

CITY OF GRETNA, NEBRASKA
CITY COUNCIL MEETING NOTICE
TUESDAY FEBRUARY 3, 2026; 6:30 P.M.
CITY OFFICE; 204 N. MCKENNA AVE
GRETNA, NE
402-332-3336

Notice is hereby given that on Tuesday, February 3, 2026, a meeting of the CITY COUNCIL of the City of Gretna, Nebraska, will be held at 6:30 p.m. at the City Office. The agenda for such meeting which is kept continuously current, is available for Public inspection at the Office of the City Clerk at the above address during normal business hours.



Tammy L. Tisdall
Tammy L. Tisdall
City Clerk

CITY OF GRETNA, NEBRASKA
CITY COUNCIL AGENDA
FEBRUARY 3, 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 February 3, 2026
 - 2) Approval of Council Minutes for January 20, 2026
 - 3) Approval of Claims
 - 4) Approval of Gretna Community Complex Water Main Improvements – Vrba Construction, Inc.
 - a) Pay Request No. 3 – \$ 79,746.30
 - 5) Approval of Teal Ridge Village Water Main Improvements - United Utilities & Excavation, LLC
 - a) Pay Request No. 1 – \$ 74,274.75
 - 6) Approval of Aspen Creek West Phase 1 and Cornhusker Road Water Main Improvements – Vrba Construction, Inc.
 - a) Pay Request No. 1 – \$ 547,682.82

3) PUBLIC COMMENTS ON ANY AGENDA ITEMS

4) PRESENTATIONS

Gretna Chamber of Commerce – Missy Hardersen

5) RESOLUTIONS AND ORDINANCES

- A) 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 Approve Second Reading

- B) Ordinance 2197- Directing the Sale of City Owned Real Property Consisting of Approximately Nineteen Acres Located Northeast of Hwy 6/31 and Jansen Drive to PCM Holdings, LLC, in accordance with the Manner, Terms, and Requirements

of a Purchase Contract therewith and Pursuant to Nebraska Revised Statute 16-202.

Motion to Introduce and Approve First Reading

- C) Resolution 2-26 (1) – Preliminary Engineering Services Supplemental Agreement with Alfred Benesch & Company for the 204th Street and Schram Road Paving Improvements Project
- D) Resolution 2-26 (2) – Environmental Services Supplemental Agreement with Felsburg Holt & Ullevig (FHU) for the 204th Street and Schram Road Paving Improvements Project – Supplement No. 2

6) EXECUTIVE SESSION - Contract Negotiations and Real Estate

7) ADJOURNMENT

City of Gretna, Nebraska

City Council

January 20, 2026

A meeting of the Gretna City Council was held on January 20, 2026. Mayor Evans announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. Present: Kara Alexander, Lauren Liebenritt, Bill Proctor, Jeremy Westengaard. Notice of the meeting was given in advance thereof to the Mayor and City Council, published in the Sarpy County Times and posted in at least three Public places as shown by the Certificate of Posting Notice attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the Public.

CONSENT AGENDA

Approval of Consent Agenda:

- 1) Approval of Agenda for January 20, 2026
- 2) Approval of Council Minutes, 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

Claims

Accs Systms ex 8,774.87; Ahrn Co ex 137.39; Allo Comm ex 936.23; Aqua-Chem ex 981.14; Aries Bldg Sys ex 2,332.00; ASCAP ex 458.00; Barco Prod ex 1,173.17; Batis Dvlpmnt Co ex 720.38; Big Rig Rpr ex 8,965.50; Bldg Hls ex 2,031.63; BMI Jntrl ex 1,082.00; Bobcat ex 339.21; Brmstr Cnstrctn ex 4,750.00; Brns-Tate Cnsltng Grp ex 2,500.00; Bxtr ex 94.24; Cllgn ex 296.10; Cllgn of Lncln ex 404.00; Cllng Edge Sltns ex 950.00; Cnta ex 135.00; Cntry Bus Prod ex 166.10; Cox ex 285.97; Crshn-It Inc ex 275.82; Eqtbl Fin Life Inc Co ex 607.36; Ess Scrns ex 47.08; Fld Equip Co ex 278.69; Frmrs Un ex 1,941.53; Frwy Stores ex 878.03; Grngr ex 1,157.98; Grt Plns Comm ex 7,508.00; Grt Plns Unfms ex 142.00; Grtn Ace ex 1,156.76; Grtn Gas & Lb ex 4,534.00; Grtn Pyrl ex 132,907.87; HDR Eng ex 8,581.70; Hotsy Equip ex 2,987.89; HTM SlS ex 840.00; Ingrm Lib Serv ex 1,354.32; Intrst Btry Sys ex 87.23; Inv Cld Inc ex 214.75; J Green ex 600.00; J Lockwood ex 150.50; JDW Mdwst ex 26,440.00; K Poste ex 1,838.52; Knpy ex 67.45; Mdwst Lab ex 569.26; Mdwst Tape ex 1,948.06; Mrvn Plng Cnslt ex 9,300.00; Muni Sply ex 821.63; NE Arbrst Assoc ex 740.00; NE Dept of Rev - Keno ex 9,713.00; NE Dept of WE&E ex 230.00; NE Lib Assoc ex 150.00; NE Lib Comm ex 303.69; NE Ntry Assoc ex 161.00; NMC ex 2,478.69; One Cl Cncpt ex 483.19; OPPD ex 51,518.97; O'Reilly ex 526.32; Ovrdve ex 2,242.84; Pinn Bnk ex 11,107.75; Prm Scrd ex 16,843.61; Proqst ex 5,325.83; Prt-A-Jn ex 170.00; Pstr Comp Cntr ex 91.27; Ptny Bws Gbl Fin ex 242.67; Pwrpln ex 1,819.09; Quill ex 102.98; Rdclf Gibrtsn & Brdy ex 3,300.00; Red Wng Brnds ex 261.24; RI Ruff Inc ex 780.00; Roll Dr ex 1,722.11; SEACA ex 20.00; Sensrce ex 312.00; Stryknwrth/M Prtt ex 530.77; Suspnd It ex 800.00; Two Rvrs Pmpg ex 550.00; Unfrst Corp ex 61.82; Verizon ex 1,814.72; Wrld Trd Prs ex 218.61; Wstrn Oil ex 3,789.91; Yng & Wht ex 8,440.50; Total ex 371,601.94

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve the consent agenda. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

PRESENTATIONS

Sarpy County Sheriff's Department - Captain Tori Boldt

PUBLIC HEARINGS

Heimes Group, LLC at 9144 S. 147th Street, Omaha, NE 68138 requesting 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.

Paula Dennison gave the staff comments.

Applicant representative Patrick Sullivan gave an overview of the project.

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

Motion by Jeremy Westengaard, seconded by Kara Alexander to approve the annexation request for Heimes Group, LLC. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Omaha Neon sign Company at 1120 N. 18th Street, Omaha, NE 68102 requesting 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. Lot 6A Gretna Business Park (Parcel #011571163). Generally located at 20227 Husker Drive, near the intersection of Husker Drive and Patton Street

Paula Dennison gave the staff comments.

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

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the conditional use permit for Dingman's Collision Center. Motion carried. Alexander: Yea, Liebentritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Omaha Neon Sign Company at 1120 N. 18th Street, Omaha, NE 68102 requesting 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. Lot 1 Wicks Southpointe Replat 3 (Parcel #011617309). Generally located at 11502 Wickersham Blvd., near the intersection of Highway 370 and Interstate 80.

Paula Dennison gave the staff comments.

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

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the conditional use permit for Peterbilt. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

The Lerner Company at 10855 W. Dodge Road, Suite 270, Omaha, NE 68154 requesting approval of a final plat for parcel #010466746 for a subdivision to be known as Bobette on 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.

Paula Dennison gave the staff comments.

Applicant representative Larry Jobeun gave an overview of the project.

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

Motion by Jeremy Westengaard, seconded by Bill Proctor to approve the final plat for the Bobette subdivision. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea Yea: 4, Nay: 0

ORDINANCES & RESOLUTIONS

Ordinance 2190- Annexing and Extending the Corporate Limits of the City of Gretna to included the Real Estate which is generally described as the lands located in the Northeast 1/4 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 the Public Right-Of-Ways within and/or Immediately Adjacent to said Annexed Areas, Except and Excluding and Not Annexing any Adjacent U.S. Interstate 80 Right-Of-Way

Jeff Miller read the ordinance by title.

Ordinance no. 2190

An ordinance of the City of Gretna, Nebraska, annexing and extending the corporate limits of the City of Gretna to include the real estate which is generally described as the lands located in the Northeast 1/4 of Section 13, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, consisting of Parcel #011598173 located at 20901 Fairview Road and the adjoining portion of the Fairview Road Right-Of-Way, together with the public streets and public right-of-ways within and/or immediately adjacent to said annexed areas, except and excluding and not annexing any adjacent U.S. Interstate 80 Right-Of-Way, and which is more specifically described hereinafter in this ordinance; and to provide an effective date hereof.

City Attorney Jeff Miller stated for the record that there was formal compliance with the certified mailing notice provisions of Nebraska Revised Statute 16-130(6).

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve third reading of Ordinance 2190. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve and adopt Ordinance 2190. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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 Kara Alexander to approve third reading of Ordinance 2195. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Kara Alexander to approve and adopt Ordinance 2195. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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 Bill Proctor, seconded by Jeremy Westengaard to approve third reading of Ordinance 2196. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Bill Proctor, seconded by Lauren Liebenritt to approve and adopt Ordinance 2196. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea
Yea: 4, Nay: 0

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 by Lauren Liebenritt, seconded by Jeremy Westengaard to introduce and approve first reading of Ordinance 2194. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

CURRENT BUSINESS

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

Motion by Bill Proctor, seconded by Kara Alexander to approve the sewer rate reduction request for St. Patrick's Church. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Approval of Intern Job Description

Motion by Bill Proctor, seconded by Kara Alexander to approve the intern job description. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

EXECUTIVE SESSION

Motion by Lauren Liebenritt, seconded by Kara Alexander to go into closed session at 7:30 p.m. for contract negotiations, real estate and personnel. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Lauren Liebenritt, seconded by Kara Alexander to reconvene into open session at 8:31 p.m. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea Yea: 4, Nay: 0

ADJOURNMENT

Motion by Lauren Liebenritt, seconded by Kara Alexander to adjourn. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

CITY OF GRETNA, NEBRASKA

Mike Evans, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk

CITY OF GRETNA CLAIMS 02/03/20226

Vendor Name	Invoice Description	Amount
Fund: 01 GENERAL FUND		
Department: 00 GENERAL		
ABE'S TRASH SERVICE, INC	ACCT #: 28826018 21280 CAPEHART RD	439.00
ACCESS SYSTEMS LEASING	AGREEMENT 025-3120748-000: MONTHLY BILLING	918.50
BS&A SOFTWARE	9 - STRIPE TERMINALS	3,150.00
BS&A SOFTWARE	ANNUAL SERVICE / SUPPORT FEE: 2/1/26 TO 2/1/27	2,684.00
CINTAS	FIRST AID REPLENISHMENT	182.42
COX BUSINESS SERVICES	ACCT# 001 7210 017169701: 204 N MCKENNA AVE	351.82
DATA DOCUMENTS, LLC	ENVELOPES	963.00
HEARTLAND NATURAL GAS	ACCT# 7829-8987-42: 204 N MCKENNA AVE #1 DEC 25 / JAN	836.17
J.Q. OFFICE EQUIPMENT OF OMAHA	AGREEMENT:019-1801762-000 (3 COPIERS)	341.61
LEAGUE OF NEBRASKA	2026 MEMBERSHIP: T SCHUETZ	520.00
LOWE'S COMPANIES, INC.	2" X 1/8" X 15' / OUTDOOR WALL FAUCET / FBRGLS / TOOL STO	232.13
QUILL CORPORATION	OFFICE SUPPLIES	99.55
SARPY COUNTY TREASURER	HUMANE SERVICES - MARCH 2026	2,764.00
SARPY COUNTY TREASURER	POLICE SERVICES - MARCH 2026	80,071.19
VERIZON WIRELESS	ACCT# 985459814-00001	199.70
YOUNG & WHITE LAW OFFICES	GENERAL / GRETNA CROSSING PARK / GOOD LIFE DISTRICT	7,320.68
	Total Department 00 GENERAL	\$ 101,073.77
Department: 10 PARK		
BOBCAT OF OMAHA	BLADE	634.73
LOWE'S COMPANIES, INC.	2" X 1/8" X 15' / OUTDOOR WALL FAUCET / FBRGLS / TOOL STO	85.48
OMAHA PUBLIC POWER DISTRICT	ACCT# 3053000090: 12/8/25 TO 1/8/26	(5,568.84)
TY'S OUTDOOR POWER & SERVICE	#87: SERVICE / REPLACE LFT WHL	450.51
VERIZON WIRELESS	ACCT# 985459814-00001	296.80
	Total Department 10 PARK	\$ (4,101.32)
Department: 25 LIBRARY		
ABE'S TRASH SERVICE, INC	ACCT #: 28826001	112.50
BIBLIONIX LLC	LIB: APOLLO SUBSCRIPTION 2/8/26 TO 2/7/27	3,760.00
CINTAS	LIB: FIRST AID REPLENISHMENT	107.46
DARIO KICIC	LIB: REFUND ANNUAL USER FEE	40.00
HEARTLAND NATURAL GAS	LIB: ACCT# 9432-2350-77: 736 SOUTH ST DEC 25 / JAN 26	174.87
HEARTLAND NATURAL GAS	LIB: ACCT# 4201-4774-61: 119 N MCKENNA AVE DEC 25 / JA	109.85
INGRAM LIBRARY SERVICES	LIB: BOOKS	1,537.92
MIDWEST TAPE	LIB: MOVIES	26.99
OCCUPATIONAL HEALTH CENTER	NEW HIRE SCREENING	89.00
OVERDRIVE	LIB: AUDIOBOOKS	326.41
SCHOLASTIC LIBRARY PUBLISHING	LIB: BOOKS	102.00

