted use; or, if staff deems the character of the area has changed within the initial six-month period, the applicant shall be required to reapply to both the Planning Commission and City Council for further approval(s).

Section 6.06 Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

- 6.6.1 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
- 6.6.2 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.6.3 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.6.4 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.6.5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.6.6 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled

- or otherwise controlled.
- 6.6.7 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
- 6.6.8 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
- 6.6.9 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
- 6.6.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- 6.6.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

4. **Incidental Signs**

- A. Incidental signs shall be placed in locations along the primary face of the building.
- B. Incidental signs may be placed on a second building face, when the building has dual frontage.
- C. The following criteria apply to Incidental Signs:

District	Design Limitations for Incidental Signs		
	Max. Size	Max. Height	Max. Number
TA	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
RE			
R-1			
R-2			
R-3			
MUC	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
GC	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
HC	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
DC/NC	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
I-1	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
I-2	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
FX	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront

5. **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	6		
Max. Height Ft.	4	4	4	4	4	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		
Announcement																
Max. Square Ft.	32	6	6	6	6	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		
Max. Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Wall																
Max. Square Ft.	400 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		
Max. Number	-	-	-	-	-	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		
Max. Height	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Max. Number	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		
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		
Projecting (5)																
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	1	1	1	1	-		
Lighted or Animated (4)																
Max. Square Ft.	-	-	-	-	-	36	36	36	36	36	-	-	-	-		
Max. Height Ft.	-	-	-	-	-	10	10	20	20	20	-	-	-	-		
Max. Number	-	-	-	-	-	1	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.

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

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

THE TR COMPANY LLC
1019 HAMPTON DR
GRETNA, NE 68028

CORNHUSKER PETROLEUM INC
14475 SHERWOOD AVE
OMAHA, NE 68116

TRIPLE J HOLDINGS LLC
15949 W CENTER RD
OMAHA, NE 68130

MOHSBROS HOLDINGS LLC
13305 B ST
OMAHA, NE 68144

M & C PROPERTIES LLC
13424 CHANDLER RD
OMAHA, NE 68138

HWSC PROPERTIES LLC
PO BOX 956
GRETNA, NE 68028

SKB LLC
9253 COUNTY ROAD P33
BLAIR, NE 68008

SWIFT CONCRETE UNLIMITED LLC
20308 PATTON ST
GRETNA, NE 68028

WOLFPACK ATHLETICS LLC
14620 GOLD COAST RD
OMAHA, NE 68138



APPLICATION FOR A CONDITIONAL USE PERMIT

Applicant Name: Omaha Neon Sign Date: 11/12/25

Address: 1120 N 18th St Phone: 402-341-6077

City/State/Zip: Omaha Neb 68102

Property Owner Name: The Wilson Group Date: 11/12/25

Address: 21001 Voyager Ave Phone: _____

City/State/Zip: Sioux City, IA 51111

Application is hereby made to the Planning Commission for the following proposed use of the property or structure. Please provide a brief description and operating characteristics of the proposed use;

Address of Property: 11502 Wickensham Current Zoning: HC/JC

General Location: _____ Lot Size/Sq Ft: 9.44 ac.

Complete Legal Description Pt of lot 1, Wick's Parcel # 011617309

1. Will the use in all other respects conform to all applicable regulations of the district in which it is located?
No _____ Yes X (If no, explain on back of sheet)
2. Will the use conform to all other applicable regulations and laws of any governmental jurisdiction?
No _____ Yes X (If no, explain on back of sheet)
3. Will the use have adequate water, sewer, storage, employee parking and drainage facilities?
No _____ Yes X (If no, explain on back of sheet)
4. Does the property currently have suitable ingress and egress to minimize traffic congestion on the public streets/roads?
No _____ Yes X (If no, explain on back of sheet)
5. Will the use be consistent with the City of Gretna's Comprehensive Development Plan?
No _____ Yes X (If no, explain on back of sheet)
6. Your signature below acknowledges that you have read, understand and agree to the "Criteria for a Conditional Use Permit Review" and all stipulations, requirements, regulations as set forth in this application.

Troy Panagiotis
Signature of Applicant

11/12/25
Date



Gretna
MUNICIPAL GOVT

Notes/Explanations for First Page:

(5017) street double legged pole sign 45' tall @
100.50 ft.

Lined area for additional notes or explanations.

Official Office Use Only

Date Accepted _____ By _____ Amt. Pd. _____ Receipt No. _____

Date

- Conditional Use Permit is Approved with No Conditions or Contingencies _____
- ***Conditional Use Permit is Approved with Conditions _____
- Conditional Use Permit is Transferable _____
- Conditional Use Permit is Transferable upon Review/Renewal _____
- Conditional Use Permit is NOT Transferable _____
- Conditional Use Permit Denied _____

***Approved with the condition(s) of _____

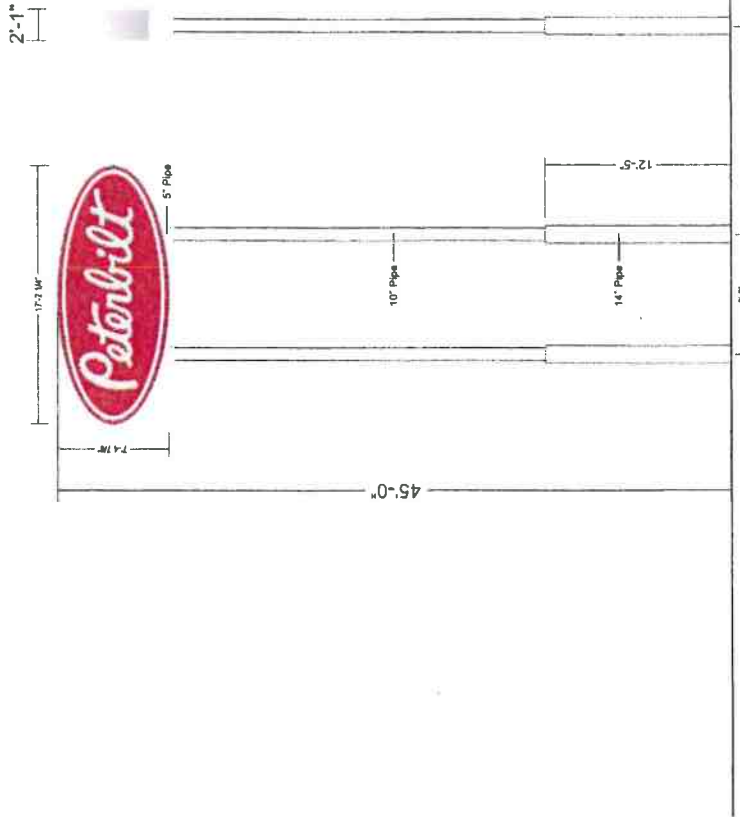
Signature of Official

Date

Scale: 3/16" = 1' Add Pigeon Spikes - Add Photocel - Fabricate and install New Flex Faces for D/F Pylon

MORE SPECIFICATIONS REQUIRED
PRIOR TO FABRICATION

ACTUAL AREA: 99.99 SQ FT



Hi-Rise Cabinet Specifications:

- Frame construction: 25" deep reverse angle frame
- Retainer type: bleed
- Skin: 063" aluminum
- Exterior finish: satin white
- Interior finish: reflective white
- Illumination: GE 7100K white LED's
- U.L. Listed/CUL Listed
- Service: removable doors
- Mounting: plate/match plate

Hi-Rise Face Specifications:

- 3M Envision FS-1 flexible face with 1st surface vinyl decoration:
 - 3M 3730-73L Dark Red translucent film
 - 3M 3660M matte overlaminat film

Pole Specifications:

- Poles to be painted satin white

NOTE: Hi-rise sign must be the largest standard sign allowed by local sign code.

Omaha Neon Sign Company
1120 N 18th Street - Omaha, NE 68102
402.541.8077 - 402.541.7884 fax
This is not an offer of insurance or any other financial product. Insurance and other financial products are provided by separate companies and are not provided by Omaha Neon Sign Co., Inc. and may not be available, used or distributed without written consent.

DRAWING # : 136613-B-1
PROJECT # : 36331

SALES PERSON: Troy Panagiotis
DRAWN BY: Sheri Chimeil

DATE	ISSUED BY	REVISION

INSPECTED BY:

Photocel
11502 Wickenburg Blvd
Omaha, NE

NOTICE:

All drawings are subject to the rules and regulations of the International Brotherhood of Teamsters Local Union 100, District 10, Omaha, NE. The undersigned hereby certifies that the drawings were prepared by the undersigned or under the direct supervision and control of the undersigned.

Signed: _____ Date: _____
Sales Rep: _____ Date: _____

The sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and all other applicable local codes. The sign includes proper grounding and bonding as per the sign.

UL LISTED

Site Map




Omaha Neon Sign Company
 1150 N. 115th Street, Omaha, NE 68105
 402.341.8077 • 402.341.7844 Fax
 This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or otherwise without written consent.

DRAWING # : 136613-B-2
PROJECT # : 36331
SALES PERSON: Troy Panagiotis
DATE: 08/02/2011
 Drawn By: Sheri Chimele
 Checked By:

NOTICE:
 This sign is intended to be installed in accordance with the applicable local codes and the National Electric Code and/or other applicable local codes. The sign must be installed in accordance with the applicable local codes and the National Electric Code and/or other applicable local codes. The sign must be installed in accordance with the applicable local codes and the National Electric Code and/or other applicable local codes.

11507 Wickham Blvd Omaha NE


Signed: _____ Date: _____
 Sales Rep: _____ Date: _____

LISTED




Conditional Use Permit – Peterbilt Pole Sign

I. General Information

- A. Applicant: Omaha Neon Sign Co., N. 18th Street, Omaha, NE 68102.
- B. Property Owner: The Wilson Group. 2601 Voyager Avenue, Sioux City, IA 51111.
- C. Location: Generally located at the intersection of Wickersham Blvd. and Interstate 80.
- D. Legal Description: 11502 Wickersham Blvd. - PT Lot 1, Wicks Southpointe Replat 3
- E. Requested Action: Approval of Conditional Use Permit to install a 45-foot double-sided pole sign for Peterbilt in the HC Highway Commercial zoning district.
- F. Zoning:

Existing:	HC Highway Commercial
Proposed:	HC Highway Commercial
- G. Site Size: 9.44 acres

II. Background Information

- A. Existing Conditions and Surrounding Land Uses:

The property is currently zoned HC Highway Commercial and has an active building permit to construct a facility for Peterbilt Trucking. To the North of the subject property is Walmart, and to the West is Chalco Hills Recreation Area. East and South of the property are undeveloped land.
- B. General Neighborhood/Area Zoning:

North:	HC Highway Commercial
South:	HC Highway Commercial
East:	LI Light Industrial (Papillion Jurisdiction)
West:	TA Transitional Agriculture
- C. Applicable Regulations:

Section 6 – Conditional Use Permits
Section 7 - Signs

III. Analysis

A. Zoning Ordinance and Comprehensive Plan (Future Land Use):

Double-leg pole signs are a Conditional Use in the HC Highway Commercial zoning district and are limited to 45 feet in height and 100 square feet in size. Pole signs are required to be setback 20 feet along arterial and collector streets, 10 feet for all other streets, and 5 feet from interior property lines. The Future Land Use Map shows the area as Regional Commercial.

B. Traffic and Access:

The subject property can be accessed from Wickersham Boulevard.

IV. Review Comments:

None.

V. Recommendation:

On a unanimous vote, the Planning Commission recommends approval of a Conditional Use Permit to allow for the installation of a 45-foot, double-legged Pole Sign for Peterbilt at 11502 Wickersham Boulevard.

VI. Attachments to Report:

- A. Applicant Information
- B. Maps of property location
- C. Photos of property location

Current Location - Peterbilt Pole Sign CUP

SARPY COUNTY
NEBRASKA



Notes



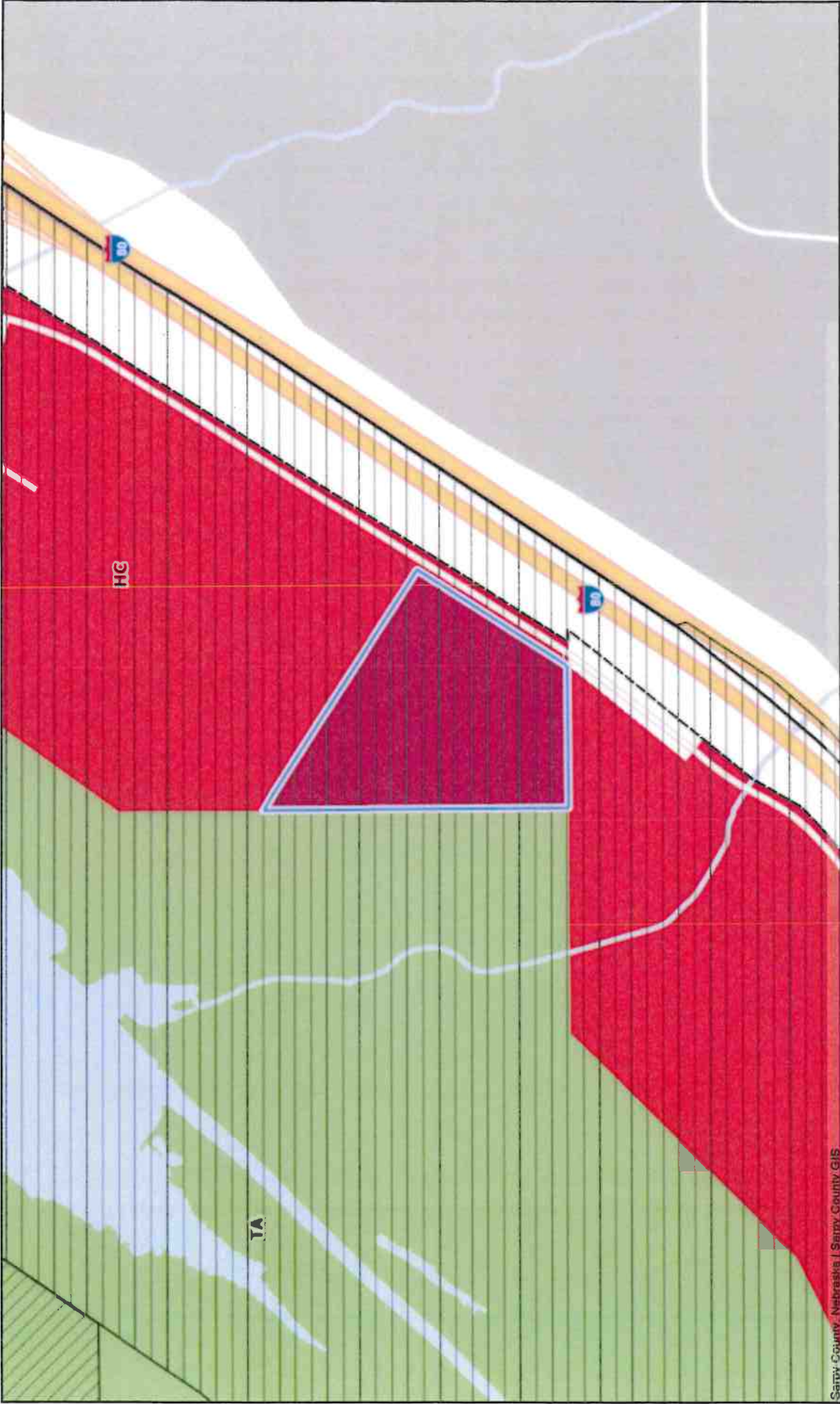
Map Scale 1: 6330

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Current Zoning - Peterbilt Pole Sign CUP

SARPIY COUNTY
NEBRASKA

GIS



Sarpiy County, Nebraska | Sarpiy County GIS



Map Scale 1: 6330

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



Future Land Use Map - Peterbilt Pole Sign CUP

SARPY COUNTY
NEBRASKA



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 6330

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Notes





Proposed lot of Peterbilt pole sign facing northeast along Wickersham Boulevard.

ARTICLE 6: CONDITIONAL USE PERMITS

Section 6.01 General Provisions

The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a conditional use permit in accordance with the rules and procedures of this ordinance. The Council may grant or deny a conditional use permit in accordance with the intent and purpose of this ordinance. In granting a conditional use permit, the Council will authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the conditional use permit.

Section 6.02 Application for Conditional Use Permits

A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his or her authorized agent by filing an application with the City upon forms prescribed for the purpose. The application shall be accompanied by a drawing or site plan and other such plans and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted. The application shall be accompanied with a non-refundable fee.

Section 6.03 Planning Commission Public Hearing

Before any proposal for a conditional use permit is considered by the City Council, the Planning Commission shall conduct a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.04 City Council Public Hearing

Before issuance of any conditional use permit, the Council will consider the application for the conditional use permit together with the recommendations of the Planning Commission at a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Gretna, one time at least 10 days prior to such hearing.