Vendor Name	Invoice Description	Amount
WELLS FARGO FINANCIAL	LIB: ACCT# 603-0274490-000 MONTHLY COPIER LEASES	351.00
	Total Department 25 LIBRARY	\$ 6,738.00
Department: 30 FIRE		
ABE'S TRASH SERVICE, INC	ACCT #: 28826001	125.00
COX BUSINESS SERVICES	FD: ACCT# 001 7210 051198301 21825 CAPEHART RD	270.00
GRETNA SUBURBAN FIRE DEPT.	1/2 PAYROLL COST JAN 2026	74,922.11
METROPOLITAN UTILITIES	FD: ACCT# 112000294569 10309 S 168TH ST	299.58
WEX BANK	FD: ACCT# 0492-00-769130-6 JAN 2026 FUEL PURCHASE	119.55
	Total Department 30 FIRE	\$ 75,736.24
Department: 35 BUILDING/ZONING		
CINTAS	FIRST AID REPLENISHMENT	99.74
J.Q. OFFICE EQUIPMENT OF OMAH	AGREEMENT:019-1801762-000 (3 COPIERS)	341.56
VERIZON WIRELESS	ACCT# 985459814-00001	185.32
	Total Department 35 BUILDING/ZONING	\$ 626.62
Fund: 02 STREET		
Department: 05 STREET		
ACE INDUSTRIAL SUPPLY, INC	12 - DIAMOND BLADES / 1 DRILL BIT SET	299.00
BARCO MUNICIPAL PRODUCTS IN	4 - SOLAR FLASHER W/ DETACHABLE BASE	635.24
CENTRAL SALT, LLC	1/27/26 - BULK DEICING SALT	1,571.89
GT MIDWEST	MISC SCREWS, NUTS, WASHERS	511.14
JEREMY ELLIOTT	CDL REIMBURSEMENT	64.00
LYMAN RICHEY CORPORATION	2 LOADS OF FILL SAND	2,016.16
VERIZON WIRELESS	ACCT# 985459814-00001	176.98
	Total Department 05 STREET	\$ 5,274.41
Fund: 07 PUBLIC WORKS		
Department: 90 PUBLIC WORKS ADMINISTRATION		
ABE'S TRASH SERVICE, INC	ACCT #: 28826001	361.00
HEARTLAND NATURAL GAS	ACCT# 7757-3446-05: 20090 HUSKER DR DEC 25 / JAN 26	1,823.28
J.Q. OFFICE EQUIPMENT OF OMAH	AGREEMENT:019-1801762-000 (3 COPIERS)	341.57
LILIA ORTIZ	PUBLIC WORKS BLDG CLEANING: 1/1 TO 1/22/26	725.00
SECURITY EQUIPMENT INC	PUBLIC WORKS - REMOTE SERVICES	84.00
VERIZON WIRELESS	ACCT# 985459814-00001	339.32
	Total Department 90 PUBLIC WORKS ADMINISTRATION	\$ 3,674.17
Fund: 10 WATER		
Department: 40 WATER		
CORE & MAIN LP	1 1/2" OMNI CHAMBER	678.20
CORE & MAIN LP	WATER METER SUPPLIES	56,996.54

Vendor Name	Invoice Description	Amount
HEARTLAND NATURAL GAS	ACCT# 9729-7271-97 WELL @ HWY 6 & ANGUS ST DEC 25 /	48.53
HYDRO OPTIMIZATION & AUTOMA	WATER TOWER OVERFLOWING	282.19
HYDRO OPTIMIZATION & AUTOMA	SERVICE: 12/31/25, 1/1/26, 1/5/26	1,939.50
MUNICIPAL SUPPLY, INC.	2 1/2" FEMALE NST X 3/4" NPT	70.30
NE PUBLIC HEALTH ENVIRONMEN	ACCT# 597796 WATER TESTING	769.00
VERIZON WIRELESS	ACCT# 985459814-00001	257.07
	Total Department 40 WATER	\$ 61,041.33
Fund: 14 SEWER		
Department: 45 SEWER		
ACE INDUSTRIAL SUPPLY, INC	12 - DIAMOND BLADES / 1 DRILL BIT SET	661.31
BIG RIG REPAIR INC.	#6: REPLACE DAMAGED REAR CAMERA	295.50
BOBCAT OF OMAHA	#52: DRIVE MOTOR SEIZING	1,343.33
CENTURY LINK	ACCT# 333312704 - 11033 S 158TH ST: 6/07/25 TO 7/06/25	71.37
CENTURY LINK	ACCT# 333510309 - PLUM CREEK LIFT STATION: 1/16/26 TO 2	337.07
HEARTLAND NATURAL GAS	ACCT# 7605-9168-86: 21041 NE CROSSING DR DEC 25 / JAN	293.74
HTM SALES, INC.	LAKE RIDGE ESTATES: MONTHLY SERVICE	260.00
LOWE'S COMPANIES, INC.	#6 / #10: 1000' YELLOW CAUTION TAPE	22.76
SARPY COUNTY FISCAL ADMIN.	4TH QTR SID 48 SEWER USEAGE	8,747.97
VERIZON WIRELESS	ACCT# 985459814-00001	159.83
	Total Department 45 SEWER	\$ 12,192.88
Fund: 20 GRETNA CROSSING PARK		
Department: 50 GRETNA CROSSING PARK		
DEERE & COMPANY	22COP FC15M FLEX WING ROTARY CUTTER / TRADE-IN	14,394.96
GREAT PLAINS COMMUNICATIONS	ACCT# 173528: GXP INTERNET 1/16/26 - 2/15/26	7,360.00
SUSPEND IT	SALTING 1/24/26	910.00
VERIZON WIRELESS	ACCT# 985459814-00001	119.82
	Total Department 50 GRETNA CROSSING PARK	\$ 22,784.78
Fund: 33 GOOD LIFE DISTRICT		
Department: 33 GOOD LIFE DISTRICT		
GILMORE & BELL, PC	LEGAL SERVICES: GOOD LIFE DISTRICT - DEC 2025	8,875.00
	Total Department 33 GOOD LIFE DISTRICT	\$ 8,875.00
Payroll		
Payroll & Taxes	Regular Payroll	136,115.81
	Total Payroll	\$ 136,115.81
	*** GRAND TOTAL ***	\$ 430,031.69



EAGLE ENGINEERING GROUP

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

January 27, 2026

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

From: Gregory Perry, PE, City Engineer

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

Vrba Construction, Inc. has submitted their Pay Request No. 3 for materials stored on site in the amount of \$79,746.30. The pay request reflects 79% of their current contract price.

The Contractor has completed the installation along Jansen Drive and 214th Street. The Contractor is coordinating site access with Weitz Company (City's contractor for the City Community Complex) and Valley Corp (storm sewer and paving) the remaining 150 feet within Crestline Drive.

We will be at the February 3rd 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>n/a</u>
Engineer: <u>EAGLE ENGINEERING GROUP</u>	Engineer's Project No.: <u>25-53</u>
Contractor: <u>Vrba Construction, Inc.</u>	Contractor's Project No.: <u>n/a</u>
Project: <u>Gretna Community Complex Water Main Improvements</u>	
Contract: <u>Gretna Community Complex Water Main Improvements</u>	
Application No.: <u>3</u>	Application Date: <u>1/27/2026</u>
Application Period: <u>From 12/29/2025 to 1/23/2026</u>	

1. Original Contract Price	\$ 507,771.04
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 507,771.04
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 479,320.48
5. Retainage	
a. <u>5%</u> X <u>\$ 465,747.68</u> Work Completed	\$ 23,287.38
b. <u>10%</u> X <u>\$ 13,572.80</u> Stored Materials	\$ 1,357.28
c. Total Retainage (Line 5.a + Line 5.b)	\$ 24,644.66
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 454,675.82
7. Less previous payments (Line 6 from prior application)	\$ 374,929.52
8. Amount due this application	\$ 79,746.30
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 28,450.56

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:** 1/27/2026

Recommended by Engineer	Approved by Owner
By: _____	By: _____
Title: <u>Project Manager</u>	Title: <u>Mayor</u>
Date: <u>1/27/2026</u>	Date: <u>2/3/2026</u>
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Unit Price Work

Contractor's Application for Payment

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

Application No.:	3	Application Period:	From 12/29/25 to 01/23/26	Application Date:	01/27/26
------------------	---	---------------------	---------------------------	-------------------	----------