Section 6.05 Decisions

A majority vote of the Council shall be necessary to grant a conditional use permit. No order of the Council granting a conditional use permit, which has not been acted upon by the applicant, shall be valid for a period longer than 12 months from the date of such order. Unless the following is completed:

- 6.5.1 The Zoning Administrator, in consultation with City Staff, has granted an additional six month administrative extension provided:
1. The character (including uses, parking conditions, traffic, and others) of the area in which the use(s) were approved has not changed significantly,
 2. The applicant has made some effort to follow through with said permit or there were circumstances that slowed the applicants' progress.
 3. If the administrative extension of the second six-month period has lapsed without establishment of said conditionally permitted use; or, if staff deems the character of the area has changed within the initial six-month period, the applicant shall be required to reapply to both the Planning Commission and City Council for further approval(s).

Section 6.06 Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

- 6.6.1 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
- 6.6.2 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.6.3 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.6.4 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.6.5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.6.6 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled

- or otherwise controlled.
- 6.6.7 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
 - 6.6.8 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
 - 6.6.9 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
 - 6.6.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
 - 6.6.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

4. **Incidental Signs**

- A. Incidental signs shall be placed in locations along the primary face of the building.
- B. Incidental signs may be placed on a second building face, when the building has dual frontage.
- C. The following criteria apply to Incidental Signs:

District	Design Limitations for Incidental Signs		
	Max. Size	Max. Height	Max. Number
TA	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
RE			
R-1			
R-2			
R-3			
MUC	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
GC	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
HC	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
DC/NC	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
I-1	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
I-2	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront
FX	25 sq. ft. of area each	45 feet above grade	One per 40 lineal feet of storefront

5. **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	6		
Max. Height Ft.	4	4	4	4	4	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		
Announcement																
Max. Square Ft.	32	6	6	6	6	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		
Max. Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
Wall																
Max. Square Ft.	400 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		
Max. Number	-	-	-	-	-	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		
Max. Height	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Max. Number	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	See Overlay & Underlying
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	Zoning District	Zoning District
Projecting (5)																
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	1	1	1	1	-		
Lighted or Animated (4)																
Max. Square Ft.	-	-	-	-	-	36	36	36	36	36	-	-	-	-		
Max. Height Ft.	-	-	-	-	-	10	10	20	20	20	-	-	-	-		
Max. Number	-	-	-	-	-	1	1	1	1	1	-	-	-	-		

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 2: percentage of total Canopy area
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 6: Pole Sign may be single or double legged support design.

WALMART REAL ESTATE
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716

WALMART REAL ESTATE
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716

WALMART REAL ESTATE
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716

THE UNITED STATES OF AMERICA
106 PEACEKEEPER DR STE 2N3
OFFUTT AFB, NE 68113

THE WILSON GROUP LLC
2601 VOYAGER AVE
SIOUX CITY, IA 51111

THE WILSON GROUP LLC
2601 VOYAGER AVE
SIOUX CITY, IA 51111

WESTERN LAND CO LLC
10580 S 147TH ST
OMAHA, NE 68138



APPLICATION FOR FINAL PLAT

Sub-Divider: Gretna Crossing, LLC **Date:** 11-19-25
Address: 10855 W Dodge Rd, Ste 270 **Phone:** 402-330-5480
City/State/Zip: Omaha, NE 68154

Owners Name: Perlebach Investments, LLC **Date:** 11-19-25
Address: 516 S 96th Street **Phone:** _____
City/State/Zip: Omaha, NE 68114

Engineer: Thompson, Dreessen & Dornier, Inc. **Date:** 11-19-25
Address: 10836 Old Mill Rd **Phone:** 402-330-8860
City/State/Zip: Omaha, NE 68154

Name of Final Plat Bobette, Lots 1 - 22 and Outlots A - E **No. of Lots/Acres** 27/155
Complete Legal Description See attached final plat **Parcel #** #010466746
General Location SW corner of 192nd Street and Highway 370

- Does the sub-divider have any interest in the land surrounding the final plat?
No Yes _____ If yes, explain _____
- Will the final plat require a zoning change, conditional use, vacation or other action to complete the development?
No Yes _____ If yes, explain _____
- Is the final plat consistent with the preliminary plat?
No Yes _____ If not, please explain the changes and reasons therefore _____
Lots added per zoning changes coordinated with Gretna City Council
- Have all improvements required by the preliminary plat been completed?
No _____ Yes If not, which improvements have not been completed _____

Signature of Applicant **Date** 11/19/2025

Official Office Use Only
Date Accepted _____ **Accepted By** _____
Amount Paid _____ **Ck No.** _____ **Receipt No.** _____

UTILITIES AND IMPROVEMENTS

FINANCING PERCENT:

	EXISTING	<u>PROPOSED</u>		<u>SANITARY IMPROVEMENT DISTRICT</u>		
		QUANTITY	COST	PRIVATE	SPECIAL	GEN. OBGL.
<u>SEWERS:</u>						
Sanitary	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
Storm	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
<u>PAVING:</u>						
Major	_____	SEE ATTACHED SOURCE				
Collector	_____	AND USE OF FUNDS				
Minor	_____	_____	_____	_____	_____	_____
Sidewalks	_____	_____	_____	_____	_____	_____
Parks/Open	_____	_____	_____	_____	_____	_____
Rec Facilities	_____	_____	_____	_____	_____	_____
Telephone	_____	_____	_____	_____	_____	_____
Water	_____	_____	_____	_____	_____	_____
Gas	_____	_____	_____	_____	_____	_____
Electricity	_____	_____	_____	_____	_____	_____

Above Ground _____

Below Ground _____

Anticipated total taxable valuation: LAND _____ IMPROVEMENTS _____
 COVENANTS _____ FILED _____

Specific Zoning Information

<u>ZONING</u>	<u>ACRES</u>	<u>LOTS</u>	<u>UNITS</u>	<u>DENSITY</u>
GC	84.29	22		
R3	9.70	2	140	14.50 units/acre
R4	52.38	3	1042	19.90 units/acre
TOTAL RESIDENTIAL:	62.08	5	1182	19.04 units/acre
TOTAL OTHER:	84.29	17 Commercial, 5 Outlots		



SUBDIVISION REQUEST - FINAL PLAT PLANNING COMMISSION - CITY COUNCIL

- Complete application form and file with the Planning and Permits Department at least thirty days prior to, or as per the schedule, of the regularly scheduled meeting date of the Planning Commission. (Meetings are normally held on the fourth Tuesday of each month).
- Payment of \$750.00, plus \$7.50 per lot non-refundable filing fee.
- Applicant will provide two sets of mailing labels listing complete names and addresses of all property owners within 300 feet from the property lines of the requested action. City personnel will notify property owners of the requested action.
- Sub-divider will submit five large site plans (scale 1" - 20') and five small (8 ½ X 11) site plans on paper as well as 3 digital plans on separate flash drives, no CD's please. These plans shall be prepared with the following information:
 - Name of subdivision on each sheet, sheet number and total number of sheets, and date prepared.
 - Names and addresses of owners/applicants.
 - Names of adjacent property owners.
 - Name of engineer or surveyor.
 - Names of utility companies to be involved.
 - North arrow and graphic scale (according to subdivision regulations' specs)
 - A vicinity sketch at a scale no greater than (1) inch = four hundred (400) feet and no smaller than (1) inch = two thousand (2000) feet.
 - Contour lines within and adjacent to subdivision, not greater than 2 feet intervals.
 - Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers.
 - Existing and proposed streets or access easements to include; ROW width, paving width, approximate grades, tangent length, curve data and interior angle, angle of intersection, name and/or number of all streets.
 - Sketch of future street system outside of plat where subdivision owns abutting land.
 - Utilities on, and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
 - Lot lines and dimensions; curvilinears should be noted as arc or chord.
 - Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot.
 - Public areas for schools, parks, playgrounds or any other public uses. Wetlands, outlots or utility easements are not appropriate for the required parkland.
 - All existing and proposed easements with locations, widths and distances.
 - All existing and proposed sidewalks, pedestrian ways and bikeways.
 - Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred feet of the boundaries of, within, adjacent to on or within one hundred feet of the proposed subdivision.
 - Minimum building set back lines.
 - Erosion and sediment control plan.
 - Certified accurate survey by engineer or professional land surveyor.
- City will advertise the proposed request at least 10 days prior to the Planning Commission meeting. The property may also be posted by city personnel.
- You will be notified in writing the date of the meeting. You should be present at the meeting to respond to any questions that may arise.
- Capital Facilities charges will be paid at this time.
- Subdivider will submit five large mylars. Signing of the mylars will be done upon approval of the city council, after all subdivision agreements are in place and after all signatures have been obtained.



thompson, dreessen & dornier, inc.
 10836 Old Mill Road
 Omaha, NE 68154
 p.402.330.8860
 f.402.330.5866
 td2co.com

Letter of Transmittal

TO: Kristine Stokes
 City of Gretna
 204 North McKenna Ave
 Gretna, NE 68028

DATE November 19, 2025	JOB NO. 738-208.6
ATTENTION Kristine Stokes	
RE: Bobette (192 nd & Hwy 370) Final Plat Submittal	

We are sending you: Attached Under separate cover via _____ the following items:

- Shop drawings Samples Prints Plans Specifications
 Copy of Letter Contract Change Order Subdivision Agreement

Quantity	Dated	Description
5	November 19, 2025	Bobette Final Plat and Exhibits (Large Site Plans)
5	November 19, 2025	Bobette Final Plat and Exhibits (Small Site Plans)
1	November 19, 2025	Bobette Signed Final Plat Application and Fee (\$952.50)
1	November 19, 2025	SID New (Bobette) Source and Use of Funds
2	November 19, 2025	Mailing Labels for property owners bordering proposed subdivision
1	November 19, 2025	Three USB memory drives with required copies electronic of plans & documents
1	November 19, 2025	Bobette Preliminary Drainage Study
1	November 19, 2025	Bobette Sanitary Sewer, Storm Sewer, and Paving Plans and Specs

These are transmitted as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment FOR BIDS DUE _____, 20____ PRINTS RETURNED AFTER LOAN TO US

Remarks:

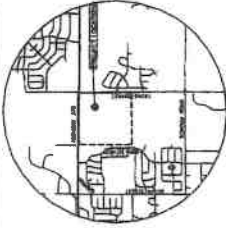
CC:	Signed: Ryan B. Ruenholl, P.E.
-----	--------------------------------

CIVIL • STRUCTURAL • GEOTECHNICAL • ENVIRONMENTAL • TRANSPORTATION • LAND SURVEYING
 SINCE 1967

TD2

Professional, Architectural & Survey, Inc.
1405 2nd Ave NE
Omaha, NE 68114
402.226.8888
www.aasurvey.com
100% Engineering and Surveying
NE 04919

Bobette



BOBETTE

LOTS 1 THROUGH 22 AND
OUTLOTS A THROUGH E
SARPY COUNTY, NEBRASKA

LEGAL DESCRIPTION

SECTION 16, T22N, R10E, S4M, NEBRASKA

SUBDIVIDER

PROFESSIONAL, ARCHITECTURAL & SURVEY, INC.

OWNER

BOBETTE, INC.

ENGINEER

PROFESSIONAL, ARCHITECTURAL & SURVEY, INC.

NOTES

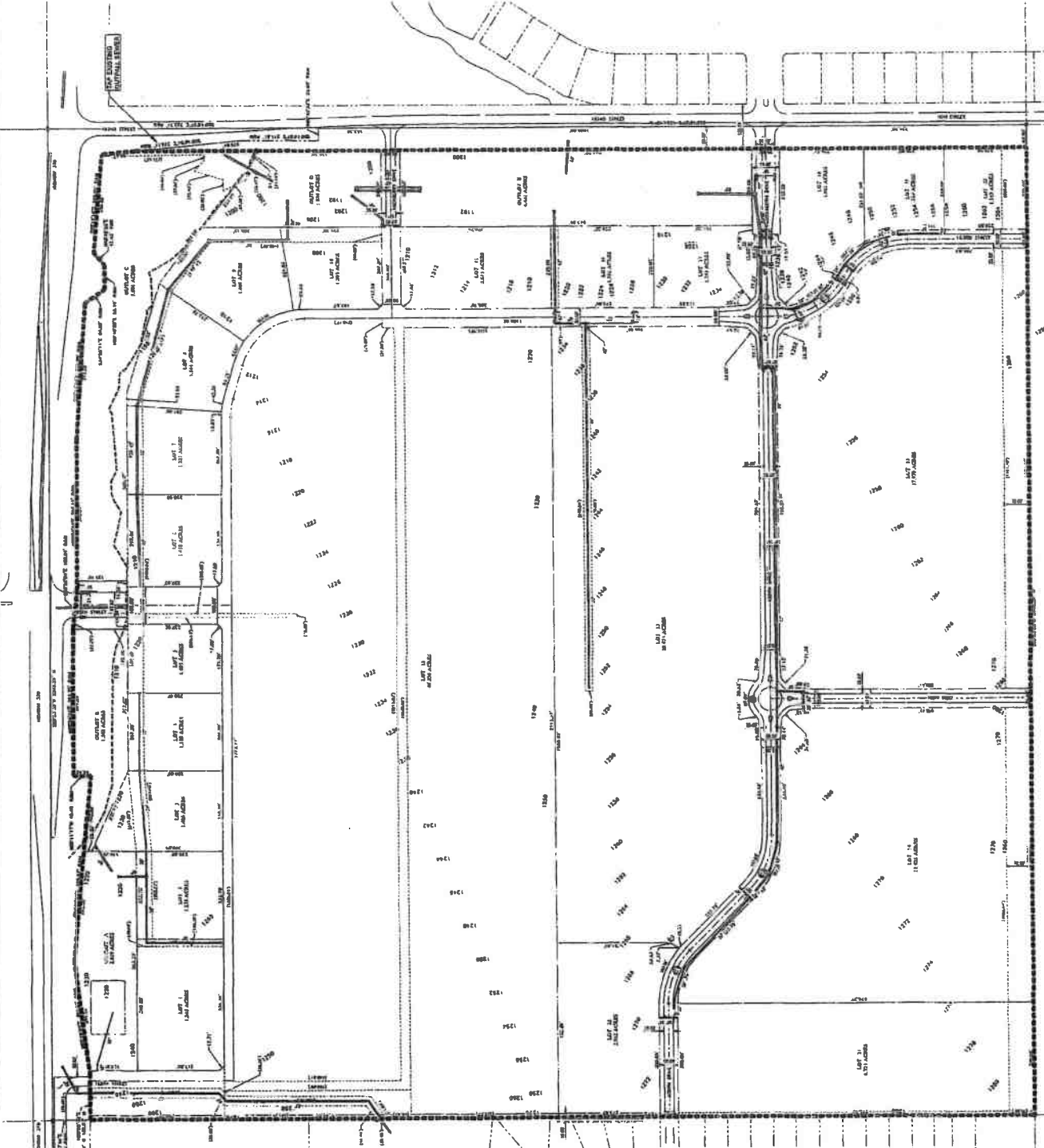
1. THIS PLAN IS TO BE CONSIDERED AS A PART OF THE SUBDIVISION MAP FOR THE BOBETTE TRACT, SECTION 16, T22N, R10E, S4M, NEBRASKA, AS SHOWN ON THE SUBDIVISION MAP FILED FOR RECORD IN THE PUBLIC RECORDS OF SARPY COUNTY, NEBRASKA, ON 08/14/2013.

PROGRESS PRINT
NOT TO BE USED FOR
CONSTRUCTION
DATE REVISION: November 18, 2013

Table with 2 columns: Description, Date. Contains revision information.

Storm Sewer and
Drainage Plan

EXHIBIT E



LEGEND table with symbols for various features like manholes, catch basins, and storm sewer lines.

Bobette Sanitary Sewer

192nd Street & Hwy 370
Greina, NE 68028

The Lerner Company

PROGRESS PRINT
NOT TO BE USED FOR CONSTRUCTION
DATE PRINTED: November 18, 2025

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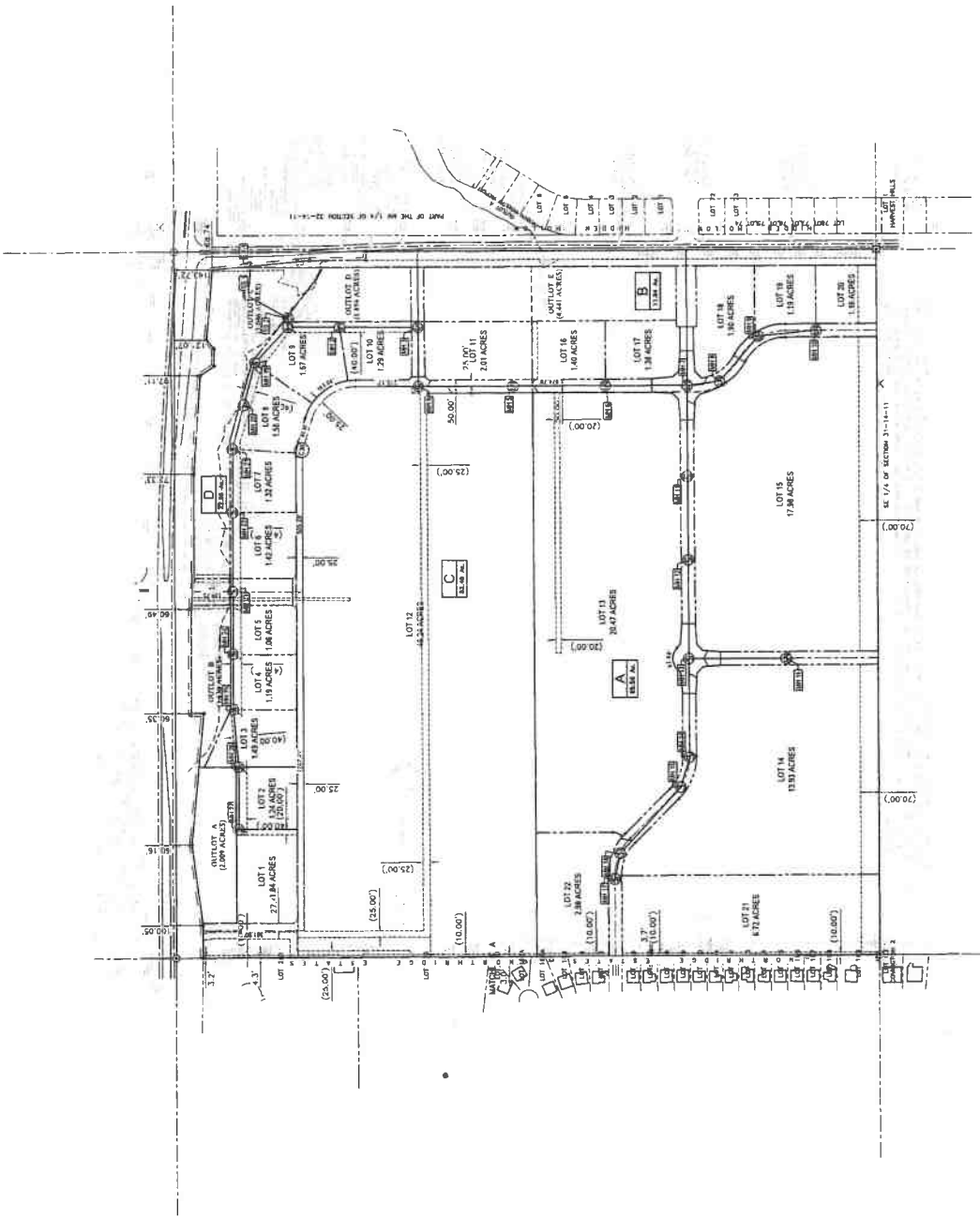
Drawn By: RBR
Job No.: 192308
Reviewed By: RBR
Date: 11/18/25

Sanitary Sewer Drainage Map

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPERTY LINES
- PROPERTY LINES
- FUTURE PARKING LINE
- EXISTING PARKING LINE
- SEWER DRAINAGE BOUNDARY
- SEWER DRAINAGE AREA

NOTE: THIS SANITARY SEWER MAP IS FOR INFORMATION ONLY AND IS NOT TO BE CONSIDERED A CONTRACT DOCUMENT. ANY CHANGES TO THE SANITARY SEWER MAP SHALL BE MADE BY THE ENGINEER AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. SEE SHEET 1 OF 13 FOR THE SANITARY SEWER MAP.

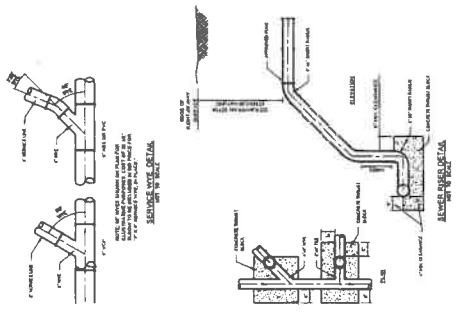


UTILITY NOTES

1. THE CITY ENGINEER SHALL REVIEW ALL UTILITY LOCATIONS IN THIS PLAN TO BE SURE THAT ALL UTILITIES ARE PROPERLY LOCATED AND DEPTHS ARE CORRECT. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
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SANITARY SEWER NOTES

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GENERAL NOTES

1. AFTER NOTICE TO PROCEED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY OF OMAHA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY OF OMAHA.
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COMPUTATION FORM										Calculated By: RBR			
SANITARY SEWER SYSTEM DESIGN										Project No.: 730-108			
THOMPSON DRESSEN & DORNER										Design Area: 192nd and 370			
Crewing Project: 2025										System Design			
Imp. P.L. No.	Contributing Area	Area (Ac)	Units per Acre	Population	Peak Factor	Peak Flow (MGD)	Design Flow (MGD)	Velocity (ft/s)	Slope (%)	V. Cap. (MG)	Lift (ft)	I. Dis. (cfs)	Remarks
	A	11.84	15.37	182	2.86	578.856	118.857	1.078	8.0	1.00	3.26	1.208	1.08
	B	7.72	15.37	118	2.78	698.956	132.833	1.131	8.0	1.00	3.16	1.908	1.14
	C	52.48	15.37	800	2.82	177.836	72.224	0.206	8.0	0.07	0.60	2.18	8.764
	D	52.48	15.37	800	2.86	698.956	132.833	1.131	8.0	1.00	3.16	1.908	1.14
	E	22.36	15.37	342	3.10	57.831	37.771	0.140	8.0	0.03	0.40	2.18	0.764
	F	10.24	15.37	155	2.86	740.276	271.024	1.488	10.0	0.48	1.60	5.00	3.770
NOTES:													Sheet
MP = 15.37 Units/Acre													1 of 1
Velocity = 17 gal/min/Acre													
Comment = 27.78 People/Acre													
Comment = 20 gal/min/Acre													
Peak Factor = 4.5 - 0.8 * Log (Pop/Acre)													

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 DATE PRINTED: November 18, 2025

Drawn By: RBR
 Job No.: 730-108
 Date: 11/18/25

Sanitary Sewer Calculations, Details, and Notes

Sheet 4 of 13

192nd Street & Hwy 370
 Gretna, NE 68028

The Lerner Company

Bobette Sanitary Sewer

10836 Old Mill Rd
 Omaha, NE 68134
 P: 402-330-8800 www.lernerco.com
 Engineering & Surveying
 NE-CA-0189

11-1-24
 11-1-24
 700-20 (TWO SHEETS)
 791-41 (THREE SHEETS)
 793-23 (TWO SHEETS)
 793-24

2025/11/18
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 700-20 (TWO SHEETS)
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 793-23 (TWO SHEETS)
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thompson, dressen & dörner, inc.
10636 Ok Mall Rd
Omaha, NE 68154
P: 402.330.8860 www.td2co.com
thompson@td2co.com
dressen@td2co.com
dorner@td2co.com
NE C450 039

**Bobette Sanitary
Sewer**

192nd Street & Hwy 370
Gretna, NE 68028

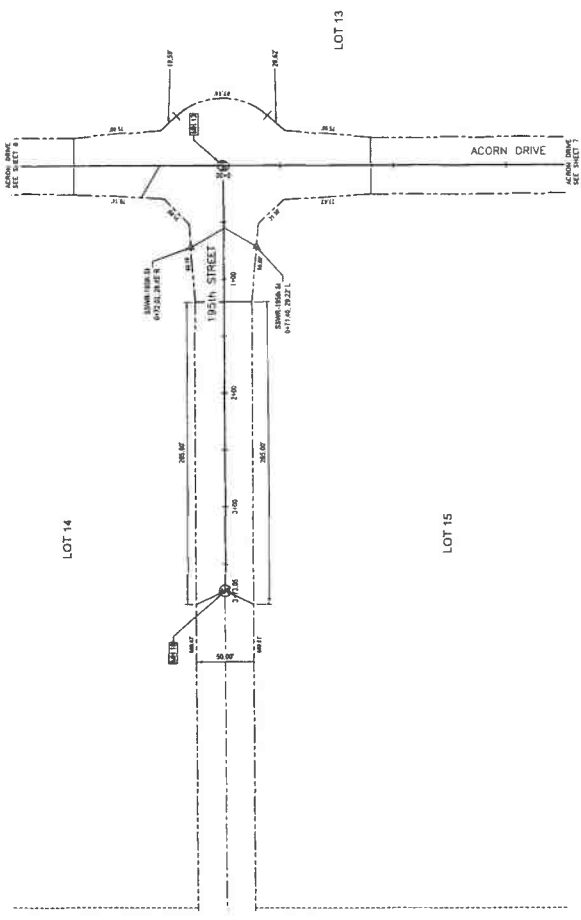
**The Lerner
Company**

LEGEND

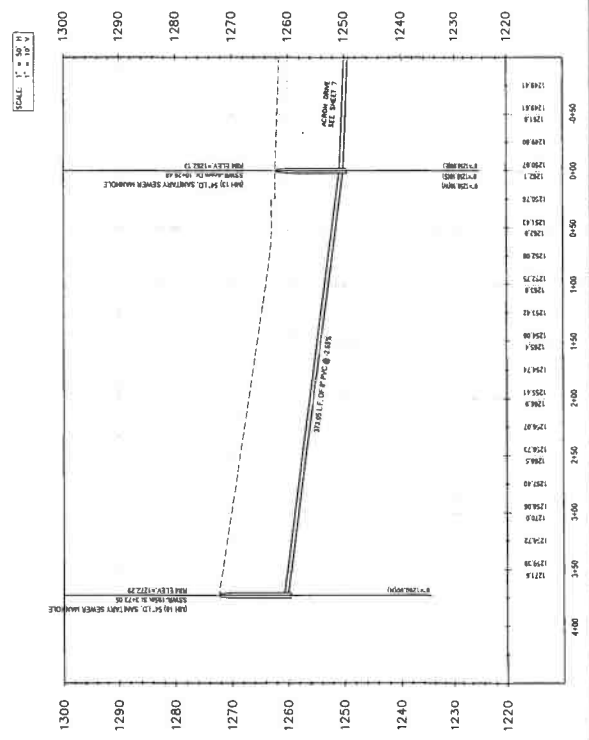
- Proposed Sanitary Sewer
- Storm and Sewerage Easement
- Sanitary Sewer Easement
- Utility Easement
- Access/Easement



STRUCTURE NAME	ELEVATIONS	LOCATION TO CENTER OF STRUCTURE
M#18	From 195th St	From 195th St
M#19	From 195th St	From 195th St
M#20	From 195th St	From 195th St



195TH STREET



PROGRESS PRINT
NOT TO BE USED FOR
CONSTRUCTION
DATE PRINTED: November 18, 2025

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Drawn By: RBR
Date: 11/18/25
Reviewed By: RBR
Date: 11/18/25

**195th Street Sanitary
Sewer Plan and Profile**



thompson, dreesen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68134
P: 402.332.1880 www.td2co.com
F: 402.332.1881
1325 Engineering & Surveying
NE 64.0.69

Bobette Storm
Sewer and Paving

192nd Street & Hwy 370
Gretna, NE 68026

The Lerner
Company

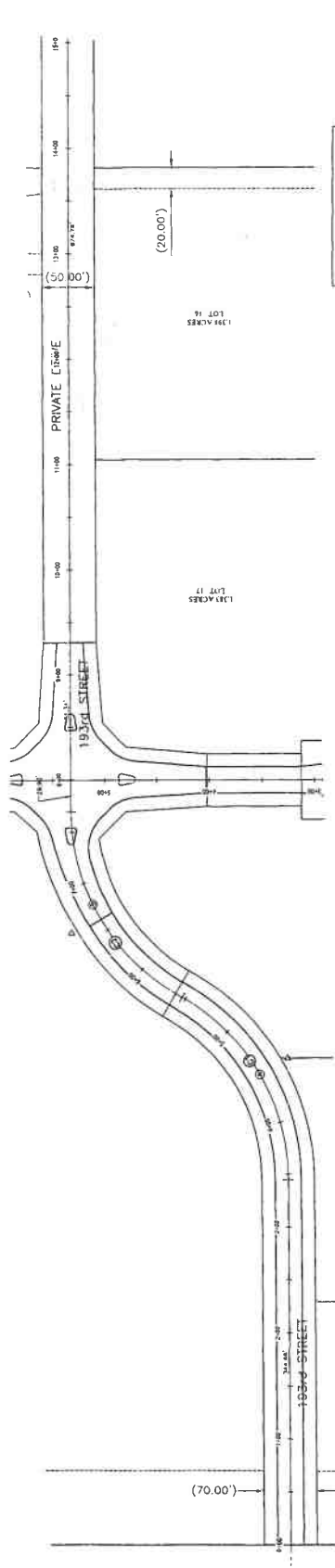
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NOT TO BE USED FOR
CONSTRUCTION
DATE PRINTED: November 18, 2025

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Drawn By: RBR
Job No.: 19208
Reviewed By: RBR
Date: 11/11/25

193rd Street Paving Plan
and Profile

Sheet 14 of 18



LEGEND

- DISTING. SURVEY STAKE
- PROPOSED STORM SEWER
- PROPOSED PARKING
- PROPOSED PARKING LINE
- PROPOSED STORM SEWER AND BIOMASS COLLECTOR
- PROPOSED SANITARY SEWER COLLECTOR
- PROPOSED SEWER TANK/STATION

PAVING KEY NOTES

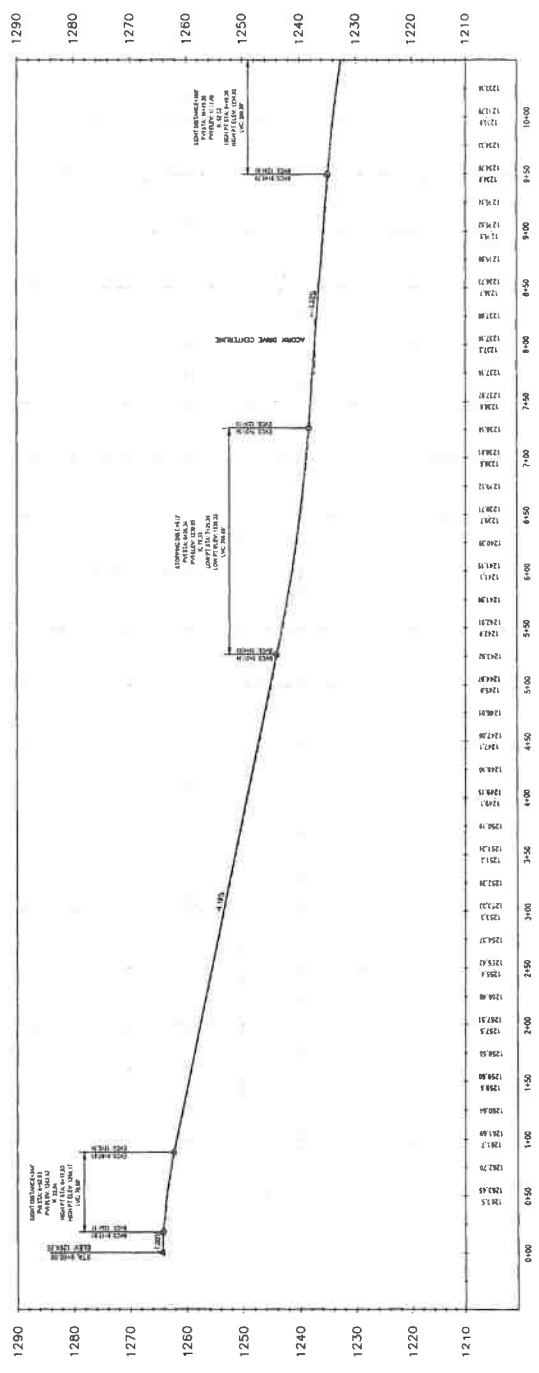
- P.1. CONCRETE P. F.C.C. PARALLEL TO AVERAGE TYPE "B" CURB SEE TYPICAL SECTION ON SHEET 3.
- P.2. ASBESTOS CEMENT PIPE SHALL BE 18" DIA. TO MATCH EXISTING AND METAL EXTERNAL FRAME SEAL.
- P.3. CONCRETE THROUGH TYP. SLOPE EXISTING EXTERIOR.