A Bid Item No.	B Description	C Contract Information				D Work Completed			I Materials Currently Stored (not in G) (\$)	J Work Completed and Materials Stored to Date (H + I) (\$)	K % of Value of Item (J / F) (%)	L Balance to Finish (F - J) (\$)				
		E Item Quantity	F Units	G Unit Price (\$)	H Value of Bid Item (C X E) (\$)	I Estimated Quantity Incorporated in the Work	J Value of Work Completed to Date (E X G) (\$)	K Materials Currently Stored (not in G) (\$)								
Original Contract																
1	SITE PREPARATION / MOBILIZATION	1.00	LS	15,000.00	15,000.00	1.00	15,000.00	-	15,000.00	100%	-					
2	TRAFFIC CONTROL / BARRICADES / WARNING SIGNS	1.00	LS	3,500.00	3,500.00	1.00	3,500.00	-	3,500.00	100%	-					
3	REMOVE 12" DIA. WATER MAIN	260.00	LF	7.55	1,963.00	-	-	-	-	0%	1,963.00					
4	REMOVE FIRE HYDRANT ASSEMBLY	1.00	EA	715.00	715.00	-	-	-	-	0%	715.00					
5	REMOVE GATE VALVE AND BOX	2.00	EA	360.00	720.00	-	-	-	-	0%	720.00					
6	CONNECT TO EXG. 12" DIA. WATER MAIN	5.00	EA	2,040.00	10,200.00	3.00	6,120.00	1,209.20	7,329.20	72%	2,870.80					
7	CONSTRUCT 8" DIA. D.I.P. CL 350 WATER MAIN	1,456.00	LF	57.95	84,375.20	1,456.00	84,375.20	-	84,375.20	100%	-					
8	CONSTRUCT 12" DIA. D.I.P. CL 350 WATER MAIN	1,673.00	LF	83.15	139,109.95	1,517.00	126,138.55	8,557.74	134,696.29	97%	4,413.66					
9	INSTALL TRACER WIRE	3,129.00	LF	0.41	1,282.89	2,973.00	1,218.93	48.86	1,267.79	99%	15.10					
10	BORE AND JACK 20" DIA. STEEL CASING FOR WATER MAIN	160.00	LF	775.00	124,000.00	160.00	124,000.00	-	124,000.00	100%	-					
11	INSTALL 8" DIA. R.S. MJ GATE VALVE W/ VALVE BOX	3.00	EA	2,385.00	7,155.00	3.00	7,155.00	-	7,155.00	100%	-					
12	INSTALL 12" DIA. R.S. MJ GATE VALVE W/ VALVE BOX	4.00	EA	4,455.00	17,820.00	4.00	17,820.00	-	17,820.00	100%	-					
13	INSTALL 12" DIA. MJ 90 DEG BEND & BLOCK	3.00	EA	1,005.00	3,015.00	3.00	3,015.00	-	3,015.00	100%	-					
14	INSTALL 8" DIA. MJ 45 DEG BEND & BLOCK	8.00	EA	450.00	3,600.00	6.00	2,700.00	470.00	3,170.00	88%	430.00					
15	INSTALL 12" DIA. MJ 45 DEG BEND & BLOCK	2.00	EA	905.00	1,810.00	1.00	905.00	458.00	1,363.00	75%	447.00					
16	INSTALL 8" DIA. MJ 22 1/2 DEG BEND & BLOCK	4.00	EA	445.00	1,780.00	2.00	890.00	462.00	1,352.00	76%	428.00					
17	INSTALL 12" DIA. MJ 22 1/2 DEG BEND & BLOCK	2.00	EA	840.00	1,680.00	1.00	840.00	409.00	1,249.00	74%	431.00					
18	INSTALL 8" DIA. MJ 11 1/4 DEG BEND & BLOCK	2.00	EA	425.00	850.00	-	-	430.00	430.00	51%	420.00					
19	INSTALL 12" DIA. MJ 11 1/4 DEG BEND & BLOCK	3.00	EA	815.00	2,445.00	1.00	815.00	778.00	1,593.00	65%	852.00					
20	INSTALL 8" MJ CAP & BLOCK	1.00	EA	250.00	250.00	1.00	250.00	-	250.00	100%	-					
21	INSTALL 12x6" MJ REDUCER	1.00	EA	565.00	565.00	1.00	565.00	-	565.00	100%	-					
22	INSTALL 8x6" MJ SWIVEL TEE	4.00	EA	620.00	2,480.00	4.00	2,480.00	-	2,480.00	100%	-					
23	INSTALL 12x6" MJ SWIVEL TEE	2.00	EA	1,055.00	2,110.00	2.00	2,110.00	-	2,110.00	100%	-					
24	INSTALL 12x8" MJ CROSS & BLOCK	1.00	EA	1,405.00	1,405.00	1.00	1,405.00	-	1,405.00	100%	-					
25	INSTALL 12" MJ TEE & BLOCK	2.00	EA	1,440.00	2,880.00	1.00	1,440.00	750.00	2,190.00	76%	690.00					
26	INSTALL 12x8" MJ TEE & BLOCK	1.00	EA	1,160.00	1,160.00	1.00	1,160.00	-	1,160.00	100%	-					
27	INSTALL FIRE HYDRANT ASSEMBLY	7.00	EA	7,745.00	54,215.00	7.00	54,215.00	-	54,215.00	100%	-					
28	SURFACE RESTORATION	1.00	LS	7,060.00	7,060.00	0.50	3,530.00	-	3,530.00	50%	3,530.00					
29	PERMANENT SEEDING & MULCH	1.00	AC	6,925.00	6,925.00	-	-	-	-	0%	6,925.00					
30	CONSTRUCTION STAKING	1.00	ALW	4,100.00	4,100.00	1.00	4,100.00	-	4,100.00	100%	-					
31	TRENCH COMPACTION TESTING	1.00	ALW	3,600.00	3,600.00	-	-	-	-	0%	3,600.00					
Original Contract Totals					\$	507,771.04		\$	465,747.68	\$	13,572.80	\$	479,320.48	94%	\$	28,450.56



EAGLE ENGINEERING GROUP

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

January 27, 2026

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

From: Gregory Perry, PE, City Engineer

Re: Teal Ridge Village Water Main Improvements
United Utilities & Excavation, LLC – Pay Request
Gretna, Nebraska
EEG #25-47

United Utilities & Excavation, LLC has submitted their Pay Request No. 3 for work completed and materials stored on site in the amount of \$ 74,274.75. The pay request reflects 71% of their current contract price.

The Contractor has installed 2,100 feet of water main of the total 9,960 feet (34%) within the development and is currently installing the water main along Jade Court within Milestone 2 work area.

The Contractor has used 30% of the contract time (18 days of 60 days) for the project. The Contractor plans to have the water main pipe installation completed by the end of February within Milestone 2, weather permitting. Milestone 1 acceptance testing will be completion during favorable weather conditions.

We will be at the February 3rd Council meeting to answer any questions you may have regarding the construction progress and pay request.

Contractor's Application for Payment

Owner: <u>City of Gretna</u>	Owner's Project No.: <u>n/a</u>
Engineer: <u>EAGLE ENGINEERING GROUP</u>	Engineer's Project No.: <u>25-47</u>
Contractor: <u>United Utilities & Excavation, LLC</u>	Contractor's Project No.: <u>n/a</u>
Project: <u>Teal Ridge Village Water Main Improvements</u>	
Contract: <u>Teal Ridge Village Water Main Improvements, Gretna, Nebraska</u>	
Application No.: <u>3</u>	Application Date: <u>1/27/2026</u>
Application Period: <u>From 11/29/2026</u>	<u>to 1/23/2026</u>

1. Original Contract Price	\$ 834,087.09
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 834,087.09
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 593,041.97
5. Retainage	
a. <u>5%</u> X <u>\$ 292,965.43</u> Work Completed	\$ 14,648.27
b. <u>10%</u> X <u>\$ 300,076.53</u> Stored Materials	\$ 30,007.65
c. Total Retainage (Line 5.a + Line 5.b)	\$ 44,655.92
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 548,386.05
7. Less previous payments (Line 6 from prior application)	\$ 474,111.30
8. Amount due this application	\$ 74,274.75
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 241,045.12

Contractor's Certification

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

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

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

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

Contractor: United Utilities & Excavation, LLC

Signature: _____ **Date:** 1/27/2026

Recommended by Engineer	Approved by Owner
By: _____	By: _____
Title: <u>Project Manager</u>	Title: <u>Mayor</u>
Date: <u>1/27/2026</u>	Date: <u>2/3/2026</u>
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

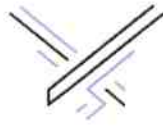
Progress Estimate - Unit Price Work

Contractor's Application for Payment

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

Application No.:	3	Application Period:	From 11/29/26 to 01/23/26	Application Date:	01/27/26
------------------	---	---------------------	---------------------------	-------------------	----------

A Bid Item No.	B Description	C Item Quantity	D Units	E Unit Price (\$)	F Contract Information		G Work Completed		I Materials Currently Stored (not in G) (\$)	J Work Completed and Materials Stored to Date (H + I) (\$)	K % of Value of Item (J / F) (%)	L Balance to Finish (F - J) (\$)
					Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated In the Work	Value of Work Completed to Date (E X G) (\$)					
Original Contract												
1	SITE PREPARATION / MOBILIZATION	1.00	LS	15,266.00	15,266.00	1.00	15,266.00	-	-	15,266.00	100%	-
2	REMOBILIZATION - PHASE 2 & 3	2.00	EA	500.00	1,000.00	-	-	-	-	-	0%	1,000.00
3	TRAFFIC CONTROL / BARRICADES	1.00	LS	1,500.00	1,500.00	-	-	-	-	-	0%	1,500.00
4	CONNECT TO EXG. 8"DIA. WATER MAIN	1.00	EA	1,512.00	1,512.00	1.00	1,512.00	-	-	1,512.00	100%	-
5	CONSTRUCT 8"DIA. D.I.P. CL 350 WATER MAIN	1,284.00	LF	57.63	73,996.92	1,284.00	73,996.92	-	-	73,996.92	100%	-
6	CONSTRUCT 6"DIA. D.I.P. CL 350 WATER MAIN	8,676.00	LF	48.67	422,260.92	2,105.00	102,450.35	187,288.50	-	289,738.85	69%	132,522.07
7	INSTALL TRACER WIRE	9,960.00	LF	0.19	1,892.40	3,389.00	643.91	-	-	643.91	34%	1,248.49
8	BORING FOR 8"DIA. WATER MAIN	195.00	LF	72.83	14,201.85	-	-	-	-	-	0%	14,201.85
9	BORING FOR 6"DIA. WATER MAIN	665.00	LF	61.20	40,698.00	190.00	11,628.00	-	-	11,628.00	29%	29,070.00
10	INSTALL 8"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	3.00	EA	2,395.00	7,185.00	2.00	4,790.00	1,502.00	-	6,292.00	88%	893.00
11	INSTALL 6"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	29.00	EA	1,760.00	51,040.00	8.00	14,080.00	37,939.15	-	52,019.15	102%	(979.15)
12	INSTALL 8x6" MJ CROSS	4.00	EA	868.75	3,475.00	4.00	3,475.00	-	-	3,475.00	100%	-
13	INSTALL 6" MJ CROSS	1.00	EA	930.00	930.00	1.00	930.00	-	-	930.00	100%	-
14	INSTALL 6" MJ TEE & BLOCK	8.00	EA	802.25	6,418.00	1.00	802.25	1,388.94	-	2,191.19	34%	4,226.81
15	INSTALL 8x6" MJ TEE & BLOCK	2.00	EA	928.00	1,856.00	2.00	1,856.00	-	-	1,856.00	100%	-
16	INSTALL 8x6" MJ SWIVEL TEE	4.00	EA	725.75	2,903.00	4.00	2,903.00	-	-	2,903.00	100%	-
17	INSTALL 6" MJ SWIVEL TEE	18.00	EA	619.50	11,151.00	4.00	2,478.00	3,196.76	-	5,674.76	51%	5,476.24
18	INSTALL 6" MJ 90 DEG BEND & BLOCK	2.00	EA	675.00	1,350.00	-	-	277.18	-	277.18	21%	1,072.82
19	INSTALL 6"DIA. MJ 45 DEG BEND & BLOCK	36.00	EA	648.00	23,328.00	8.00	5,184.00	3,145.52	-	8,329.52	36%	14,998.48
20	INSTALL 6"DIA. MJ 22 1/2 DEG BEND & BLOCK	17.00	EA	637.00	10,829.00	1.00	637.00	1,731.92	-	2,368.92	22%	8,460.08
21	INSTALL 8" MJ CAP & BLOCK	1.00	EA	641.00	641.00	1.00	641.00	-	-	641.00	100%	-
22	INSTALL FIRE HYDRANT ASSEMBLY	22.00	EA	5,674.00	124,828.00	8.00	45,392.00	62,810.46	-	108,202.46	87%	16,625.54
23	INSTALL SAMPLING STATION (CITY PROVIDED)	1.00	EA	1,825.00	1,825.00	-	-	796.11	-	796.11	44%	1,028.89
24	CONSTRUCTION STAKING	1.00	ALW	8,600.00	8,600.00	0.50	4,300.00	-	-	4,300.00	50%	4,300.00
25	TRENCH COMPACTION TESTING	1.00	ALW	5,400.00	5,400.00	-	-	-	-	-	0%	5,400.00
Original Contract Totals					\$ 834,087.09		\$ 292,965.43	\$ 300,076.53	\$ 593,041.97	71%	\$ 241,045.12	



EAGLE ENGINEERING GROUP

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

January 27, 2026

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

From: Gregory Perry, PE, City Engineer

Re: Aspen Creek West Phase 1 and Cornhusker Road Water Main Improvements
Vrba Construction, Inc. – Pay Request
Gretna, Nebraska
EEG #25-51 | 25-52

Vrba Construction, Inc. has submitted their Pay Request No. 1 for materials stored on site in the amount of \$547,682.82. The pay request reflects 57% of their current contract price.

The Contractor has is scheduled to commence water main installation by the end of February and anticipated to be completed by the end of the April.

We will be at the February 3rd Council meeting to answer any questions you may have regarding the pay request.