STRUCTURE NAME	DIAMETER
C3	36" (9.14 M)
C4	36" (9.14 M)
C5	36" (9.14 M)
C6	36" (9.14 M)
C7	36" (9.14 M)
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C47	36" (9.14 M)
C48	36" (9.14 M)
C49	36" (9.14 M)
C50	36" (9.14 M)

CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	268.00'	208.00'	50° 49' 54"	113.00'
C2	268.00'	208.00'	50° 49' 54"	113.00'

Scale: 1" = 40' H
1" = 20' V

193RD STREET



1290
1280
1270
1260
1250
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1230
1220
1210

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Bobette

192nd Street & Hwy 370
 Gretna, NE 68028

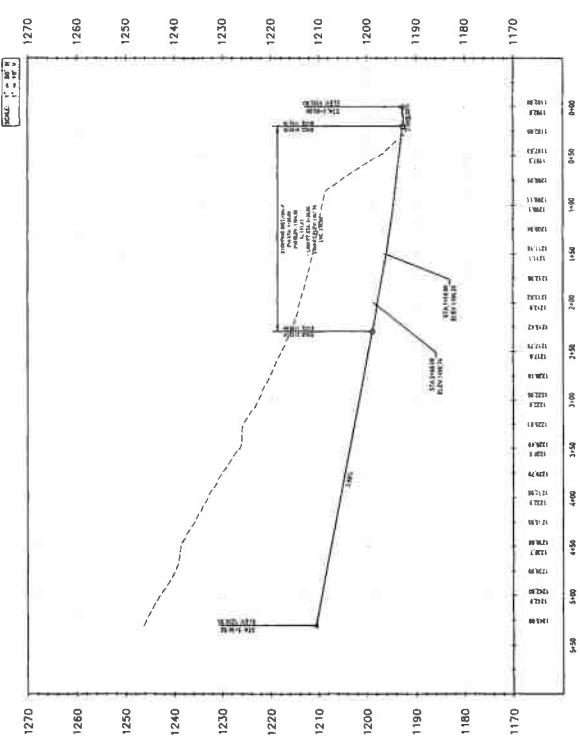
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 DATE EMPLOYED: November 17, 2003

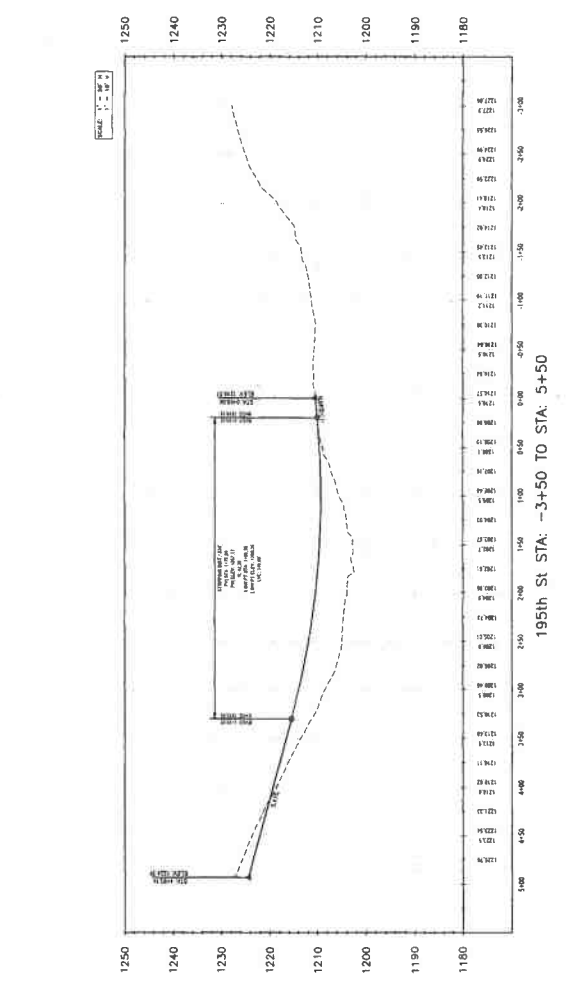
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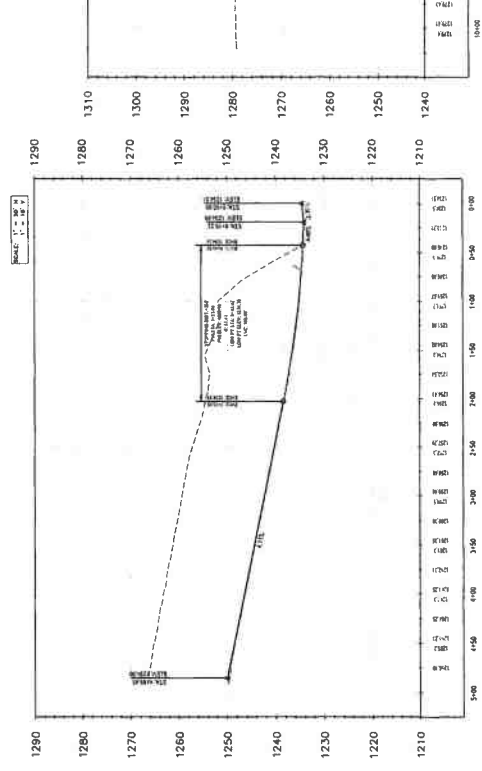
Street Profiles



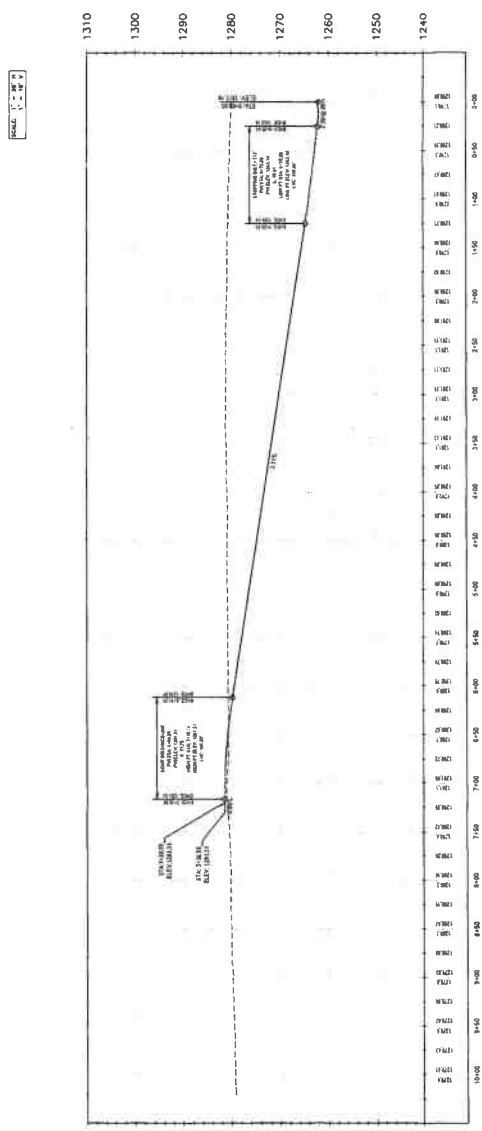
Hackberry Dr STA: -0+50 TO STA: 6+00



195th St. STA: -3+50 TO STA: 5+50



198th Street STA: -0+25 TO STA: 5+25



195th St. South STA: -0+50 TO STA: 10+50

Exhibit D

Name of Addition

Bobette

SID # NEW

Source and Use of Funds: (Provide a separate sheet for the preliminary plat and for each final plat phase.)

Quantity	Proposed Improvements	Construction Cost	Total ¹ Cost	General Obligation	Special Assessed	Financing ² Reimbursable	Private
8,970 LF	Storm Sewer	\$3,162,300	\$4,562,200	\$4,562,200			
225 LF	195th St Culvert (9' x 9' Box)	\$784,900	\$1,137,300	\$1,137,300			
8.34 AC.	PCSMP Acquisition	\$250,200	\$300,300	\$300,300			
132 AC.	Gretna Interceptor Fees	\$1,709,000	\$2,136,300 ⁵	\$2,136,300 ⁵		\$2,136,300 ⁵	
132 AC.	192nd Street Sub Basin Area Fees	\$151,200	\$208,700 ¹¹	\$208,700 ¹¹		\$208,700 ¹¹	
400 LF	Siphon (under drainageway)	\$232,700	\$337,200	\$337,200	\$337,200		
6,100 LF	Interior Sewer	\$1,166,200	\$1,692,700	\$24,800	\$1,667,900		
15,650 SY	Paving	\$1,368,300	\$1,982,600	\$428,500	\$1,554,100		
3,360 SY	Interior & Entrance Paving	\$806,700	\$1,168,800	\$1,168,800			
7,410 SY	Exterior 192nd St Widening	\$1,282,400	\$1,858,200	\$1,858,200			
1 LS	Exterior Hwy 370 Turn Lanes	\$267,800	\$388,000	\$388,000			
1 LS	195th St and Hwy 370 Signal	\$101,600	\$101,600	\$101,600			
500 SY	192nd St and Hwy 370 Signal Sidewalk	\$47,200	\$68,300	\$68,300			
1 LS	Interior (ROW and Outlets) and ADA Ramps	\$4,500	\$4,500	\$4,500			
1 LS	189th and Schram Warning Siren	\$112,400	\$146,200	\$146,200			
1 LS	City Review Fee	\$373,200 ¹⁰	\$373,200				\$373,200
131 AC.	Park Fee	\$403,800	\$525,000	\$525,000			
10,160 LF	Water	\$1,600,200	\$349,500 ⁷	\$349,500 ⁷	\$2,318,700		
131 AC.	Capital Facilities Fee	\$652,300	\$1,100,700	\$1,100,700			
131 AC.	Pioneer Main Fee (Reimbursement)	\$852,300	\$1,100,700	\$1,100,700			
131 AC.	Interior	\$652,300	\$1,100,700	\$1,100,700			
131 AC.	Gas	\$652,300	\$1,100,700	\$1,100,700			
131 AC.	Electricity ² (131 Acres Commercial/MF)	\$652,300	\$1,100,700	\$1,100,700			
	Total	\$14,572,800	\$20,406,800	\$13,428,200	\$6,978,600	\$2,345,000	\$373,200

¹ Total cost includes engineering fees and administrative fees

² Attach a statement of assumptions as basis for preliminary projections.

³ Indicate any need to relocate on or off-site lines.

⁴ Payment to Gretna Landing for 50% share of Traffic Signal constructed by Gretna Landing

⁵ Gretna Interceptor Sewer Fees shall be paid by the SID at platting and reimbursed at building permit (Commercial = \$6,000/Acre, Multifamily assumption = \$1,080/unit, totaling 1 units at 20 units/acre)

⁶ Reimbursement payment to SID 289 for previous construction of 192nd and Hwy 370 signal = \$101,580

⁷ Reimbursement payment for previous construction of 16" water main along property frontage with Hwy 370 (\$200,600 to SID 299) and 12" water main along property frontage with 192nd Street (\$148,865 to SID 337) (Per City of Gretna)

⁸ Includes Right-In Turn Lane at 198th Street, East-Bound-Right-Turn Lane at 195th Street, and West-Bound-Left-Turn Lane at 195th Street.

⁹ Assumed Cost for adding one lane to 192nd Street (SID to enter interlocal agreement with Gretna and Sarpy)

¹⁰ 62.21 Acres at 20 units/acre = 1,244 units. 1,244 units x \$300/unit = \$373,200

¹¹ 192nd St Sub Basin Area Fees (\$1,145/acre x 132 acres = \$151,140) shall be paid by the SID at platting and reimbursed at building permit.

¹² Reimbursement payment to SID 337 for previous construction of emergency warning siren = \$4,490

G.O. Debt Less Reimbursement
Valuation \$ 11,083,200
Debt Ratio \$ 258,100,625
4.28%

Date 11/19/2025

PRELIMINARY COST ESTIMATE

192nd & HWY 370

TD2 NO: 738-208

DATE: 11-19-25

SID: New

ITEM OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
SIPHON				
Mobilization	LS	1.00	\$100,000.00	\$100,000.00
6-inch San. Swr. w/ Crushed Rock Bedding	LF	0	\$56.00	\$0.00
8-inch San. Swr. w/ Crushed Rock Bedding	LF	100	\$100.00	\$10,000.00
Directional Bore 8" for Siphon	LF	400	\$120.00	\$48,000.00
18-inch O.D. Welded Steel Casing	LF	0	\$175.00	\$0.00
Siphone Manhole	EA	2	\$20,000.00	\$40,000.00
Wyes or Slants	EA	0	\$300.00	\$0.00
54" I.D. Sanitary Sewer Manhole	VF	12	\$800.00	\$9,600.00
Standard Ring & Cover	EA	3	\$1,000.00	\$3,000.00
Sanitary Sewer Riser	EA	0	\$500.00	\$0.00
Crushed Rock, Unstable Trench	TON	100	\$100.00	\$10,000.00
Geotextile Fabric, Unstable Trench	SY	100	\$10.00	\$1,000.00
Subtotal (With 5% Contingency)				\$232,680.00
Engineering Fees, 21%				\$48,862.80
Legal Fees, 5%				\$11,634.00
Warrant Interest, 1.5 Yrs. @ 8%				\$27,921.60
Subtotal				\$321,098.40
Warrant Fee, 5%				\$16,054.92
Total				\$337,153.32
SANITARY SEWER				
Mobilization	LS	1.00	\$100,000.00	\$100,000.00
6-inch San. Swr. w/ Crushed Rock Bedding	LF	900	\$56.00	\$50,400.00
8-inch San. Swr. w/ Crushed Rock Bedding	LF	4855	\$100.00	\$485,500.00
10-inch San. Swr. w/ Crushed Rock Bedding	LF	1240	\$120.00	\$148,800.00
18-inch O.D. Welded Steel Casing	LF	0	\$175.00	\$0.00
Bore and Jack 18-inch O.D. Welded Steel Casing	LF	0	\$120.00	\$0.00
Wyes or Slants	EA	30	\$300.00	\$9,000.00
54" I.D. Sanitary Sewer Manhole	VF	351	\$800.00	\$280,800.00
Standard Ring & Cover	EA	27	\$1,000.00	\$27,000.00
Sanitary Sewer Riser	EA	0	\$500.00	\$0.00
Crushed Rock, Unstable Trench	TON	100	\$100.00	\$10,000.00
Geotextile Fabric, Unstable Trench	SY	100	\$10.00	\$1,000.00

Subtotal (With 5% Contingency)			\$1,168,125.00
Engineering Fees, 21%			\$245,306.25
Legal Fees, 5%			\$58,406.25
Warrant Interest, 1.5 Yrs. @ 8%			\$140,175.00
Subtotal			\$1,612,012.50
Warrant Fee, 5%			\$80,600.63
Total			\$1,692,613.13

PAVEMENT, MINOR (SPECIAL ASSESS)

Mobilization	LS	1	\$100,000.00	\$100,000.00
6-inch Median Pavement	SY	0	\$70.00	\$0.00
7-inch PCC Pavement	SY	8065	\$60.00	\$483,893.33
9-inch PCC Pavement	SY	4767	\$80.00	\$381,368.89
Common Excavation	CY	5774	\$8.00	\$46,195.20
5" Wide (White) Striping	LF	0	\$5.00	\$0.00
5" Wide (Yellow) Striping	LF	0	\$10.00	\$0.00
12" Wide (White) Striping	LF	0	\$20.00	\$0.00
Preformed Pavement Marking Symbol	EA	0	\$1,000.00	\$0.00
Adjust Manhole	EA	20	\$500.00	\$10,000.00
Street Signs	EA	0	\$400.00	\$0.00

Subtotal (With 5% Contingency)				\$1,072,530.29
Engineering Fees, 21%				\$225,231.36
Legal Fees, 5%				\$53,626.51
Warrant Interest, 1.5 Yrs. @ 8%				\$128,703.64
Subtotal				\$1,480,091.80
Warrant Fee, 5%				\$74,004.59
Total				\$1,554,096.40

PAVEMENT, MINOR (GENERAL OBLIGATION)

Mobilization	LS	1	\$100,000.00	\$100,000.00
Traffic Control	LS	1.0	\$20,000.00	\$20,000.00
6-inch Median Pavement	SY	0	\$70.00	\$0.00
7-inch PCC Pavement	SY	328	\$60.00	\$19,653.33
9-inch PCC Pavement	SY	2481	\$80.00	\$198,506.67
Common Excavation	CY	1264	\$10.00	\$12,640.00
Adjust Manhole	EA	20	\$500.00	\$10,000.00
5" Wide (White) Striping	LF	0	\$6.00	\$0.00
5" Wide (Yellow) Striping	LF	1000	\$10.00	\$10,000.00
12" Wide (White) Striping	LF	0	\$14.00	\$0.00
Preformed Pavement Marking Symbol	EA	10	\$1,000.00	\$10,000.00
Pavement Removal	SY	0	\$30.00	\$0.00
Street Signs	EA	4	\$200.00	\$800.00

Subtotal (With 5% Contingency)				\$295,680.00
Engineering Fees, 21%				\$62,092.80
Legal Fees, 5%				\$14,784.00
Warrant Interest, 1.5 Yrs. @ 8%				\$35,481.60
Subtotal				\$408,038.40
Warrant Fee, 5%				\$20,401.92
Total				\$428,440.32

HWY 370 TURN LANES

Mobilization	LS	1	\$100,000.00	\$100,000.00
Traffic Control	LS	1	\$100,000.00	\$100,000.00
Clearing and Grubbing	LS	1	\$10,000.00	\$10,000.00
Remove Pavement	SY	1400	\$30.00	\$42,000.00
7-inch PCC Pavement	SY	0	\$75.00	\$0.00
9-inch PCC Pavement	SY	1092	\$85.00	\$92,782.22
10-inch PCC Pavement	SY	6315	\$120.00	\$757,760.00
Common Excavation	CY	2500	\$30.00	\$75,000.00
Adjust Manhole	EA	0	\$450.00	\$0.00
5" Wide (White) Striping	LF	4377	\$10.00	\$43,770.00
5" Wide (Yellow) Striping	LF	0	\$6.00	\$0.00
12" Wide (White) Striping	LF	0	\$10.00	\$0.00
Curb Inlets	EA	0	\$5,000.00	\$0.00
15-inch RCP Storm Sewer	LF	0	\$60.00	\$0.00
24-inch RCP Storm Sewer	LF	0	\$85.00	\$0.00
30-inch RCP Storm Sewer	LF	0	\$100.00	\$0.00
36-inch RCP Storm Sewer	LF	0	\$150.00	\$0.00
42-inch RCP Storm Sewer	LF	0	\$200.00	\$0.00
72-inch RCP Storm Sewer	LF	0	\$500.00	\$0.00

Subtotal (With 5% Contingency)				\$1,282,377.83
Engineering Fees, 21%				\$269,299.35
Legal Fees, 5%				\$64,118.89
Warrant Interest, 1.5 Yrs. @ 8%				\$153,885.34
Subtotal				\$1,769,681.41
Warrant Fee, 5%				\$88,484.07
Total				\$1,858,165.48

PAVEMENT MAJOR 192nd

Mobilization	LS	1	\$100,000.00	\$100,000.00
Clearing and Grubbing	LS	1	\$20,000.00	\$20,000.00
Traffic Control	LS	1.00	\$20,000.00	\$20,000.00
6-inch Median Pavement	SY	0	\$70.00	\$0.00
7-inch PCC Pavement	SY	0	\$75.00	\$0.00
9-inch PCC Pavement	SY	3360	\$100.00	\$336,000.00
10-inch PCC Pavement	SY	0	\$70.00	\$0.00
Common Excavation	CY	10000	\$15.00	\$150,000.00

Adjust Manhole	EA	0	\$450.00	\$0.00
5" Wide (White) Striping	LF	4650	\$10.00	\$46,500.00
5" Wide (Yellow) Striping	LF	0	\$8.00	\$0.00
12" Wide (White) Striping	LF	0	\$10.00	\$0.00
Curb Inlets	EA	8	\$6,000.00	\$48,000.00
15-inch RCP Storm Sewer	LF	0	\$60.00	\$0.00
24-inch RCP Storm Sewer	LF	60	\$85.00	\$5,100.00
30-inch RCP Storm Sewer	LF	60	\$110.00	\$6,600.00
36-inch RCP Storm Sewer	LF	60	\$150.00	\$9,000.00
42-inch RCP Storm Sewer	LF	60	\$200.00	\$12,000.00
72-inch RCP Storm Sewer	LF	60	\$250.00	\$15,000.00

Subtotal (With 5% Contingency)				\$806,610.00
Engineering Fees, 21%				\$169,388.10
Legal Fees, 5%				\$40,330.50
Warrant Interest, 1.5 Yrs. @ 8%				\$96,793.20
Subtotal				\$1,113,121.80
Warrant Fee, 5%				\$55,656.09
Total				\$1,168,777.89

PAVEMENT, MAJOR 195TH STREET AND HWY 370 TRAFFIC SIGNAL (GENERAL OBLIGATION)

Traffic Control	LS	1	\$5,000.00	\$5,000.00
Traffic Light Improvements 195th and HWY 370	LS	1	\$250,000.00	\$250,000.00

Subtotal (With 5% Contingency)				\$267,750.00
Engineering Fees, 21%				\$56,227.50
Legal Fees, 5%				\$13,387.50
Warrant Interest, 1.5 Yrs. @ 8%				\$32,130.00
Subtotal				\$369,495.00
Warrant Fee, 5%				\$18,474.75
Total				\$387,969.75

WATER INTERIOR

Interior Water Mains	LF	10,160.00	\$150.00	\$1,524,000.00
Connection Charges	LS			\$0.00

Subtotal (With 5% Contingency)				\$1,600,200.00
Engineering Fees, 21%				\$336,042.00
Legal Fees, 5%				\$80,010.00
Warrant Interest, 1.5 Yrs. @ 8%				\$192,024.00
Subtotal				\$2,208,276.00
Warrant Fee, 5%				\$110,413.80
Total				\$2,318,689.80

WATER PIONEER MAIN FEES

Pioneer Main Fee	LS	1.0	\$349,465.00	\$349,465.00
Connection Charge	LS	0	\$0.00	\$0.00
Subtotal (0% Contingency)				\$349,465.00
Engineering Fees, 0%				\$0.00
Legal Fees, 5%				\$0.00
Warrant Interest, 1 Yrs. @ 8%				\$0.00
Subtotal				\$349,465.00
Warrant Fee, 5%				\$0.00
Total				\$349,465.00

POWER

Single Family Lots	EA	0	\$1,500.00	\$0.00
Comm/Industrial Backbone	AC	131.11	\$6,500.00	\$852,215.00
Subtotal (0% Contingency)				\$852,215.00
Engineering Fees, 9%				\$76,699.35
Legal Fees, 2%				\$17,044.30
Warrant Interest, 1.5 Yrs. @ 8%				\$102,265.80
Subtotal				\$1,048,224.45
Warrant Fee, 5%				\$52,411.22
Total				\$1,100,635.67

STORM SEWER (GENERAL OBLIGATION)

15-inch RCP Storm Sewer	LF	0	\$50.00	\$0.00
18-inch RCP Storm Sewer	LF	1284	\$60.00	\$77,040.00
24-inch RCP Storm Sewer	LF	122	\$90.00	\$10,980.00
30-inch RCP Storm Sewer	LF	626	\$120.00	\$75,120.00
36-inch RCP Storm Sewer	LF	439	\$170.00	\$74,630.00
42-inch RCP Storm Sewer	LF	2984	\$200.00	\$596,800.00
48-inch RCP Storm Sewer	LF	1126	\$250.00	\$281,500.00
54-inch RCP Storm Sewer	LF	1370	\$300.00	\$411,000.00
60-inch RCP Storm Sewer	LF	1016	\$350.00	\$355,600.00
Storm Manhole, 54-inch I.D.	EA	7	\$6,000.00	\$42,000.00
Storm Manhole, 60-inch I.D.	EA	2	\$7,000.00	\$14,000.00
Storm Manhole, 72-inch I.D.	EA	6	\$10,000.00	\$60,000.00
Storm Manhole, 84-inch I.D.	EA	10	\$12,500.00	\$125,000.00
Storm Manhole, 96-inch I.D.	EA	3	\$15,000.00	\$45,000.00
Storm Manhole, 108-inch I.D.	EA	2	\$18,000.00	\$36,000.00
Storm Manhole, 120-inch I.D.	EA	1	\$20,000.00	\$20,000.00
Standard Ring and Cover	EA	31	\$1,000.00	\$31,000.00
Curb Inlets	EA	24	\$6,000.00	\$144,000.00
Flared End Sections	EA	14	\$10,000.00	\$140,000.00
Sediment Basin Cleanout	CY	108000	\$4.00	\$432,000.00
PCSMP Outlet	EA	2	\$20,000.00	\$40,000.00

Subtotal (With 5% Contingency)				\$3,162,253.50
Engineering Fees, 21%				\$664,073.24
Legal Fees, 5%				\$158,112.68
Warrant Interest, 1.5 Yrs. @ 8%				\$379,470.42
Subtotal				\$4,363,909.83
Warrant Fee, 5%				\$218,195.49
Total				\$4,582,105.32

SIDEWALK (GENERAL OBLIGATION)

6" P.C.C. Sidewalk Pavement	SY	498	\$50.00	\$24,877.78
6" P.C.C. Trail Pavement	SY	0	\$100.00	\$0.00
Handicap Ramps	EA	8	\$2,500.00	\$20,000.00

Subtotal with 5% contingency				\$47,121.67
Subtotal (With 5% Contingency)				\$9,895.55
Legal Fees, 5%				\$2,356.08
Warrant Interest, 1.5 Yrs. @ 8%				\$5,654.60
Subtotal				\$65,027.90
Warrant Fee, 5%				\$3,251.40
Total				\$68,279.30

PCSMP

Land Acquisition	AC	8.34	30,000.00	250,200.00
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Subtotal				250,200.00
Fees, 20%				50,040.00
Total				300,240.00

PARK

Park Fees	AC	62.20	6,000.00	373,200.00
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Subtotal				373,200.00
Engineering Fees, 0%				0.00
Legal Fees, 3%				0.00
Total				373,200.00

GRETNA SEWER FEES

Cost Per Acre Commercial	AC	69.55	\$6,000.00	\$417,300.00
Cost Per Unit Multifamily	Unit	1196	\$1,080.00	\$1,291,680.00
Outlots				\$0.00

Subtotal				\$1,708,980.00
Soft Costs, 25%				\$427,245.00
Total				\$2,136,225.00

GRADING				
Common Earthwork	CY	1500000	\$1.80	\$2,700,000.00
Topsoil	CY	200000	\$1.80	\$360,000.00
Erosion Control, SWPPP, Basins (30% of grading)	LS	1		\$918,000.00

Subtotal				\$3,978,000.00
Soft Costs, 20%				\$795,600.00
Total				\$4,773,600.00
195TH ST CULVERT				
9' x 9' Box Culvert w/ Wingwalls	LF	225.00	\$3,200.00	\$720,000.00
Rip Rap	TON	250.00	\$110.00	\$27,500.00

Subtotal (With 5% Contingency)				\$784,875.00
Engineering Fees, 21%				\$164,823.75
Legal Fees, 5%				\$39,243.75
Warrant Interest, 1.5 Yrs. @ 8%				\$94,185.00
Subtotal				\$1,083,127.50
Warrant Fee, 5%				\$54,156.38
Total				\$1,137,283.88



Final Plat – Bobette

I. General Information

- A. Applicant: Gretna Crossing LLC, 10855 W. Dodge Rd. STE 270, Omaha, NE 68154.
- B. Property Owner: Perlebach Investments LLC, 516 S. 96th Street, Omaha, NE 68114.
- C. Location: Southwest corner of the intersection of S. 192nd Street and Highway 370.
- D. Legal Description: Northeast ¼ of Section 31, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.
- E. Requested Action: Approval of Final Plat for Parcel #010466746 for a subdivision to be known as Bobette, Lots 1-22 and Outlots A-E.
- F. Zoning:
Existing: TA Transitional Agriculture, R-2 Medium Density Residential
Proposed: R-3 High Density Residential, R-4 Highest Density Residential, GC General Commercial
- G. Site Size: 153.52 acres

II. Background Information

- A. Existing Conditions and Surrounding Land Uses:
The property is currently undeveloped land that was used for agricultural purposes. Highway 370 borders the subject property to the north. On the north side of the highway is Gretna Landing, which is zoned GC General Commercial and MUC Mixed Use Commercial. South 192nd Street borders the subject property on the east side. On the east side of South 192nd Street is undeveloped land used for agricultural purposes that is zoned MUC Mixed Use Commercial, along with the Hidden Hollow subdivision, which is zoned R-2 Medium Density Residential. On the south side of the subject property is undeveloped land used for agricultural purposes and is zoned TA Transitional Agriculture. On the west side of the subject property is Squire John Thomas Elementary School, school tennis courts, and the Northridge Estates subdivision, all of which are zoned R-2 Medium Density Residential.
- B. General Neighborhood/Area Zoning:
North: GC General Commercial & MUC Mixed Use Commercial
South: TA Transitional Agriculture
East: R-2 Medium Density Residential & MUC Mixed Use Commercial
West: R-2 Medium Density Residential
- C. Applicable Regulations:
Section 5.11 - R-3 High Density Residential
Section 5.12 - R-4 Highest Density Residential

Section 5.14 - GC General Commercial
Section 5.22 - Corridor Overlay District

III. Analysis

A. Zoning Ordinance and Comprehensive Plan (Future Land Use):

The proposed lots shown on the Final Plat meet the required minimum lot of sizes and widths designated by each zoning district. The Future Land Use Map shows the subject property as Community Commercial and Mixed Neighborhood. Appropriate zoning districts for Community Commercial include NC Neighborhood Commercial and GC General Commercial. Appropriate zoning districts in Mixed Neighborhood include R-1, R-2, R-3, and R-4.

B. Traffic and Access:

The subject property can be accessed publicly via South 195th Street & Highway 370 and South 192nd Street & Acorn Drive. Access from Northridge Drive will be limited to emergency access only.

IV. Review Comments:

The Planning Commission approved the Preliminary Plat and Rezone at the August 2025 meeting with a vote of 6-1. At the City Council meeting, the Preliminary Plat and Rezoning were adjusted based on input from the surrounding neighborhood. The Final Plat complies with the adjustments of the approved Preliminary Plat and includes:

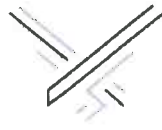
- Two lots proposed on the West side of the subject property abutting Northridge
- Zoning of R-3 High Density Residential for the additional 2 lots to serve as a transitional buffer between the existing R-2 Medium Density Residential of Northridge and the R-4 Highest Density Residential proposed for this plat.
- Lots 1-12, 16-20 and Outlots A-E proposed as GC General Commercial, Lots 13-15 as R-4 Highest Density Residential, and Lots 21-22 as R-3 High Density Residential.
- Acorn Drive to be an emergency access only (emergency vehicles only) where it leaves Bobette property and enters Northridge Estates and Northridge Drive and so indicate on the cut-sheet the restriction of emergency access
- Gated emergency access with Knox box, removable bollards, etc.
- Trail network connecting to Northridge and 192nd through the property
- Indicate on all plan sets the tree line and buffer area for the full length of the property along the western boundary
- Indicate on all plan sets the fence along the common boundary with the School District
- Streets, and any portion thereof, proposed to be private shall be built to public street standards
- Identify Right-of-Way needed for roundabouts at Acorn Drive & South 195th Street and Acorn Drive & South 193rd Street
- Submit full landscape plan with Final Plat for inclusion in the subdivision agreement.

V. Recommendation:

On a unanimous vote, the Planning Commission recommends approval of the Final Plat for a subdivision to be known as Bobette, Lots 1-22 and Outlot A-E subject to staff comments.

VI. Attachments to Report:

- A. Applicant Information
- B. Final Plat
- C. Aerial and Zoning Maps of property location
- D. Photos of property location



EAGLE ENGINEERING GROUP

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

December 17, 2025

Joe Foley, Chairman
GRETNA PLANNING COMMISSION
204 N. McKenna Ave
P.O. Box 69
Gretna, Nebraska 68028

Re: Bobette - Lots 1-22, Outlots A-E
Final Plat
192nd Street and Highway 370
Gretna, Nebraska
EEG #25-04-30

Dear Chairman Foley:

The following are our comments on the Final Plat submittal dated October 27, 2025 for the above referenced subdivision.

Final Plat:

1. Provide 100-foot tangent on reverse curve on 193rd Street or adjust the centerline radii.
2. Add a sanitary sewer easement on Outlot C diagonally from Highway 370 to 192nd Street relocation and for the gravity sewer and siphon crossing.
3. Remove storm and drainage easement on Lot 13.
4. Provide a 60ft right-of-way on 193rd Street along Lots 16 and 17.
5. Vacate existing right of way easement to OPPD within Lot 12.
6. Update street name between Lots 21 and 22 to Sycamore Drive.
7. Add a note that the Hackberry Drive access may be right in, right out or $\frac{3}{4}$ intersection in the future with the future widening improvements to 192nd Street.
8. Add water main easements to the dedication language with Black Hills Energy for gas mains.

Exhibits

1. B – District Boundary – Remove contours and infrastructure linework. Include Note 11 regarding $\frac{3}{4}$ access at Hackberry on the Final Plat.
2. C – Paving Plan – Include additional 2 lanes on 192nd Street.
3. F – Sidewalk Plan – Add trail plan for segment along 192nd Street.
4. H – Landscape Plan – Annotate trees that will be removed and that will remain along the west boundary of the development.

Grading and Drainage Exhibit:

1. Proposed grading shall be coordinated for the ultimate 6-lane divided typical section for 192nd Street.

Drainage Study

1. Existing Conditions: Impact Point 1.1 Time of Concentration (12 min) does not match Hydrograph No. 1 (30 min) used in the analysis.
2. Existing Conditions: Impact Point 1.2 Provide Time of Concentration (12 min) for the subbasin.
3. Existing Conditions: Offsite Areas (1-4) Provide Time of Concentration for the subbasins. Residential typical values are 10 min.
4. Provide PCSMP require volume and provided volume in the executive summary.



Sanitary Sewer

Sheet 4 Calculations

5. Provide siphon calculations on the drawing or separate document.

Sheet 5 Private Drive

6. Locate siphon structure 2 in line between manhole 1 and siphon structure 1.
7. Provide service size and slope annotation on the drawings. (i.e. Lot 10 is 6" and Lot 12 is 8")
8. Lot 10 stub may connect directly to manhole 2.

Sheet 6 193rd Street

9. Shift lot 16 stub to the south outside of the storm sewer easement.
10. Confirm two stubs to Lot 13 are required from 193rd Street.
11. Locate manholes 8 and 9 on the street centerline.