Contractor's Application for Payment

Owner: <u>City of Gretna</u>	Owner's Project No.: <u>n/a</u>
Engineer: <u>EAGLE ENGINEERING GROUP</u>	Engineer's Project No.: <u>25-51</u>
Contractor: <u>Vrba Construction, Inc.</u>	Contractor's Project No.: <u>n/a</u>
Project: <u>Aspen Creek West Phase 1 Water Main Impr. and Cornhusker Road Water Main Impr.</u>	
Contract: <u>Aspen Creek West Phase 1 Water Main Impr. and Cornhusker Road Water Main Impr.</u>	
Application No.: <u>1</u>	Application Date: <u>1/21/2026</u>
Application Period: From <u>10/1/2025</u> to <u>1/21/2026</u>	

1. Original Contract Price	\$ 1,059,044.40
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 1,059,044.40
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 608,536.47
5. Retainage	
a. <u>10%</u> X \$ <u>-</u> Work Completed	\$ -
b. <u>10%</u> X \$ <u>608,536.47</u> Stored Materials	\$ 60,853.65
c. Total Retainage (Line 5.a + Line 5.b)	\$ 60,853.65
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 547,682.82
7. Less previous payments (Line 6 from prior application)	\$ -
8. Amount due this application	\$ 547,682.82
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 450,507.93

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:** 1/21/2026

<p>Recommended by Engineer</p> <p>By: _____</p> <p>Title: <u>Project Manager</u></p> <p>Date: <u>1/22/2026</u></p> <p>Approved by Funding Agency</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p>Approved by Owner</p> <p>By: _____</p> <p>Title: <u>Mayor</u></p> <p>Date: <u>2/3/2026</u></p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>
--	--

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Gretna	Owner's Project No.:	n/a
Engineer:	EAGLE ENGINEERING GROUP	Engineer's Project No.:	25-51
Contractor:	Vrba Construction, Inc.	Contractor's Project No.:	n/a
Project:	Aspen Creek West Phase 1 Water Main Impr. and Cornhusker Road Water Main Impr.		
Contract:	Aspen Creek West Phase 1 Water Main Impr. and Cornhusker Road Water Main Impr.		

Application No.:	1		Application Period:	From	10/01/25	to	01/21/26	Application Date:	01/21/26		
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	5,000.00	5,000.00	-	-	-	-	0%	5,000.00
2	TRAFFIC CONTROL / BARRICADES / WARNING SIGNS	1.00	LS	2,500.00	2,500.00	-	-	-	-	0%	2,500.00
3	CONNECT TO EXG. 12"DIA. WATER MAIN	1.00	EA	1,800.00	1,800.00	-	-	-	-	0%	1,800.00
4	CONSTRUCT 6"DIA. D.I.P. CL 350 WATER MAIN	5,451.00	LF	42.90	233,847.90	-	-	157,758.80	157,758.80	67%	76,089.10
5	CONSTRUCT 8"DIA. D.I.P. CL 350 WATER MAIN	210.00	LF	66.60	13,986.00	-	-	8,878.80	8,878.80	63%	5,107.20
6	CONSTRUCT 12"DIA. D.I.P. CL 350 WATER MAIN	2,816.00	LF	78.40	220,774.40	-	-	205,422.25	205,422.25	93%	15,352.15
7	INSTALL TRACER WIRE	8,477.00	LF	0.30	2,543.10	-	-	-	-	0%	2,543.10
8	BORE AND JACK 20"DIA. STEEL CASING FOR WATER MAIN	70.00	LF	789.00	55,230.00	-	-	-	-	0%	55,230.00
9	BORING FOR 6"DIA. WATER MAIN	295.00	LF	55.00	16,225.00	-	-	11,224.58	11,224.58	69%	5,000.42
10	BORING FOR 12"DIA. WATER MAIN	110.00	LF	155.00	17,050.00	-	-	7,914.24	7,914.24	46%	9,135.76
11	INSTALL 6"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	12.00	EA	1,485.00	17,820.00	-	-	19,638.00	19,638.00	110%	(1,818.00)
12	INSTALL 8"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	1.00	EA	2,200.00	2,200.00	-	-	1,522.00	1,522.00	69%	678.00
13	INSTALL 12"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	6.00	EA	4,095.00	24,570.00	-	-	23,744.00	23,744.00	97%	826.00
14	INSTALL 6"DIA. MJ 45 DEG BEND & BLOCK	20.00	EA	295.00	5,900.00	-	-	3,460.00	3,460.00	59%	2,440.00
15	INSTALL 8"DIA. MJ 45 DEG BEND & BLOCK	4.00	EA	425.00	1,700.00	-	-	940.00	940.00	55%	760.00
16	INSTALL 12"DIA. MJ 45 DEG BEND & BLOCK	16.00	EA	830.00	13,280.00	-	-	8,190.00	8,190.00	62%	5,090.00
17	INSTALL 6"DIA. MJ 22 1/2 DEG BEND & BLOCK	10.00	EA	290.00	2,900.00	-	-	1,620.00	1,620.00	56%	1,280.00
18	INSTALL 6"DIA. MJ 11 1/4 DEG BEND & BLOCK	5.00	EA	300.00	1,500.00	-	-	835.00	835.00	56%	665.00
19	INSTALL 8"DIA. MJ 11 1/4 DEG BEND & BLOCK	1.00	EA	390.00	390.00	-	-	215.00	215.00	55%	175.00
20	INSTALL 8" MJ CAP & BLOCK	1.00	EA	290.00	290.00	-	-	130.00	130.00	45%	160.00
21	INSTALL 12" MJ CAP & BLOCK	2.00	EA	415.00	830.00	-	-	448.00	448.00	54%	382.00
22	INSTALL 8x6" MJ REDUCER	1.00	EA	335.00	335.00	-	-	182.00	182.00	54%	153.00
23	INSTALL 12x6" MJ REDUCER	2.00	EA	525.00	1,050.00	-	-	556.00	556.00	53%	494.00
24	INSTALL 6" MJ SWIVEL TEE	14.00	EA	445.00	6,230.00	-	-	4,144.00	4,144.00	67%	2,086.00
25	INSTALL 8x6" MJ SWIVEL TEE	1.00	EA	575.00	575.00	-	-	365.00	365.00	63%	210.00
26	INSTALL 12x6" MJ SWIVEL TEE	8.00	EA	970.00	7,760.00	-	-	4,568.00	4,568.00	59%	3,192.00
27	INSTALL 12x6" MJ CROSS & BLOCK	1.00	EA	1,155.00	1,155.00	-	-	653.00	653.00	57%	502.00
28	INSTALL 12x8" MJ CROSS & BLOCK	1.00	EA	1,300.00	1,300.00	-	-	736.00	736.00	57%	564.00
29	INSTALL 12" MJ CROSS & BLOCK	1.00	EA	1,885.00	1,885.00	-	-	1,100.00	1,100.00	58%	785.00
30	INSTALL 6" MJ TEE & BLOCK	3.00	EA	485.00	1,455.00	-	-	873.00	873.00	60%	582.00
31	INSTALL 12x6" MJ TEE & BLOCK	1.00	EA	970.00	970.00	-	-	535.00	535.00	55%	435.00
32	INSTALL 12" MJ TEE & BLOCK	2.00	EA	1,325.00	2,650.00	-	-	2,250.00	2,250.00	85%	400.00
33	INSTALL FIRE HYDRANT ASSEMBLY	24.00	EA	7,065.00	169,560.00	-	-	119,179.00	119,179.00	70%	50,381.00
34	INSTALL SAMPLING STATION (CITY PROVIDED)	1.00	EA	1,675.00	1,675.00	-	-	876.80	876.80	52%	798.20
35	SURFACE RESTORATION	1.00	LS	3,550.00	3,550.00	-	-	-	-	0%	3,550.00
36	CONSTRUCTION STAKING	1.00	ALW	8,700.00	8,700.00	-	-	-	-	0%	8,700.00
37	TRENCH COMPACTION TESTING	1.00	ALW	6,000.00	6,000.00	-	-	-	-	0%	6,000.00
38	TRAFFIC CONTROL / BARRICADES / WARNING SIGNS	1.00	LS	1,000.00	1,000.00	-	-	-	-	0%	1,000.00
39	CONNECT TO EXG. 12"DIA. WATER MAIN	1.00	EA	6,885.00	6,885.00	-	-	-	-	0%	6,885.00
40	CONSTRUCT 12"DIA. D.I.P. CL 350 WATER MAIN	900.00	LF	82.50	74,250.00	-	-	11,413.00	11,413.00	15%	62,837.00

Unit Price

EJCDC C-620 Contractor's Application for Payment
 (c) 2018 National Society of Professional Engineers for EJCDC. All rights reserved.

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Gretna	Owner's Project No.:	n/a
Engineer:	EAGLE ENGINEERING GROUP	Engineer's Project No.:	25-51
Contractor:	Vrba Construction, Inc.	Contractor's Project No.:	n/a
Project:	Aspen Creek West Phase 1 Water Main Impr. and Cornhusker Road Water Main Impr.		
Contract:	Aspen Creek West Phase 1 Water Main Impr. and Cornhusker Road Water Main Impr.		

Application No.: 1		Application Period: From 10/01/25 to 01/21/26				Application Date: 01/21/26					
A Bid Item No.	B Description	C Contract Information			D Work Completed			I Materials Currently Stored (not in G) (\$)	J Work Completed and Materials Stored to Date (H + I) (\$)	K % of Value of Item (J / F) (%)	L Balance to Finish (F - J) (\$)
		E Item Quantity	F Units	G Unit Price (\$)	H Value of Bid Item (C X E) (\$)	I Estimated Quantity Incorporated in the Work	J Value of Work Completed to Date (E X G) (\$)				
41	INSTALL TRACER WIRE	900.00	LF	0.30	270.00	-	-	-	-	0%	270.00
42	BORE AND JACK 20"DIA. STEEL CASING FOR WATER MAIN	100.00	LF	789.00	78,900.00	-	-	-	-	0%	78,900.00
43	INSTALL 12"DIA. R.S. MJ GATE VALVE W/ VALVE BOX	2.00	EA	4,095.00	8,190.00	-	5,936.00	5,936.00	72%	2,254.00	
44	INSTALL 12"DIA. MJ 45 DEG BEND & BLOCK	2.00	EA	830.00	1,660.00	-	-	-	-	0%	1,660.00
45	INSTALL 12" MJ CAP & BLOCK	2.00	EA	415.00	830.00	-	448.00	448.00	54%	382.00	
46	INSTALL 12x6" MJ SWIVEL TEE	1.00	EA	970.00	970.00	-	571.00	571.00	59%	399.00	
47	INSTALL 12" MJ CROSS & BLOCK	1.00	EA	1,885.00	1,885.00	-	1,100.00	1,100.00	58%	785.00	
48	INSTALL FIRE HYDRANT ASSEMBLY	1.00	EA	7,065.00	7,065.00	-	-	-	-	0%	7,065.00
49	CONSTRUCT 2"DIA. AIR RELEASE VALVE AND 60" I.D. MANHOLE	1.00	EA	10,360.00	10,360.00	-	1,110.00	1,110.00	11%	9,250.00	
50	REMOVE AND REPLACE 6-INCH CONCRETE TRAIL	206.00	SF	16.00	3,296.00	-	-	-	-	0%	3,296.00
51	CONSTRUCT DETECTABLE WARNING PANEL	20.00	SF	26.00	520.00	-	-	-	-	0%	520.00
52	SURFACE RESTORATION	1.00	LS	1,200.00	1,200.00	-	-	-	-	0%	1,200.00
53	PERMANENT SEEDING & MULCH	0.60	AC	6,295.00	3,777.00	-	-	-	-	0%	3,777.00
54	CONSTRUCTION STAKING	1.00	ALW	1,300.00	1,300.00	-	-	-	-	0%	1,300.00
55	TRENCH COMPACTION TESTING	1.00	ALW	1,500.00	1,500.00	-	-	-	-	0%	1,500.00
Original Contract Totals					\$ 1,059,044.40	\$ -	\$ 608,536.47	\$ 608,536.47	57%	\$ 450,507.93	

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.