Sheet 7 Acorn Drive

1. Confirm three stubs to Lot 15 are required from Acorn Drive

Sheet 8 Acorn Drive (2)

1. Locate manholes 15 and 16 on the street centerline.
2. Confirm two stubs to Lot 14 are required from Acorn Drive. (Note: Correct lot number)

Sheet 9 195th Street

1. Delete sewer segment within 195th Street as multiple stubs are provided along Acorn Drive and the depth of the services at the property line would be 6ft nominal depth with the slope across the lot reducing the cover.

Sheet 10

2. Delete manhole 20 and service stub and adjust pipe slope to 0.7% (+/-) between 19 and 21 to maintain design elevations.

Sheet 12

3. Update siphon sections top of weir elevation to 1187.25 (+/-) and top of stub wall elevation to 1187.5(+/-).

Sheet 13 Siphon Plan

4. Add a sewer segment from siphon structure 1 (SS1) to manhole on the south side of Highway 370 (approximately 225) of 10" sewer relocation. Proposed slope from SS1 to EX-1 shall be 1.4% to match existing pipe crossing.

Storm Sewer & Paving

Sheet 3 Storm Sewer Pavement Details

1. Provide standard curb type 'A' within development.

Sheet 4 Grading & Erosion Control Plan

2. Remove structure labels and provide BMPs, existing and proposed contours and areas of fill shading.

Sheet 5 193rd Street South

3. Shift pipe stub (plug 1) to manhole STRM4 for connection from lot 18.



Sheet 7 Lot 13 / Hackberry Drive Street

1. Delete sewer segment within Lot 13. The segment will be private storm sewer.

Sheet 8 Acorn Drive

2. Shift pipe 4, 5 and 18 to the south of the street to accommodate water main and required separation.
3. Confirm structure STRM1 diameter with pipe angles and elevation difference.

Sheet 9 Acorn Drive

1. Confirm curb inlets 15 and 16 location with proposed driveway access or shift to the property line.

Sheet 13 Bypass Storm

2. Correct north arrow orientation to match plan view.
3. Deflect pipe 70 east and pipe 68 west to remove one structure (28 or 29).

Street 15 195th Street South

4. Add lot numbers and "Acorn Drive" label for plan orientation.
5. Provide center roundabout about geometry details

Street 16 195th Street

1. Add lot numbers and outlot labels and "Highway 370" and "192nd Street" labels for plan orientation.
2. Provide pavement thickness of 9-inch minimum for commercial access.
3. Add tangent grade label near STA. 2+50

Sheet 17 Acorn Drive

1. Provide center roundabout about geometry details.
2. Provide pedestrian crosswalk median breaks on west, north and south legs of roundabout.
3. Provide pavement thickness of 9-inch minimum for access from 193rd Street to 192nd Street.

Sheet 18 Acorn Drive

1. Provide center roundabout about geometry details.
2. Provide pedestrian crosswalk median breaks on west and south legs of roundabout.

Specifications

3. Special Provisions 3: Update City of Gretna utility contact to Kevin O'Brien Public Works Director.

Stormwater Pollution Prevention Plan (SWPPP)

1. The City of Gretna is part of the Papillion Creek Watershed Partnership (PCWP). All SWPPP documents need to be submitted through the erosion control website (<http://www.omahapermix.com/>).

Post Construction Storm Water Management Plan (PCSMP)

1. The City of Gretna is part of the Papillion Creek Watershed Partnership (PCWP). All PCSMP documents need to be submitted through the PCSMP Permix website (<http://www.omahapermix.com/>).

Water Exhibit:

1. The water distribution system will be designed and constructed by the City in accordance with the City's Water Main Extension and Pioneering Policy.
2. Interior water main easements will be coordinated with the City.
3. A main water connection at 195th or 198th Street across Highway 370 will be required.

Bobette
Final Plat
December 17, 2025



Parkland Set-A-Side:

1. The final plat does not reflect any green space to meet the City's parkland set-aside requirements. Based on the 1,244 multi-family residential lots, the total required park land set-aside is \$373,200.

Traffic Study:

1. Submit the updated traffic study addressing comments from the Preliminary Plat submittal.

Source and Use of Funds:

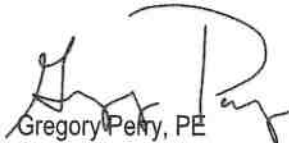
1. Pavement Major – 192nd – Add pavement removals for widening.
2. Pavement Mayor 195th Street – Remove engineering soft costs.

General Items:

1. The Development will be subject to all fees according to the City's master fee schedule ordinance.
2. A Nebraska DOT permit to construct accesses to Highway 370 is required.
3. An Interlocal cooperation agreement for the widening of 192nd Street with Sarpy County is required.
4. The release of the final plat mylars for recording by the Subdivider requires: finalized and signed Subdivision Agreement, Sewer Connection Agreement, and HOA Maintenance Agreement (as applicable) with all required exhibits and attachments and formal approval by the City Council; draft HOA Articles, Bylaws and Covenants with review and approval by the City Attorney; payment of all applicable City fees (park fee, sewer capital facility fee, water capital facility fee, sewer and/or water extension fees, planning and application fees, etc.); finalized and signed Conditional Use Permit (as applicable) with all required exhibits and attachments and formal approval by the City Council; and finalized and signed Planned Unit Development Agreement (as applicable) with all required exhibits and attachments and formal approval by the City Council.

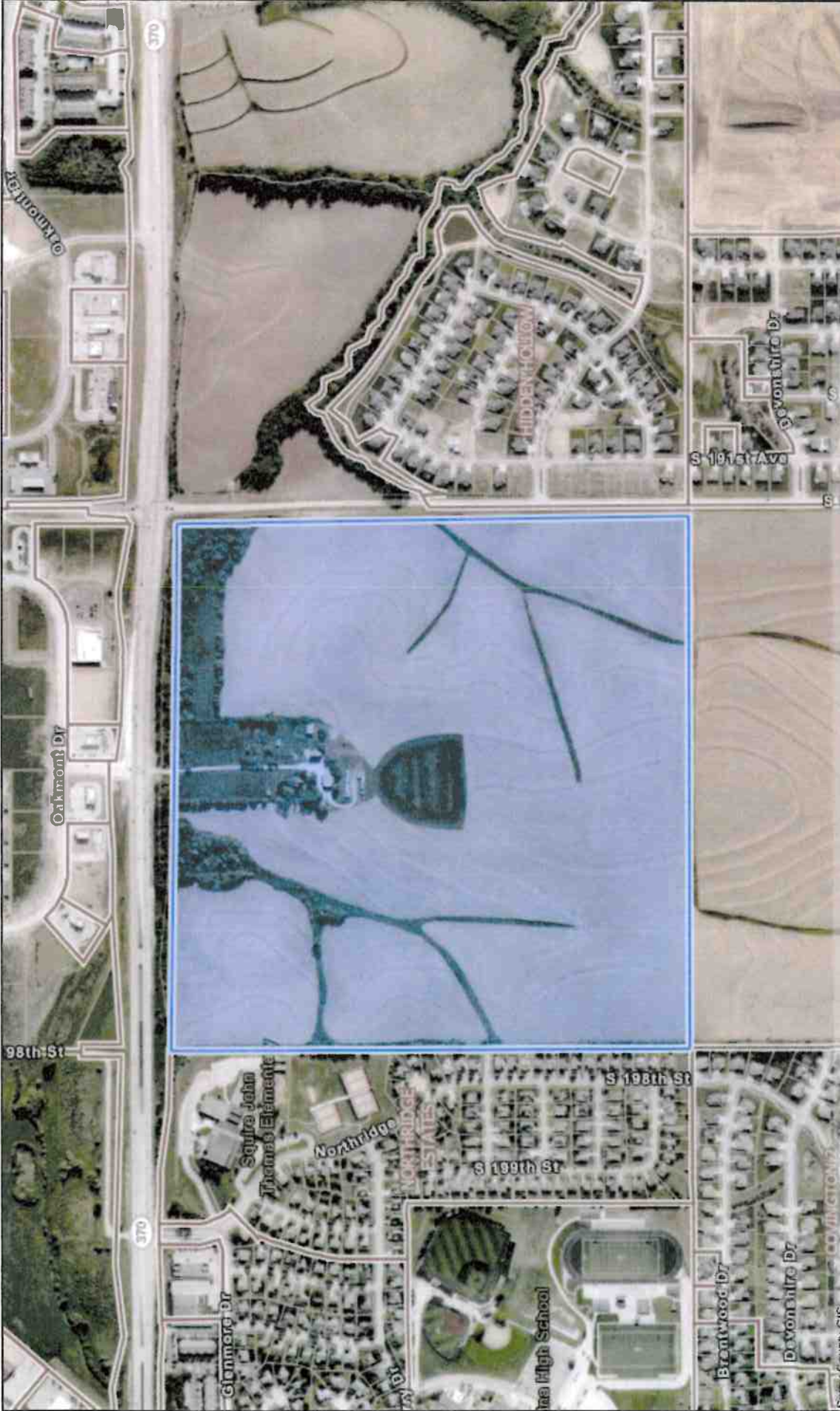
We will be at the December 23rd Planning Commission meeting to answer any questions that the Members may have regarding the above.

Sincerely,


Gregory Perry, PE
City Engineer

ec: Paula Dennison, City Administrator
Jeff Miller, City Attorney
Ryan Ruenholl, PE TD2

Current Location - Final Plat Bobette



Notes



0 500 1000 ft
Map Scale 1: 10549
This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Current Zoning - Final Plat Bobette



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 10549

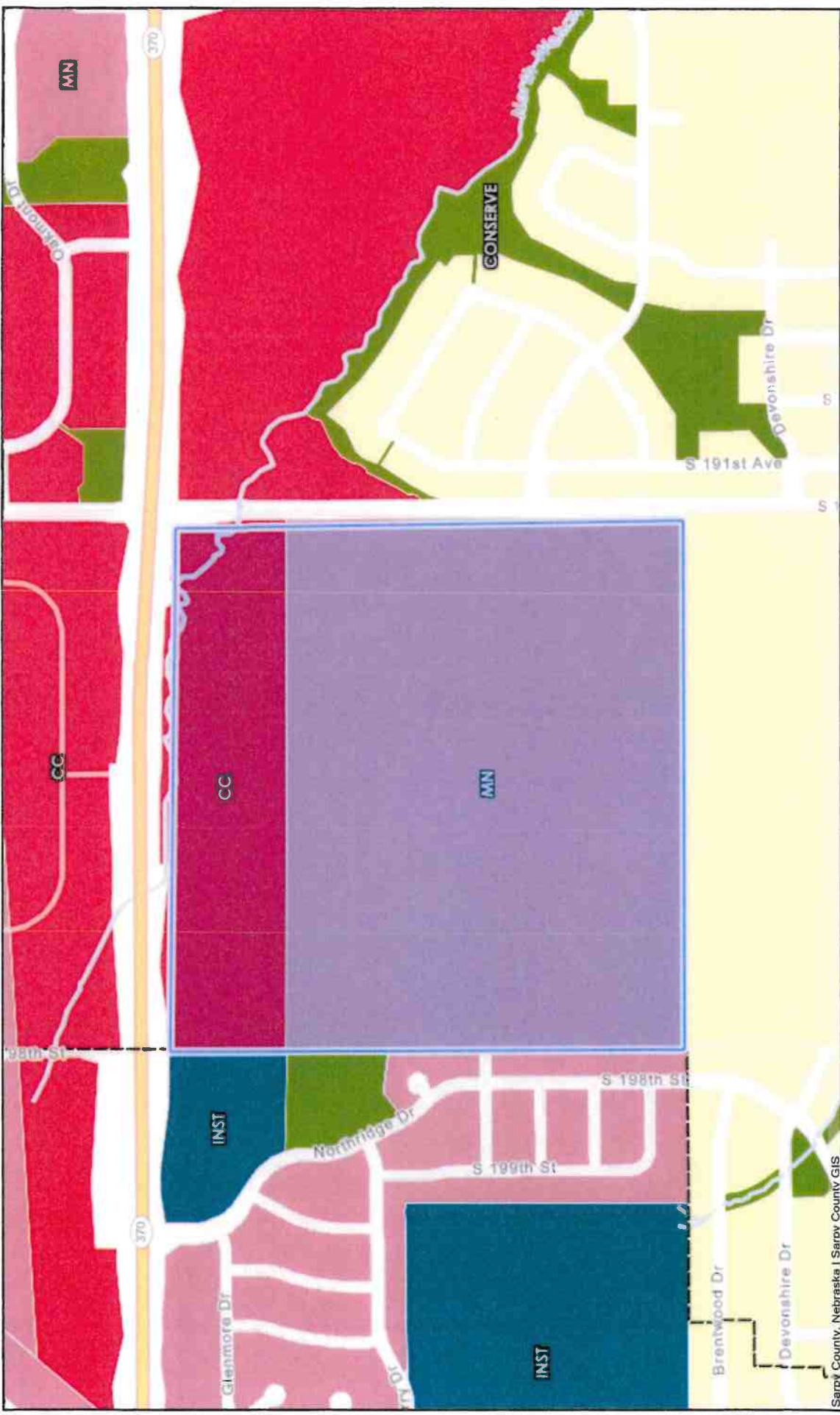
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Notes



Future Land Use - Final Plat Bobette



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 10549

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes





Location of proposed Final Plat (Bobette) facing West at South 192nd Street and Acorn Drive.



Location of proposed Final Plat (Bobette) facing southeast at the intersection of South 195th Street and Highway 370.



Location of proposed Final Plat (Bobette) facing East near the intersection of South 198th Street and Sycamore Drive.

GEORGESON/LYLE H & JULIA B
11343 S 198TH ST
GRETNA NE 68028

GRAS/WALTER F & KELLY L
19815 E WEST PLAINS RD
GRETNA NE 68028

GRATOPP/COLE A & EMILY E
11423 S 198TH ST
GRETNA NE 68028

GRETNA LANDING LOT 14 LLC
10730 PACIFIC ST STE 230
OMAHA NE 68114

HABERER/CHRISTOPHER J & TAMMY S
19026 ACORN DR
GRETNA NE 68028

HANSEN/DANIEL E & ALICE A
11463 S 198TH ST
GRETNA NE 68028

HARVEST HILLS HOMEOWNERS ASS.
11550 I ST STE 200
OMAHA NE 68137

HIDDEN HOLLOW HOMEOWNERS ASS.
11550 I ST STE 200
OMAHA NE 68137

HILES/COREY & SAKI HILES
11431 S 198TH ST
GRETNA NE 68028-4563

HILL/MARY ANN
19810 SYCAMORE DR
GRETNA NE 68028

HOBBS CAROLINE & CHRISTOPHER
19814 SYCAMORE DR
GRETNA NE 68028

JUILFS/MATTHEW A & ROCHELLE R
11315 NORTHRIDGE CIR
GRETNA NE 68028

KARSTENS ELISE L
11403 S 198TH ST
GRETNA NE 680208

KEVAL CONSTRUCTION LLC
PO BOX 390623
OMAHA NE 680208

KITE JESSICA & JARED
19816 ACORN DR
GRETNA NE 68028

KNIGHT LAND CO LLC
22122 R AND R RD
GRETNA NE 68028

KREBS/BRADLY & JULIA
19813 ACORN DR
GRETNA NE 68028

LA MY HOANG
11322 S 191ST AVE
GRETNA NE 68028

LYNESS/SEAN P
11314 S 191ST AVE
GRETNA NE 68028

MARQUISS/MATTHEW J & JENNA J
11335 NORTHRIDGE DR
GRETNA NE 68028

MARTIN/JACOB A & CORRINNE D
11327 NORTHRIDGE DR
GRETNA NE 68028

MCDONALDS USA LLC 110 N
CARPENTER ST
CHICAGO IL 60607

MCMAHILL/MILES S & JOYCE A
11415 S 198TH ST
GRETNA NE 68028

MCWILLIAMS/ANTHONY DEAN &
MADISON KAY
19815 SYCAMORE DR, GRETNA NE 68028

MILLER/BRADLEY STEVEN
11411 S 191ST AVE
GRETNA NE 68028

MOENNING/MARK E 11427
S 198TH ST
GRETNA NE 68028

MOLINA/LANCE R
11322 NORTHRIDGE DR
GRETNA NE 68028

MULLER NATHAN M & LINDSEY M
11318 S 191ST AVE
GRETNA NE 68028

ODEM/JEREMY & ASHLEE
19812 HAZELNUT DR
GRETNA NE 68028

OLIVA/NICOLE & ERIK
11311 NORTHRIDGE CIR
GRETNA NE 68028

Anthony & Jacqueline Deluca
11459 S 198TH ST
GRETNA NE 68028

Grant & Jennifer Powell
11323 NORTHRIDGE CIR
GRETNA NE 68028

Noah & Kate Hagge
11407 S 198TH ST
GRETNA NE 68028

192&370 LLC
11550 I ST STE 200
OMAHA NE 68137

192ND & CYPRESS LLC
11205 S 150TH ST STE 100
OMAHA NE 68138

ALBERT/MICHAEL DAVID
19817 ACORN DR
GRETNA NE 68028

ARMS/RANDALL C & ANGIE N
19813 HAZELNUT DR
GRETNA NE 68028

BAJPAI NISHITH & SAROJ
11310 S 191ST AVE
GRETNA NE 68028

BATENHORST/ALEXANDER F
11411 S 198TH ST
GRETNA NE 68028

BOCK/LOUIS & ANGELA 19817
HAZELNUT DR
GRETNA NE 68028

BOWMAN ANNIE & KYLE
620 BRENTWOOD DR
GRETNA NE 68028

BROOKS AMY
11460 S 191ST AVE
GRETNA NE 68028

BUCKLAND HOMES LLC 12058
CARPENTER ST
PAPILLION NE 68046

CAVANAUGH MATT
11468 S 191ST AVE
GRETNA NE 68028

CHAUDHARI/PALKESHKUMAR B
11452 S 191ST AVE
GRETNA NE 68028

CHHH INVESTMENTS LLC
16820 FRANCES ST STE 206
OMAHA NE 68130

CITY OF GRETNA
204 N MCKENNA ST
GRETNA NE 68028

COOK/RYAN D & REBECCA M
11463 S 191ST AVE
GRETNA NE 68028

COOPER CHRISTINE
19816 HAZELNUT DR
GRETNA NE 68028

DETHLEFSEN/JOSHUA ERIC
19810 E WEST PLAINS RD
GRETNA NE 68028

DRAGON LAND COMPANY LLC
10730 PACIFIC ST STE 230
OMAHA NE 68114

EAGLE CUSTOM RANCH HOMES INC
18440 THAYER ST
BENNINGTON NE 68007

ELLIOTT CHARLES
11439 S 198TH ST
GRETNA NE 68028

EMANUEL/LARRY D & SHERYL G
11347 S 198TH ST
GRETNA NE 68028

FLESNER CORINNE ELISE 11326
NORTHRIDGE DR
GRETNA NE 68028

FORREST/SEAN D & MELISSA R
11319 NORTHRIDGE CIR
GRETNA NE 68028

FOUST/SUZANNE & JESSE
11443 S 198TH ST
GRETNA NE 68028

FRAME/TIMOTHY JOSEPH
11455 S 198TH ST
GRETNA NE 68028

FUHRMAN JILL R & KEITH
11415 S 191ST AVE
GRETNA NE 68028

GENRICH/CHRISTOPHER M
19811 SYCAMORE DR
GRETNA NE 68028

PARKERT/PAUL MATTHEW & PAIGE
624 BRENTWOOD DR
GRETNA NE 68028

PATEL SNEHABEN
11302 S 191ST AVE
GRETNA NE 68028

PEERS/DAN & NICOLE
11351 S 198TH ST
GRETNA NE 68028

PERLEBACH INVESTMENTS LLC
516 S 96TH ST
OMAHA NE 68114

RIVETT/SCOTT A
11339 NORTHRIDGE DR
GRETNA NE 68028

ROEBER/CASSANDRA IRENE
11435 S 198TH ST
GRETNA NE 68028

SARPY COUNTY SCHOOL DISTRICT
11717 S 216TH ST
GRETNA NE 68028

SCHALL/JAMES L & JUDY L
11318 NORTHRIDGE DR
GRETNA Ne 68028

SCHATZ BREANNA & CODY
11472 S 191ST AVE
GRETNA NE 68028

SCHWARTZ ELIZABETH
11331 NORTHRIDGE DR
GRETNA NE 68028

SHOWCASE HOMES INC
PO BOX 460639
OMAHA NE 68154

SIMONIN KAYLENE & TRAVIS
11464 S 191ST AVE
GRETNA NE 68028

SIMPSON/BRADLEY A
11419 S 198TH ST
GRETNA NE 68028

STILLMAN/JON & JANE
11407 S 191ST AVE
GRETNA NE 68028

SUHR/RONALD H
19811 E WEST PLAINS RD
GRETNA NE 68028-4557

WEBBER/EUGENE & ROBIN
19814 E WEST PLAINS RD
GRETNA NE 68028

WEISHAAR/BRADLY S & JOY L
19812 ACORN DR
GRETNA NE 68028

WHITTAKER/BLAKE J & KATIE A
11306 S 191ST AVE
GRETNA NE 68028

WOITA WARREN JEROME
11419 S 191ST AVE
GRETNA NE 68028

WOLFPACK ATHLETICS LLC
14620 GOLD COAST RD
OMAHA NE 68138

WORTMAN/RICHARD KEVIN
11451 S 198TH ST
GRETNA NE 68028

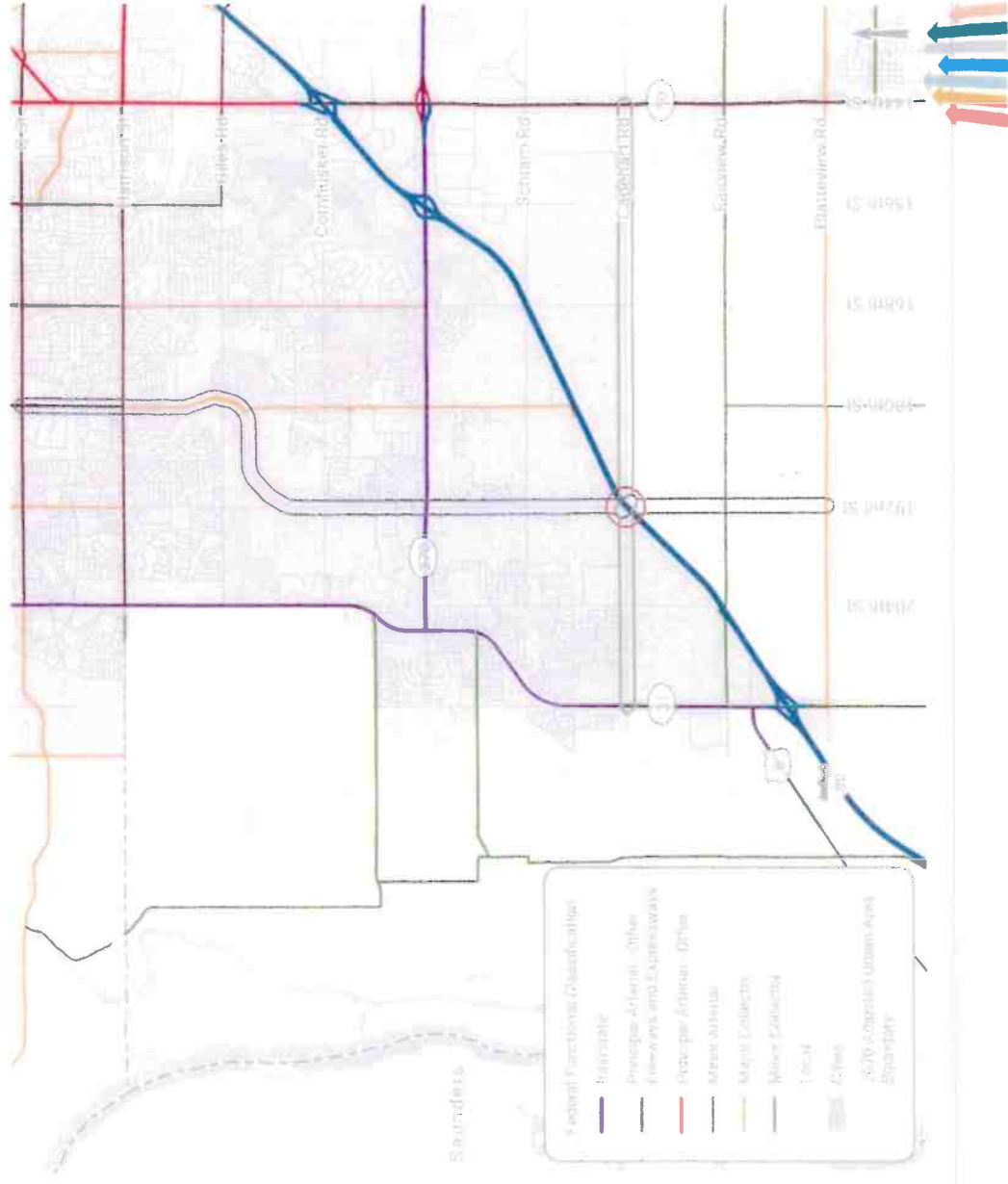
Sarpy I-80 Project Requirements

- Future feeder road Federal Functional Classification
 - Sets design standards
 - Documented within project deliverables
- Short turnaround time
- Evaluating outside the regional FFC timeline



Existing FFC

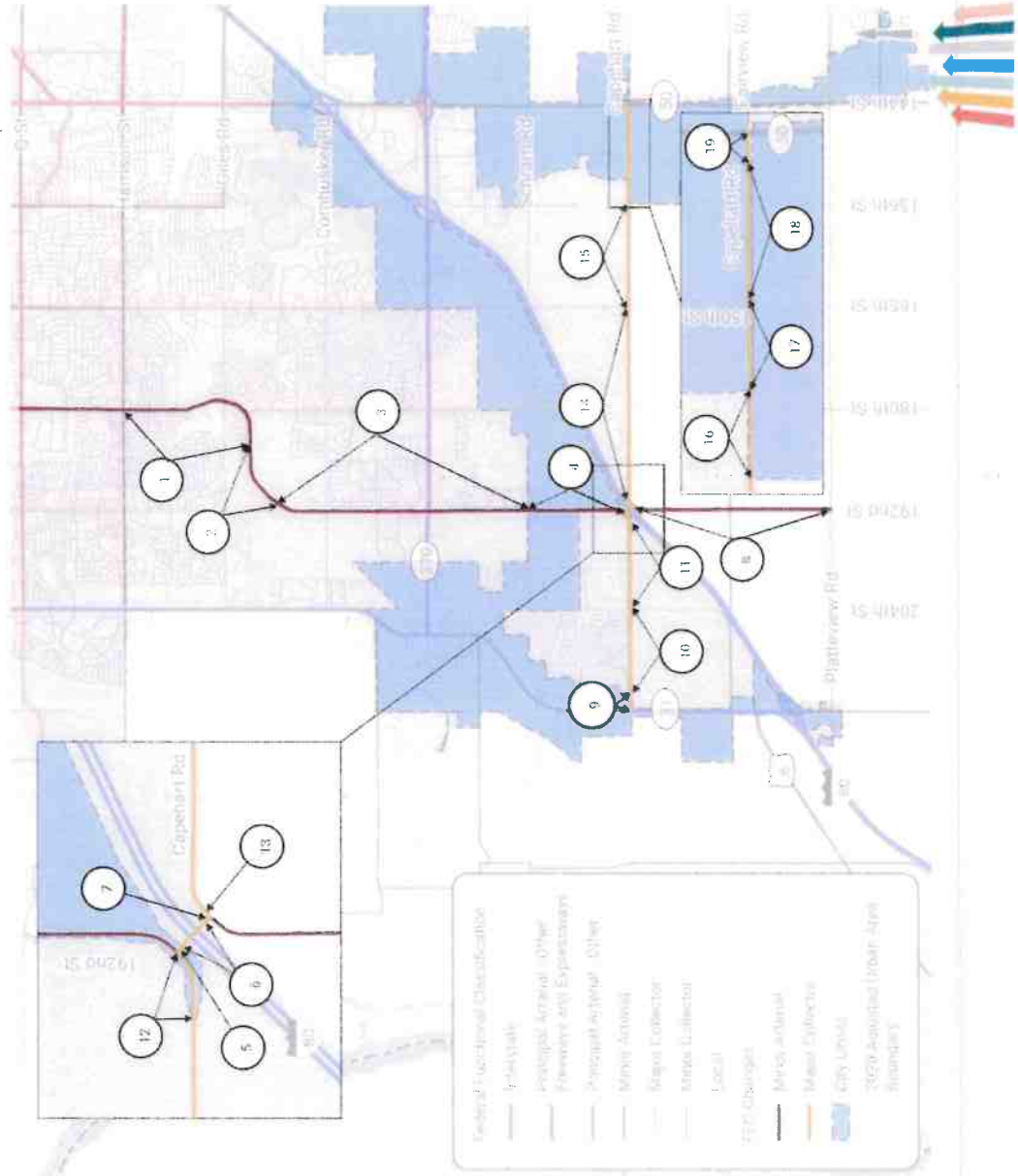
- Both 192nd St and Capehart Rd have a Local classification
- FFC doesn't reflect recent Sarpy County road projects and local development



FFC Updates

FFC is segmented at the following boundaries:

- Jurisdiction
- Urban Area
- Paving or improvement projects



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. 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, NEBRASKA

ORDINANCE NO. 2194

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 SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONSISTING OF LOTS 1-16 AND OUTLOTS A AND B OF THE HWY 31 & I-80 BUSINESS PARK NO. 2 SUBDIVISION, LOT 2 OF COUNTRY PLACE, LOT 1 OF COUNTRY PLACE REPLAT 1, TOGETHER WITH THE PUBLIC STREETS AND PUBLIC RIGHT-OF-WAYS WITHIN AND/OR IMMEDIATELY ADJACENT TO SAID ANNEXED AREAS, INCLUDING THE ADJOINING PORTION OF THE PLATTEVIEW ROAD RIGHT-OF-WAY AND THE ADJOINING PORTION OF THE SOUTH 214TH STREET RIGHT-OF-WAY WHICH IS LOCATED IN S.I.D. 364 (GRETNA LOGISTICS PARK), 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 of approximately 3,600 feet, and said real estate is also platted for commercial development purposes and is thus 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 necessary new public infrastructure and to maintain, repair, and replace existing 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; and

WHEREAS, the owner of said Lots 1-16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision has filed with the City of Gretna an Annexation Application seeking annexation of the owner's real estate.

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 Southwest 1/4 of Section 13, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, consisting of Lots 1-16 and Outlots A and B of the Hwy 31 & I-80 Business Park No. 2 Subdivision, Lot 2 of Country Place, Lot 1 of Country Place Replat 1, together with the public streets and public right-of-ways within and/or immediately adjacent to said annexed areas, including the adjoining portion of the Platteview Road right-of-way and the adjoining portion of the South 214th Street right-of-way which is located in S.I.D. 364 (Gretna Logistics Park), except and excluding and not annexing any adjacent U.S. Interstate 80 right-of-way, more particularly described as follows:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF TAX LOT 2 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 10 EAST, AND BEING THE CITY OF GRETNA CORPORATE LIMITS LINE AND THE SOUTH RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD AND THE EAST RIGHT-OF-WAY OF NEBRASKA HIGHWAY 31;

THENCE NORTH ALONG THE EAST RIGHT-OF-WAY OF HIGHWAY 31

AND ALONG THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE SOUTHWEST CORNER OF SAID LOT 2 OF COUNTRY PLACE AND THE NORTH RIGHT OF WAY LINE OF PLATTEVIEW ROAD;

THENCE CONTINUING NORTH ALONG THE WEST LINE OF LOT 2 OF COUNTRY PLACE AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE NORTHWEST CORNER OF SAID LOT 2 OF COUNTRY PLACE;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 OF COUNTRY PLACE AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE WEST LINE OF LOT 1 OF COUNTRY PLACE REPLAT 1 AND THE EAST RIGHT OF WAY LINE OF 215TH STREET AND TO THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, COUNTRY PLACE REPLAT 1 AND THE EAST RIGHT OF WAY LINE OF 215TH STREET AND ALONG THE EAST LINE OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE NORTHWEST CORNER OF SAID LOT 1, COUNTRY PLACE REPLAT 1 AND THE SOUTHWEST CORNER OF LOT 7 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 6 AND 7 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND ALONG THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE SOUTHWEST CORNER OF LOT 6 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE EAST RIGHT-OF-WAY OF HIGHWAY 31 AND THE CORNER OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE;

THENCE NORTH ALONG THE WEST BOUNDARY OF LOTS 3, 4, 5, AND 6 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2, THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 31 AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS TO THE SOUTH RIGHT-OF-WAY OF U.S. INTERSTATE 80;

THENCE NORTHEASTERLY ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80, NORTHWESTERN BOUNDARY LINE OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND TO THE CORNER OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE.

THENCE CONTINUING NORTHEASTERLY ALONG THE NORTHWEST BOUNDARY OF LOT 1 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80 TO THE NORTHEAST CORNER OF LOT 1 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE WEST LINE OF OUTLOT B, GRETNA LOGISTICS PARK, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY,

NEBRASKA;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE WEST LINE OF SAID OUTLOT B, GRETNA LOGISTICS PARK TO THE NORTH QUARTER SECTION LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST;

THENCE EAST ALONG SAID NORTH QUARTER SECTION LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST TO THE EAST RIGHT-OF-WAY LINE OF 214TH STREET AND TO THE WEST LINE OF LOT 2 OF GRETNA LOGISTICS PARK REPLAT 1, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 AND LOT 1 AND OUTLOT A OF GRETNA LOGISTICS PARK REPLAT 1, AND THE EAST RIGHT-OF-WAY LINE OF 214TH STREET TO THE SOUTH RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD AND THE NORTH BOUNDARY LINE OF SAID TAX LOT 1 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 10 EAST;

THENCE WEST ALONG THE NORTH LINE OF SAID TAX LOTS 1 AND 2 AND THE SOUTH RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD 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. 2194 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 March 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 March 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. 2194 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. 2194 was read by title for the first time at the meeting of the Mayor and City Council on January 20, 2026. Whereupon Council member _____ moved that Ordinance No. 2194 be approved on its first reading. Council member _____ seconded the motion. The

Mayor then stated the question was, "Shall Ordinance No. 2194 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. 2194 upon its first reading having been concurred by a majority of all members of the Council, the Mayor declared said Ordinance No. 2194 approved on its first reading.