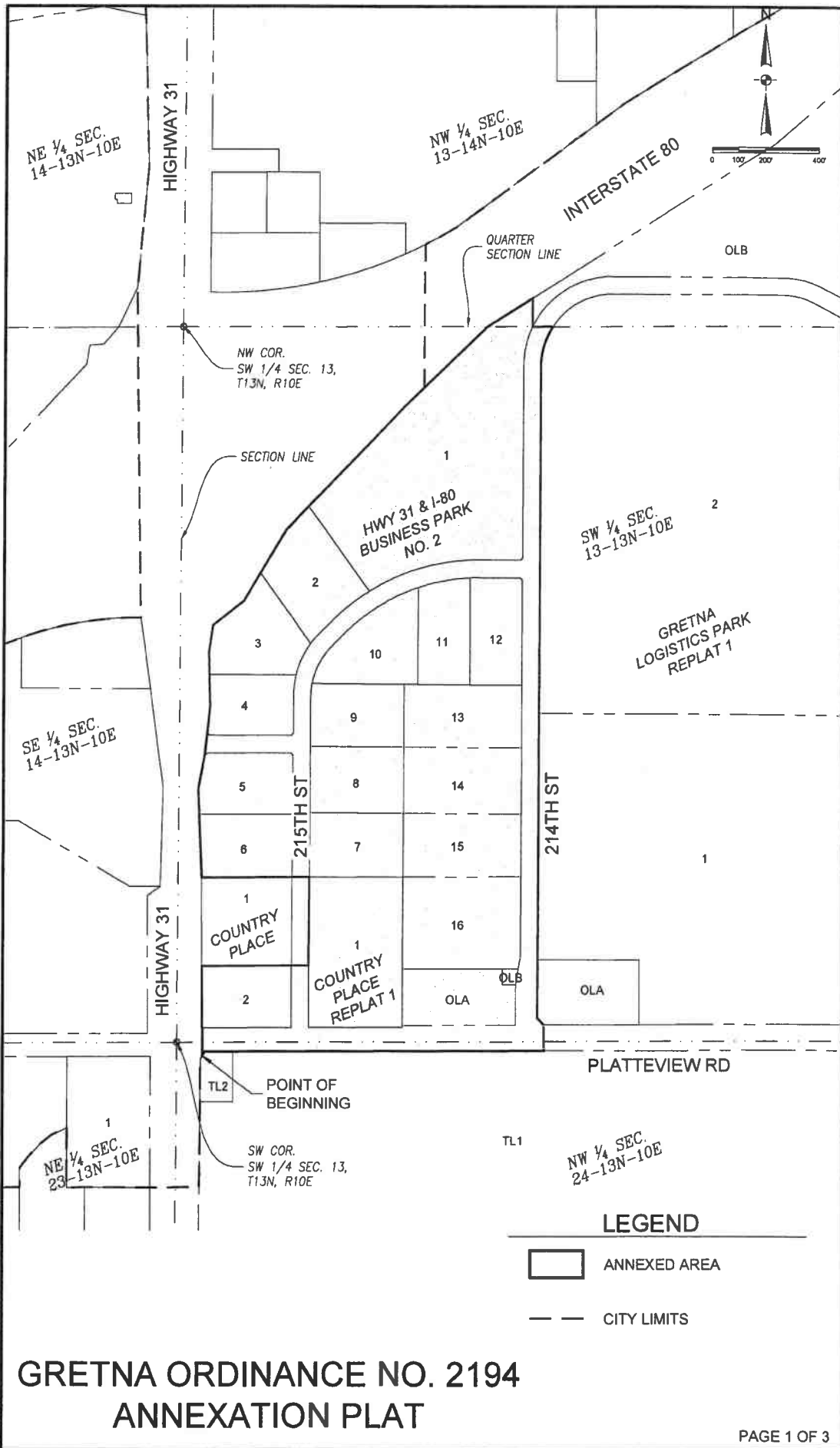
PASSED AND ADOPTED this 17th day of February, 2026.

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: _____

FILE: C:\Users\perry\Documents\Projects\Gretna\GretnaOrdinance\GretnaOrdinance2194\GretnaOrdinance2194.plt

CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2197

AN ORDINANCE OF THE CITY OF GRETNA, NEBRASKA, DIRECTING THE SALE OF CITY OWNED REAL PROPERTY CONSISTING OF APPROXIMATELY NINETEEN ACRES LOCATED NORTHEAST OF HIGHWAY 6/31 AND JANSEN DRIVE TO PCM HOLDINGS, LLC, IN ACCORDANCE WITH THE MANNER, TERMS, AND REQUIREMENTS OF A PURCHASE CONTRACT THEREWITH AND PURSUANT TO NEBRASKA REVISED STATUTE §16-202.

WHEREAS, the City of Gretna owns real property which comprises approximately nineteen acres more or less which is a portion of Parcels No. 011104260 and No. 011588225 and Taxlots 6B and 6A located in the Southwest Quarter of Section 1, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, which are situated within the City and are located approximately northeast of Highway 6/31 and Jansen Drive; and

WHEREAS, said City real property no longer serves any public purposes and the City desires to sell the same pursuant to Neb. Rev. Stat. § 16-202 to PCM Holdings, LLC in accordance with the manner, terms, and requirements of a Purchase Contract therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, NEBRASKA, that:

1. The City hereby directs the real property which comprises approximately nineteen acres more or less which is a portion of Parcels No. 011104260 and No. 011588225 and Tax Lots 6B and 6A located in the Southwest Quarter of Section 1, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, which are situated within the City and are located approximately northeast of Highway 6/31 and Jansen Drive, as approximately shown and depicted on the map thereof which is attached as Exhibit A and incorporated herein, be sold to PCM Holdings, LLC in accordance with the manner, terms, and requirements of a Purchase Contract therewith, a copy of which is available at City Hall. Said Purchase Contract is hereby approved and the Mayor of the City is authorized to execute the same.
2. Said real property is within the corporate limits of the City and is subject to all provisions of the City's Municipal Code.
3. Following the passage and publication of this Ordinance, a notice of the proposed sale of said real property shall be published once each week for three consecutive weeks in a legal newspaper published in or of general circulation in the City. If within thirty days after the passage and publication of this Ordinance a valid remonstrance petition against such sale is signed by registered voters of the City equal in number to thirty percent of the registered

voters of the City voting at the last regular City election held by the City and is filed with the City Council, such real property shall not then, nor within one year thereafter, be sold. If the date for filing the remonstrance petition falls upon a Saturday, Sunday, or legal holiday, the signatures shall be collected within the thirty day period, but the filing shall be considered timely if filed or postmarked on or before the next business day. Upon the receipt of a remonstrance petition, the City Council shall implement the procedures of Neb. Rev. Stat. § 16-202(2) for determining valid signatures, obtaining certifications from the Sarpy County Election Commissioner or County Clerk, and holding a public hearing and the City Council voting on the validity of the remonstrance petition.

4. Following passage and publication of this Ordinance, publication of the notice of the proposed sale, and passage of the thirty day right-of-remonstrance petition period, the real property may then be sold in conformance with the manner, terms, and requirements set forth in said Purchase Contract with PCM Holdings, LLC, and the Mayor of the City and the City Administrator, City Clerk, and the City Attorney are authorized to undertake all associated actions and to execute all associated documents in order to complete and close the sale.

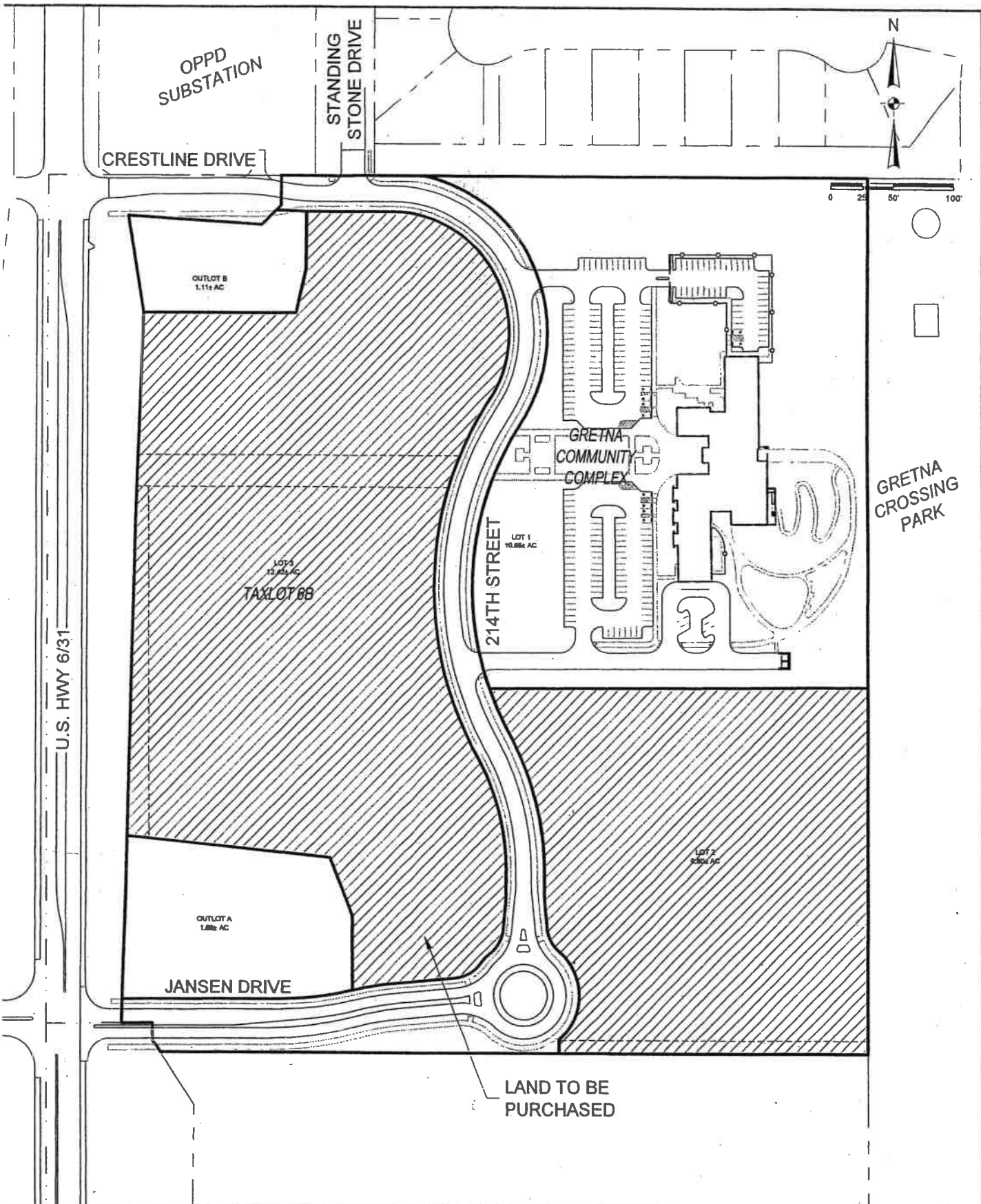
PASSED AND APPROVED this _____ day of _____, 2026.

CITY OF GRETNA, NEBRASKA

By: _____
Michael D. Evans, Mayor

ATTEST:

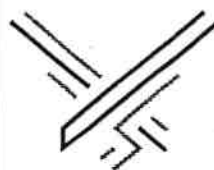
Tammy L. Tisdall, City Clerk



DESIGNED BY	DRAWN BY	CHECKED BY	DATE
JLM	JLM	GEP	January 12, 2026
PROJECT NO.			23-04-61
SHEET NO.			

Gretna Community Complex
 US Highway 6 and Jansen Drive
 Gretna, Nebraska

 Development Layout



EAGLE ENGINEERING GROUP
 12100 West Center Road, Suite 803
 Omaha, Nebraska 68144

Exhibit "A"

PURCHASE CONTRACT

THIS PURCHASE CONTRACT ("CONTRACT") is made and entered into by and between the City of Gretna, Nebraska, a municipal corporation ("SELLER") and PCM Holdings, LLC, a Nebraska limited liability company ("PURCHASER").

In return for payment by PURCHASER to SELLER of THREE MILLION DOLLARS (\$3,000,000.00) (the "PURCHASE PRICE"), SELLER agrees to convey to PURCHASER the real estate located in Sarpy County, Nebraska consisting of a portion of SELLER's Gretna Community Complex (Sarpy Parcels #011104260 and #011588225) as shown and depicted on the attached Exhibit "A", generally located northeast of Highway 6/31 and Jansen Drive in Gretna, Sarpy County, Nebraska, consisting of the nineteen +/- acres as shown and depicted on the attached Exhibit "B" (the "PROPERTY").

1. Payment. Within five business days after the execution of this CONTRACT by all parties, PURCHASER shall deliver Twenty-Five Thousand Dollars (\$25,000.00) (the "Earnest Deposit") to Ambassador Title Company (the "Title Company") to be held in escrow by the Title Company until Closing. The balance of the PURCHASE PRICE shall be paid by PURCHASER to SELLER in cash at the Closing of this transaction.

2. Closing. The Closing shall occur at the offices of the Title Company, which shall provide Closing services, not later than fifteen days following the expiration of the Feasibility Period as is hereinafter provided, or on such other date and/or at such other time or place as may be agreed upon in writing by PURCHASER and SELLER.

a) At Closing SELLER shall deliver to the Title Company for the benefit of PURCHASER (i) a duly executed and acknowledged special warranty deed in form and substance acceptable to PURCHASER, conveying fee simple title to the PROPERTY to PURCHASER free and clear of all liens, encumbrances, limitations, covenants, reservations, conditions, restrictions and easements, except as otherwise permitted in accordance with this CONTRACT; such conveyance shall be deemed to convey to PURCHASER, its successors, assigns or nominees, any and all interest of SELLER in any existing easements or licenses that benefit the PROPERTY; and (ii) such other documents, instruments or confirmation as may be required by this CONTRACT or by the Title Company in order to consummate the transactions described in this CONTRACT and to issue the Title Policy to PURCHASER, including, without limitation, an owner's affidavit if required in connection with the issuance of an extended form title policy.

b) At Closing PURCHASER shall deliver to the Title Company for the benefit of SELLER (i) a cashier's check or wire transfer of immediately available funds for the amount of the balance of the PURCHASE PRICE; and (ii) such other documents, instruments or confirmation as may be required by this CONTRACT or reasonably required by SELLER or by the Title Company to fully effect and consummate the transactions contemplated hereby.

3. Title Insurance Commitment. Within fifteen business days after all parties sign this CONTRACT, PURCHASER shall obtain from the Title Company (and promptly provide a copy to SELLER) a preliminary title report or commitment (the "Title Commitment") to issue an owner's policy of Title Insurance (the "Title Policy") insuring PURCHASER's title to the PROPERTY to be good and indefeasible in the amount of the PURCHASE PRICE, subject only to the Permitted Exceptions (described below) as are acceptable to PURCHASER in PURCHASER's sole discretion. The Title Commitment shall include copies of all documents of record reflected therein. The cost of obtaining the Title Commitment and the owner's policy required hereunder shall be divided equally between the parties. In the event the Title Commitment lists any easement, restriction, covenant or other matter as an exception which is unacceptable to PURCHASER, PURCHASER shall have the right to object in writing to any matters listed as exceptions in the Title Commitment. Such written objections, if any, shall be delivered to SELLER within five business days after the receipt of the Title Commitment. All matters to which PURCHASER so objects are referred to in this Section 3 as "Non-Permitted Exceptions." All items listed as exceptions in the Title Commitment to which such objection is not made within said time period shall be deemed "Permitted Exceptions." SELLER, at its sole cost and expense, shall have the right, but not the obligation, to cure or remove all Non-Permitted Exceptions prior to Closing, provided, however, any and all monetary encumbrances of record disclosed by the Title Commitment shall be cured and otherwise satisfied by SELLER at or prior to Closing. SELLER shall notify PURCHASER within ten days after receipt of PURCHASER's notice of written objections regarding its election whether or not to cure the Non-Permitted Exceptions. If SELLER shall elect not to cure or does not cause all of the Non-Permitted Exceptions to be removed or cured within fourteen days after its notice to PURCHASER, then PURCHASER shall have the right either (a) to terminate this CONTRACT, or (b) to elect to purchase the PROPERTY subject to the Non-Permitted Exceptions, by delivering written notice thereof to SELLER within seven days after the later of the receipt of SELLER's notice of election not to cure or the expiration of the fourteen days to remove or cure any Non-Permitted Exceptions. In the event PURCHASER elects to terminate this CONTRACT pursuant to this Section 3, the Earnest Deposit shall be refunded to PURCHASER and this CONTRACT shall be of no further force or effect upon SELLER's timely receipt of such notice of termination.

4. SELLER Delivery of Documents. Not later than five business days following the execution of this CONTRACT, SELLER shall deliver to PURCHASER the following (if and as may be available or applicable) copies of all other surveys, environmental reports, and geotechnical reports for the PROPERTY, grading plans, platting documentation, any plans related to the installation of the public improvements serving the PROPERTY, all recorded covenants that restrict the PROPERTY, all topographical surveys, and any occupancy rights, and copies of any other reports or information that may materially impact development of the PROPERTY, including, without limitation, Section 404 permits. If PURCHASER deems any of the provided materials to be unacceptable prior to expiration of the Feasibility Period, then PURCHASER may terminate this CONTRACT by giving written notice of termination to SELLER prior to expiration of the Feasibility Period and this CONTRACT shall thereupon terminate and the Earnest Deposit shall be returned to PURCHASER.

5. Feasibility Period. From the date of execution of this CONTRACT by all parties, PURCHASER shall have one hundred twenty days (Feasibility Period) to perform or have performed, at PURCHASER's sole cost, a diligent inspection of the PROPERTY. Also during the Feasibility Period, PURCHASER shall determine to PURCHASER's sole satisfaction that the PROPERTY is suitable for the PURCHASER's purposes. PURCHASER will also complete any and all additional inspections that may be required or prudent such as an environmental site assessment. During the Feasibility Period, SELLER will provide access to the PROPERTY to PURCHASER and/or to PURCHASER's agents to timely complete such inspections. PURCHASER will be responsible for any damages and repairs created by such inspections and will not permit any liens or encumbrances to arise against the PROPERTY in connection with such inspections. PURCHASER shall indemnify, defend, and hold SELLER harmless against any and all losses, liabilities, and costs relating to PURCHASER's or its agent's inspections of the PROPERTY. PURCHASER shall have two (2) thirty (30) day extension options in order to extend the Feasibility Period by depositing an additional \$5,000 for each extension with the Title Company (each an "Additional Earnest Deposit"), provided, that, each Additional Earnest Deposit shall be treated as the Earnest Deposit, and shall be non-refundable to PURCHASER but shall remain as a credit to the final PURCHASE PRICE at Closing.

Upon or prior to the conclusion of the Feasibility Period, if PURCHASER delivers to SELLER a written notice that the results of the various inspections, determinations, appraisal, contingency efforts, and document reviews are unsatisfactory in PURCHASER's sole discretion, then this CONTRACT shall be null and void, unless PURCHASER and SELLER mutually agree on a solution to satisfy the defects and execute a supporting addendum describing the agreement, otherwise the Earnest Deposit shall be returned to PURCHASER within seventy-two hours and neither party shall have further obligations to the other party. Should no such written notice of dissatisfaction be forthcoming, the results of such inspections, determinations, appraisal, contingency efforts, and document reviews shall be deemed to have been satisfactory and such conditions precedent shall be deemed waived.

6. Representations and Warranty of Title. SELLER represents, warrants, and covenants to PURCHASER that SELLER holds fee simple title to the PROPERTY to be conveyed under the terms set forth herein, subject only to the Permitted Exceptions and Non-Permitted Exceptions set forth in the Title Commitment as provided in Section 3 of this CONTRACT. Except as otherwise provided for herein with respect to SELLER's obligations contained specifically in Sections 12 and 13, the PROPERTY is sold and purchased "as is; where is and with all faults" and without warranties or representations of any kind, except warranty of title and conveyance via a special warranty deed free and clear of encumbrances of all kinds except the Permitted Exceptions and Non-Permitted Exceptions set forth in the Title Commitment as provided in Section 3 of this CONTRACT.

7. Condition of Property. To SELLER's knowledge, without investigation, SELLER is not aware of any latent defects in the PROPERTY. Notwithstanding the

foregoing, PURCHASER acknowledges that, if it closes on its purchase of the PROPERTY, PURCHASER is not relying upon this representation and is instead relying upon PURCHASER's own due diligence investigation of the PROPERTY.

8. Environmental. To SELLER's knowledge, without investigation, there are no Environmental Hazards or Liabilities present or existing in violation of law with respect to the PROPERTY which may give rise to or create Environmental Hazards or Liabilities and SELLER has not received any notice of Environmental Hazards or Liabilities in violation of law or enforcement actions pending or threatened with respect thereto. Notwithstanding the foregoing, PURCHASER acknowledges that, if it closes on its purchase of the PROPERTY, PURCHASER is not relying upon this representation and is instead relying upon PURCHASER's own due diligence investigation of the PROPERTY.

9. Risk of Loss and Insurance. SELLER shall bear the risk of loss or damage to the PROPERTY prior to Closing. SELLER agrees to maintain existing insurance and PURCHASER may purchase additional insurance. In the event of substantial damage or destruction prior to Closing, PURCHASER may either (i) terminate this CONTRACT and receive a full refund of the Earnest Deposit or (ii) proceed to complete the Closing and receive insurance proceeds regardless of the extent of damages. The PROPERTY shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the Closing.

10. Closing Costs and Apportionments.

a) **Real Estate Taxes/Special Assessments.** All consolidated real estate taxes which become delinquent in the year in which Closing takes place shall be treated as though they are current and will be prorated as of the date of Closing; SELLER shall pay for all special assessments assessed against the PROPERTY and due as of the Closing or due and payable after Closing.

b) **Real Estate Transfer Tax.** SELLER will pay the cost of any documentary stamp tax at Closing.

c) **Recording Fees.** SELLER will pay the cost of recording all documents necessary to place record title in the condition warranted by SELLER in this CONTRACT. PURCHASER will pay the cost of recording all other documents.

d) **Title Insurance and Closing Services.** SELLER and PURCHASER shall each pay one half of the premium for the title insurance required by this CONTRACT and one half of the fee charged by the Title Company for Closing services.

11. Development and Use. PURCHASER is purchasing the PROPERTY for the purposes of developing as a mixed use development including multifamily, hotel, residential, office and retail uses, and a promenade, pursuant to general development concepts presented by PURCHASER and approved by SELLER. In the event that the aforementioned approved uses of the PROPERTY materially changes, SELLER shall have the right to review and approve such change prior to any action thereon being taken. In connection with PURCHASER's development of the PROPERTY, nothing contained herein shall restrict PURCHASER from replatting a portion of the PROPERTY for the

approved uses specified herein, or selling a portion of the PROPERTY to future owners and users who agree to undertake the approved uses specified herein.

12. Plat and Development Obligations.

- a) SELLER agrees to diligently seek platting for PURCHASER's intended use. PURCHASER agrees to cooperate with SELLER to provide any required submittal documents and execute such documents as may be reasonably necessary for SELLER to apply for and pursue the plat. All costs associated with the plat are to be paid by SELLER. PURCHASER shall have consent rights as to the final submittals for the preliminary and final plats for the PROPERTY. Notwithstanding anything to the contrary herein, Closing shall be delayed on a day to day basis until SELLER has recorded the final plat for the PROPERTY.
- b) SELLER has already performed overlot grading of the PROPERTY and SELLER shall provide PURCHASER with a copy of such grading plans in accordance with Section 4. SELLER shall be responsible for all erosion and sediment control monitoring, maintenance of silt fence and reseeding, and all other maintenance and responsibility associated with grading of the PROPERTY prior to Closing. The stockpile of dirt that is presently located in the southeast corner of the PROPERTY is not being sold by SELLER as part of the PROPERTY and SELLER shall be required to remove said stockpile of dirt from the PROPERTY at SELLER's sole expense prior to Closing.
- c) SELLER shall be responsible to perform, the items specified in Exhibit "C" attached hereto ("Seller's Work") as generally shown and depicted in the attached Exhibits "D", "E", "F", and "G", at SELLER's sole cost and expense. The Seller's Work shall be completed at or prior to Closing. In the event the Seller's Work is not complete prior to or at Closing, PURCHASER shall have the right to delay Closing until such time as the Seller's Work is complete, or (ii) proceed to Closing, but PURCHASER proceeding to Closing shall in no way relieve SELLER from its obligations to complete the Seller's Work.