Ordinance No. 2194 came up for a second reading at the meeting of the Mayor and City Council on February 3, 2026. Ordinance No. 2194 was read by title for the second time. Whereupon Council member _____ moved that Ordinance No. 2194 be approved on its second reading. Council member _____ seconded the motion. The Mayor stated the question was, "Shall Ordinance No. 2194 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. 2194 upon its second reading having been concurred by a majority of all members of the Council, the Mayor declared said Ordinance No. 2194 approved on its second reading.

Ordinance No. 2194 came up for a third reading and final passage at the meeting of the Mayor and City Council on February 17, 2026. Ordinance No. 2194 was read by title for the third time. Whereupon Council member _____ moved that Ordinance No. 2194 be approved on its third reading. Council member _____ seconded the motion. The Mayor then stated the question was, "Shall Ordinance No. 2194 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. 2194 upon its third reading having been concurred by a majority of all members of the Council, the Mayor declared said Ordinance No. 2194 approved on its third reading.

The Mayor then declared that Ordinance No. 2194 had been read by title on three different days and each time duly approved, and that said Ordinance No. 2194 should now be considered for final passage and adoption. Council member _____ moved for final passage of Ordinance No. 2194, which motion was seconded by Council member _____. The Mayor then stated the question was, "Shall Ordinance No. 2194 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. 2194 having been concurred by a majority of all members of the Council, the Mayor declared Ordinance No. 2194 passed and adopted and the Mayor in the presence of the Council signed and approved Ordinance No. 2194 and the Clerk attested the passage and approval of the same and affixed her signature thereto.

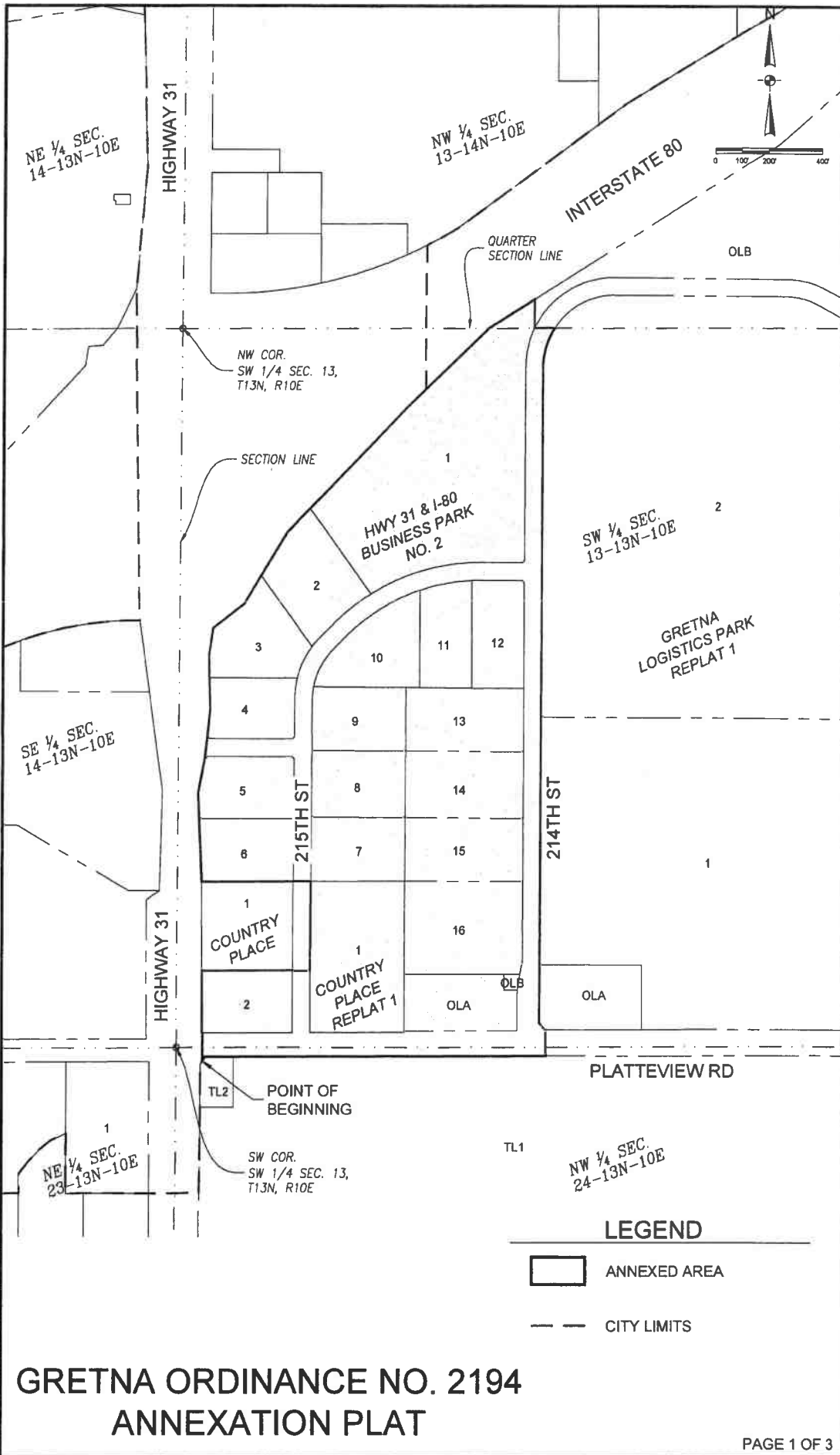
PASSED AND ADOPTED this 17th day of February, 2026.

Attest:

CITY OF GRETNA, NEBRASKA

Tammy L. Tisdall, City Clerk, CMC

Michael D. Evans, Mayor



GRETNA ORDINANCE NO. 2194
ANNEXATION PLAT

LEGAL DESCRIPTION

THE REAL ESTATE WHICH IS HEREBY ANNEXED AND INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF GRETNA, NEBRASKA IS GENERALLY DESCRIBED AS LOTS 1 THROUGH 16 AND OUTLOTS A AND B, HWY 31 & I-80 BUSINESS PARK NO. 2, LOT 2 OF COUNTRY PLACE, LOT 1 OF COUNTRY PLACE REPLAT 1, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH THE PUBLIC STREETS AND PUBLIC RIGHT-OF-WAYS WITHIN AND/OR IMMEDIATELY ADJACENT TO SAID ANNEXED AREAS, INCLUDING THE ADJOINING PORTION OF SOUTH 214TH STREET RIGHT-OF-WAY WHICH IS LOCATED IN S.I.D. 364 (GRETNA LOGISTICS PARK), EXCEPT AND EXCLUDING AND NOT ANNEXING ANY ADJACENT U.S. INTERSTATE 80 RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF TAX LOT 2 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 10 EAST, AND BEING THE CITY OF GRETNA CORPORATE LIMITS LINE AND THE SOUTH RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD AND THE EAST RIGHT-OF-WAY OF NEBRASKA HIGHWAY 31;

THENCE NORTH ALONG THE EAST RIGHT-OF-WAY OF HIGHWAY 31 AND ALONG THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE SOUTHWEST CORNER OF SAID LOT 2 OF COUNTRY PLACE AND THE NORTH RIGHT OF WAY LINE OF PLATTEVIEW ROAD;

THENCE CONTINUING NORTH ALONG THE WEST LINE OF LOT 2 OF COUNTRY PLACE AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE NORTHWEST CORNER OF SAID LOT 2 OF COUNTRY PLACE;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 OF COUNTRY PLACE AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE WEST LINE OF LOT 1 OF COUNTRY PLACE REPLAT 1 AND THE EAST RIGHT OF WAY LINE OF 215TH STREET AND TO THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, COUNTRY PLACE REPLAT 1 AND THE EAST RIGHT OF WAY LINE OF 215TH STREET AND ALONG THE EAST LINE OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE NORTHWEST CORNER OF SAID LOT 1, COUNTRY PLACE REPLAT 1 AND THE SOUTHWEST CORNER OF LOT 7 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 6 AND 7 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND ALONG THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE TO THE SOUTHWEST CORNER OF LOT 6 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE EAST RIGHT-OF-WAY OF HIGHWAY 31 AND THE CORNER OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE;

THENCE NORTH ALONG THE WEST BOUNDARY OF LOTS 3, 4, 5, AND 6 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2, THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 31 AND THE EXISTING CITY OF GRETNA CORPORATE LIMITS TO THE SOUTH RIGHT-OF-WAY OF U.S. INTERSTATE 80;

THENCE NORTHEASTERLY ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80, NORTHWESTERN BOUNDARY LINE OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND TO THE CORNER OF THE EXISTING CITY OF GRETNA CORPORATE LIMITS LINE.

THENCE CONTINUING NORTHEASTERLY ALONG THE NORTHWEST BOUNDARY OF LOT 1 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE 80 TO THE NORTHEAST CORNER OF LOT 1 OF SAID HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE WEST LINE OF OUTLOT B, GRETNA LOGISTICS PARK, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, HWY 31 & I-80 BUSINESS PARK NO. 2 AND THE WEST LINE OF SAID OUTLOT B, GRETNA LOGISTICS PARK TO THE NORTH QUARTER SECTION LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST;

THENCE EAST ALONG SAID NORTH QUARTER SECTION LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 10 EAST TO THE EAST RIGHT-OF-WAY LINE OF 214TH STREET AND TO THE WEST LINE OF LOT 2 OF GRETNA LOGISTICS PARK REPLAT 1, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 AND LOT 1 AND OUTLOT A OF GRETNA LOGISTICS PARK REPLAT 1, AND THE EAST RIGHT-OF-WAY LINE OF 214TH STREET TO THE SOUTH RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD AND THE NORTH BOUNDARY LINE OF SAID TAX LOT 1 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 10 EAST;

THENCE WEST ALONG THE NORTH LINE OF SAID TAX LOTS 1 AND 2 AND THE SOUTH RIGHT-OF-WAY LINE OF PLATTEVIEW ROAD 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.

GRETNA ORDINANCE NO. 2194
ANNEXATION PLAT

CERTIFICATION

I HEREBY CERTIFY THAT THIS GRETNA ORDINANCE NO. 2194 ANNEXATION PLAT ACCURATELY SHOWS AND DESCRIBES THE AREA ANNEXED TO THE CITY OF GRETNA'S CORPORATE LIMITS BY CITY OF GRETNA ORDINANCE NO. 2194.

GREGORY E. PERRY, PE
CITY ENGINEER

DATE

NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY, OF _____ 2025, BY GREGORY E. PERRY WHO PERSONALLY APPEARED BEFORE ME AND WHOSE NAME IS AFFIXED TO THIS ANNEXATION PLAT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

2025-08-21 10:00:00 AM C:\Users\perry\Documents\2025\2025-08-21 10:00:00 AM C:\Users\perry\Documents\2025\2025-08-21 10:00:00 AM



Agenda Item: 7A

Title of Agenda Item: Sewer Reduction Request

Date: 12/23/2025

Submitted by: Kendal Dotson

STAFF REPORT FOR CITY COUNCIL AGENDA ITEM

Summary: Customer St. Patrick's Church, owner at 214 Cherokee Dr., is requesting an exception be made regarding their sewer rate. The customer's current sewer rate is \$126.60/20,000 gallons of usage. Their leak had been ongoing for some time and there is a clear and significant drop in usage showing that multiple repairs happened during the months of July to October of this year. They are requesting that their sewer average be lowered since they had leaking toilets, and the issue has been resolved.

Recommendation: Staff is recommending that we use their sewer average based off current usage, which is \$26.96/3,000.00 gallons. This sewer rate was determined by averaging out the 3 months usage after the leak was fixed.

Thank you Kendal,

Please ask the water department to read our meter at 214 Cherokee Dr now that we have made repairs to leaking toilets and pipes. Our sewer bill is sky high which makes no sense at all. The priest is the only one there and is at the church most of the time.

In October he used 2000 units of water and the sewer bill was for 20000 units. This makes no sense to me. The other rectory where the Associate Pastor lives, 123 Bryan Street, the water was 1000 and 1000 for sewer. The Associate Pastor entertains all the time, and it is so much lower.

Total bills for October were:

123 Bryan St - \$34.61

214 Cherokee - \$149.09

FYI – the church at 508 W Angus bill was 10000 water, and 12000 sewer for the same timeframe and the total bill was \$127.17.

Please reevaluate our usage rather than billing us for the average last year and let me know when that has been completed and the outcome.

Thanks again for your attention to this matter. 😊

Judy

Judy Stephens
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Agenda Item:
Title of Agenda Item:
Date: January 20th, 2026
Submitted by: Tori Schuetz and Rebecca Kennelly

STAFF REPORT FOR CITY COUNCIL AGENDA ITEM

In collaboration with Human Resources and numerous City departments, this proposed internship program is designed to provide a highly impactful, hands-on learning experience that supports student growth while strengthening the City's connection to local universities and future public service professionals. Through this program, interns will feel welcomed, supported, and actively engaged in meaningful work, gaining exposure to a variety of municipal functions and career pathways. To ensure a high-quality experience, Tori will dedicate approximately four hours per week to mentoring the intern, including onboard support, answering questions, and coordinating various learning opportunities to connect with multiple departments to learn new skills and gain a broader understanding of government operations.

Staff developed this structured internship program to further enhance the intern experience, drawing from prior experience and best practices presented at a government internship seminar held last summer, attended by Paula and Tori. By leveraging pre-established relationships with local universities maintained through ongoing staff engagement, including targeted outreach to the University of Nebraska at Omaha and Creighton University, the City is well positioned to promote this opportunity, attract motivated students, and further enhance the City's reputation as an employer of choice committed to professional development and community partnership. The current wage is set at \$15/hour with an expectation of the Intern working 20 hours per week.

RECOMMENDATION:

Staff recommends the approval of the proposed internship program description.

City of Gretna

JOB DESCRIPTION

Job Title: Intern

Department: As Assigned

Reports To: Assigned Department Head

FLSA Status: Non-Exempt

Date: 1/2026

JOB SUMMARY

The intern will assist the assigned department with minor research, reporting, data collection, filing, administrative tasks, and other duties as assigned. The intern position supports local government operations and community projects through hands-on experience in public service to improve efficiency and engagement. The position reports to the assigned Department Head.

ESSENTIAL JOB FUNCTIONS AND RESPONSIBILITIES

- Conduct research throughout area governments for potential municipal code changes or updates.
- Analyze and identify inefficiencies within the department.
- Draft information brochures and organize them into binders.
- Collect and organize City policies into Policy Binders.
- Conduct various assigned studies.
- Perform data collection and report on the data collected.
- Monitor Nebraska Legislative session for applicable pending bills.
- Review reports and presentations provided to the City and civic groups.
- Participate in the creation of information for the department's webpage.
- Complete administrative tasks such as filing, answering phone calls, receiving applications and requests, and directing public to appropriate City personnel.
- Maintain accurate documentation and records.
- Attend various meetings.
- Perform other duties as assigned or as the situation dictates.

POSITIVE ATTRIBUTES

- Be willing to consider diverse views and opinions.
- Be cooperative and courteous.
- Represent the City with a positive and friendly attitude.

KNOWLEDGE, SKILLS, AND ABILITIES

- Operational characteristics, services, and activities of local government programs.
- Research and reporting methods, techniques, and procedures.
- Advanced computer skills and operation of office equipment.
- Audio/visual and lighting materials, equipment, and techniques.
- Interpersonal skills, team building, and establishing professional relationships.
- Persuasive yet professional.
- Ambitious; optimistic; motivated.
- Attention to detail.
- Time management, communications, and organization.
- Communicate complex information in a manner that is easily understood.
- Analyze, interpret, summarize, and present administrative and technical information and data in an effective manner.
- Interpret and apply City policies, procedures, laws, and regulations.
- Gain cooperation through discussion and persuasion.

City of Gretna

- Prepare clear and concise reports and develop appropriate recommendations.
- Communicate clearly and concisely, both orally and in writing.
- Plan a personal work schedule, set priorities and meet deadlines.
- Manage multiple projects independently and simultaneously, maneuver quickly and change direction.
- Maintain confidentiality of information.
- Accurately perform mathematical calculations in the performance of job duties.
- Understand and follow both oral and written instructions.

PHYSICAL REQUIREMENTS

Seeing and hearing.	75-100%
Standing and walking.	25-49%
Sitting.	50-74%
Climbing, stooping, squatting and kneeling.	25-49%
Dexterity: utilizing phone, typing, and writing.	75-100%
Lift in excess of 10 pounds	0-25%