13. Shared Facilities. SELLER to provide cross access and cross parking on parcels abutting the PROPERTY via separate recorded easements or ECRs, the form of which shall be approved by PURCHASER. SELLER to provide shared stormwater detention and water quality facilities to the extent they are required for PURCHASER's intended use of the PROPERTY. SELLER shall be responsible for the installation of the various public improvements within current or future dedicated public right-of-ways (being Crestline Street, 214th Street, and Jansen Drive) or easements that will service the PROPERTY, including but not limited to water, gas, sewer (storm and sanitary), and public right-of-ways, as generally shown and depicted in the attached Exhibits "D", "E", "F", and "G", at SELLER's cost and expense, provided that, PURCHASER shall (i) remain obligated to pay any building permit fees, sewer and water connection fees, sewer and

water capital facility fees, sewer sub-basin fees, and such other "tap-in" fees that are customarily paid by land owners developing real property in Gretna, Nebraska, (ii) be responsible to extend and construct on the PROPERTY all other infrastructure, extensions, service lines, and connections for water, gas, sewer (storm and sanitary), electricity, and communication services associated with PURCHASER's development of the PROPERTY from the point of connection that SELLER is installing, and (iii) be responsible to construct on the PROPERTY all other infrastructure, paving, streets, trails, sidewalks, promenade, and other facilities associated with PURCHASER's development of the PROPERTY. Additionally, with any further division of PURCHASER's property, any public improvements will be the sole responsibility of PURCHASER.

14. Remonstrance. SELLER's sale of the PROPERTY and the Closing of the sale of the PROPERTY to PURCHASER are subject to compliance with the requirements of Neb. Rev. Stat. § 16-202 and the absence of the filing of a valid remonstrance against the sale, which process SELLER agrees to immediately implement upon the execution of this CONTRACT and which SELLER agrees to complete within ninety days of the execution of this CONTRACT. Absent such a valid remonstrance SELLER has the full right, power, and authority to consummate the sale contemplated herein.

15. Broker Fees. PURCHASER is represented by Justin Riviera of The Lund Company and will be paid a sale commission by SELLER at Closing, per a separate agreement.

16. Remedies of the Parties. If either PURCHASER or SELLER defaults in the performance of any provision of this CONTRACT, the non-defaulting party shall provide written notice of such default to the other party, whereupon the defaulting party shall have a period of ten days to cure such default. In the event that any default is not cured, then if the non-defaulting party (a) is the SELLER, then SELLER may terminate this CONTRACT and retain the Earnest Deposit as liquidated damages or (b) is the PURCHASER, then PURCHASER shall have the option to either (i) terminate this CONTRACT and receive a refund of the Earnest Deposit or (ii) initiate an action for specific performance within ninety days of the alleged default.

17. Assignment and Right of First Refusal. PURCHASER shall have the right to assign this CONTRACT to a related entity at any time prior to Closing subject to written consent of SELLER. In the event PURCHASER chooses to forego development of the PROPERTY, then SELLER shall have a right of first refusal to re-acquire the PROPERTY at the original sale price per this CONTRACT, provided, that, PURCHASER's sale of a portion of the PROPERTY to a third-party owner/user who intends to utilize the PROPERTY for the approved uses specified herein shall NOT trigger the right of first refusal specified in this Section 17.

18. Notices. All notices, demands, writings, supplements, or other documents which are required or permitted by the terms of this CONTRACT to be given to any party, shall be delivered in person, or shall be deposited in the United States Mail, postage prepaid, return receipt requested, addressed as set forth below, and shall be effective on the date of such deposit or the date of delivery, as the case may be, to-wit:

To SELLER: City of Gretna
Attn: City Administrator
204 N. McKenna Avenue
Gretna, NE 68028

With a copy to: Jeff C. Miller, City Attorney
8742 Frederick Street
Omaha, NE 68124

To PURCHASER: PCM Holdings, LLC
Attn: Patrick Mulhall
679 N 58th Street
Omaha, NE 68132

With a copy to: Brent W. Beller
Fullenkamp Jobeun Johnson & Beller LLP
11440 W. Center Road, Suite C
Omaha, NE 68144

19. Purchaser Construction Obligations and Covenants. PURCHASER covenants and agrees, that upon Closing, PURCHASER shall undertake construction of an approved use on a Lot or Lots encompassing the PROPERTY within eighteen months of Closing. In addition, in the event PURCHASER sells or conveys a Lot encompassing the PROPERTY to a third-party purchaser in conformance with the terms contained herein, PURCHASER shall include a covenant in the purchase agreement requiring the third-party purchaser to commence construction of an approved use within eighteen months from its closing date with PURCHASER. In the event PURCHASER fails to satisfy this covenant, or its third party purchaser fails to satisfy the covenants contained herein, SELLER shall have the right to repurchase the PROPERTY from PURCHASER in the amount of what PURCHASER initially paid SELLER, exercisable within thirty days from the date PURCHASER breached the covenant contained herein.

IN WITNESS WHEREOF, this PURCHASE CONTRACT is executed by **SELLER** on this _____ day of _____, 2026.

The City of Gretna, Nebraska, a municipal corporation, **SELLER**

By _____
City of Gretna Mayor Michael D. Evans

APPROVED AS TO FORM:

Jeff C. Miller, City Attorney

IN WITNESS WHEREOF, THIS PURCHASE CONTRACT is executed by **PURCHASER**
on this 28th day of January, 2026.

PCM Holdings, LLC, a Nebraska limited liability
company, **PURCHASER**


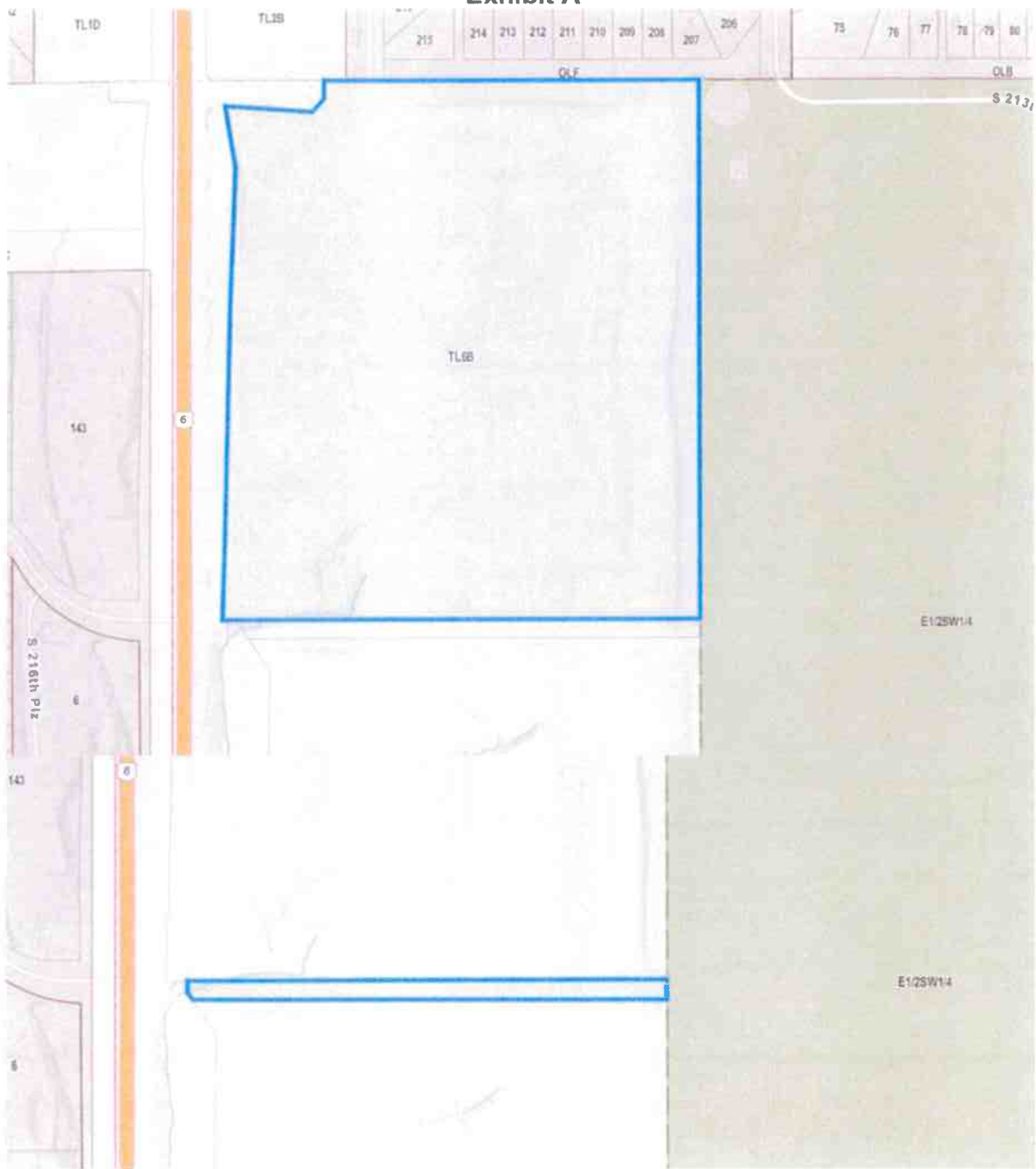
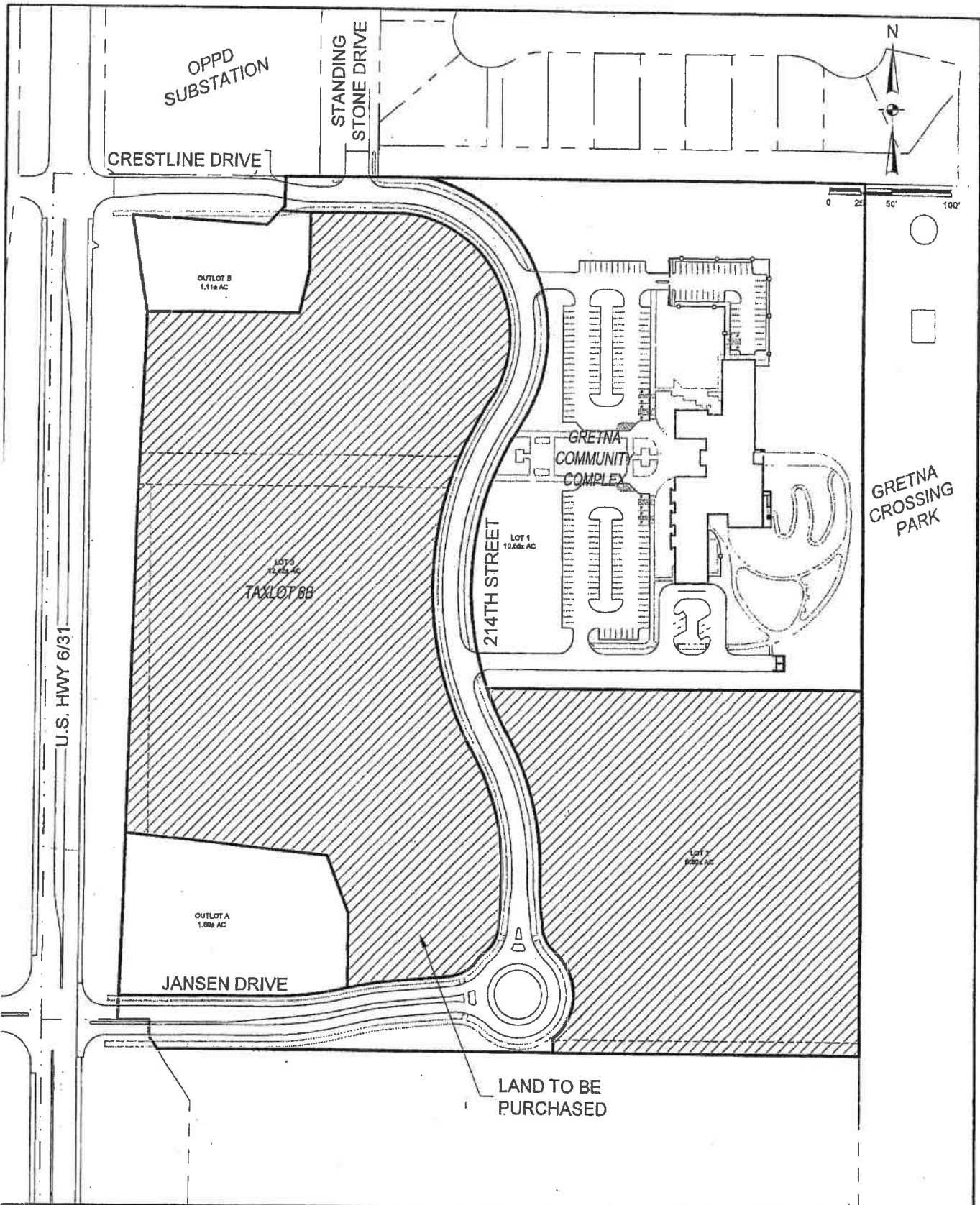
By 
Patrick Mulhall, Principal

Exhibit A






DESIGNED BY	DRAWN BY	CHECKED BY	DATE
JLM	JLM	GEP	January 12, 2028
PROJECT NO.			23-04-81
SHEET NO.			

Gretna Community Complex
 US Highway 6 and Jansen Drive
 Gretna, Nebraska

Development Layout



EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803
 Omaha, Nebraska 68144

Exhibit "B"

EXHIBIT "C"
SELLER'S WORK-SITE IMPROVEMENT WORK

Grading: Seller has already performed overlot grading of the Property and Seller shall provide Buyer with a copy of such grading plans in accordance with Section 4. Seller's grading did not include any special requirements that may be required to provide a "certified building pad" as may be required for placement of floor slabs or special foundations required by Buyer. Buyer shall be responsible to complete all other grading of the Property associated with Buyer's development of the Property.

Sanitary Sewer: Seller shall construct public sanitary sewer mains within the public road right-of-ways and public easements as generally shown on Exhibit "D". Buyer's lot(s) will be served by one service line which will be constructed within the public right-of-way and extended to the front of each lot line at Buyer's cost.

Storm Sewer: Seller shall prepare an overall public storm water drainage plan which will be designed and constructed per the City of Gretna requirements as generally shown on Exhibit "E". Buyer may connect into the public storm water drainage system within the public street right-of-way if available. Buyer shall be responsible to meet all of the City of Gretna storm water management policies and construct a storm water management system if necessary, on the Property as required by the City of Gretna.

Public Streets: Seller shall construct concrete paved streets within the platted right-of-ways of Crestline Street, 214th Street, and Jansen Drive per the City of Gretna standards as shown on Exhibit "G". Buyer may connect to the public streets and shall follow the City of Gretna Guidelines and Regulations for Driveway Location, Design and Construction. Buyer shall be responsible to construct all other street infrastructure, internal streets, private streets, private drives, traffic access lanes, sidewalks, and trails for the Property associated with Buyer's proposed development plans for the Property.

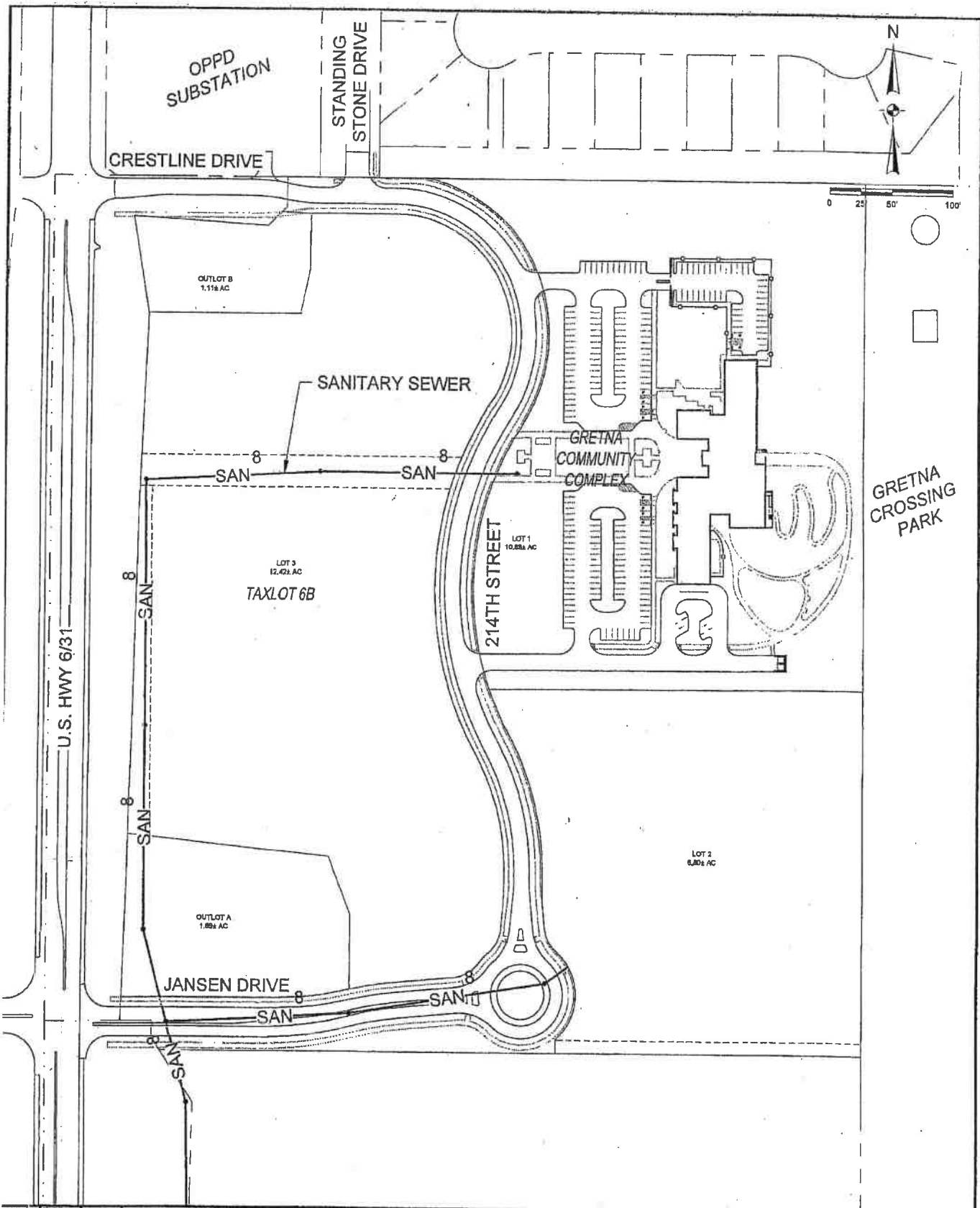
Public Water: Seller shall construct a public water main within the public street right-of-way which will be located per City of Gretna standards on one side of the street or the other as generally shown on Exhibit "F". Buyer may connect to this main per City of Gretna requirements. Buyer shall be responsible to extend and construct all other water infrastructure and service lines from the point of connection for the Property associated with Buyer's proposed development of the Property.

Electricity: Seller shall coordinate the installation of primary electric service with the Omaha Public Power District. Buyer shall connect to primary electrical service and will be responsible to construct all secondary service wires and connections to the Property and to pay for the same, and such other customary charges, costs, and fees of the Omaha Public Power District associated with Buyer's proposed development of the Property. Notwithstanding anything contained herein, at Closing Seller shall ensure that the Property has either temporary or permanent electric service in compliance with the City of Gretna standards and requirements.

Gas: Seller shall coordinate and pay for the installation of public gas mains within the public street right-of-way to be located per Black Hills Energy standards on one side of the street or the other. Buyer may connect to this main per Black Hills Energy requirements.

Telephone, Cable and Data: Seller shall coordinate the installation of telephone, cable and data lines within the public right-of-ways with such providers of such services as Seller may in its discretion determine and select. Buyer shall connect to these lines and is responsible to construct all secondary service wires and connections to the Property. Seller shall not be responsible for payment of any fees for extension of service charged by the communication companies.

Off-Site Improvements: Buyer's development of the Property, along with Seller's development of the adjoining property being retained by Seller, will, in the future, necessitate off-site improvements to the intersection of Jansen Drive and Highway 6/31 and the intersection of Crestline Street and Highway 6/31, involving deceleration lanes, turn lanes, median improvements, traffic signals, and related improvements, and the costs associated therewith shall solely be the costs of Seller.



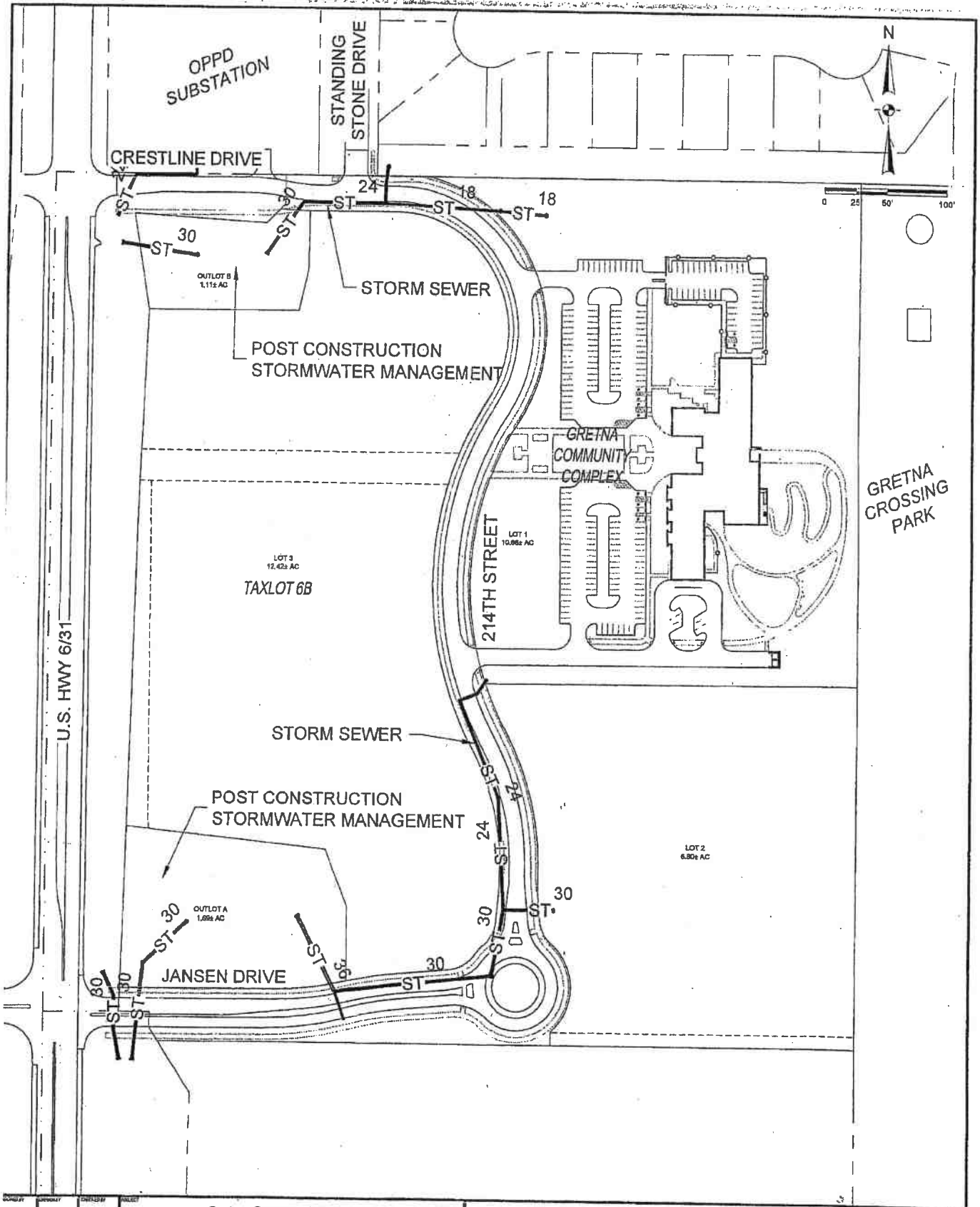
DESIGNER	DRAWN BY	CHECKED BY	DATE
JLM	JLM	GEP	January 12, 2026
PROJECT NO.			23-04-61
PROJECT NAME			Sanitary Sewer Layout

Gretna Community Complex
 US Highway 6 and Jansen Drive
 Gretna, Nebraska
 Sanitary Sewer Layout

EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803
Omaha, Nebraska 68144

Exhibit "D"



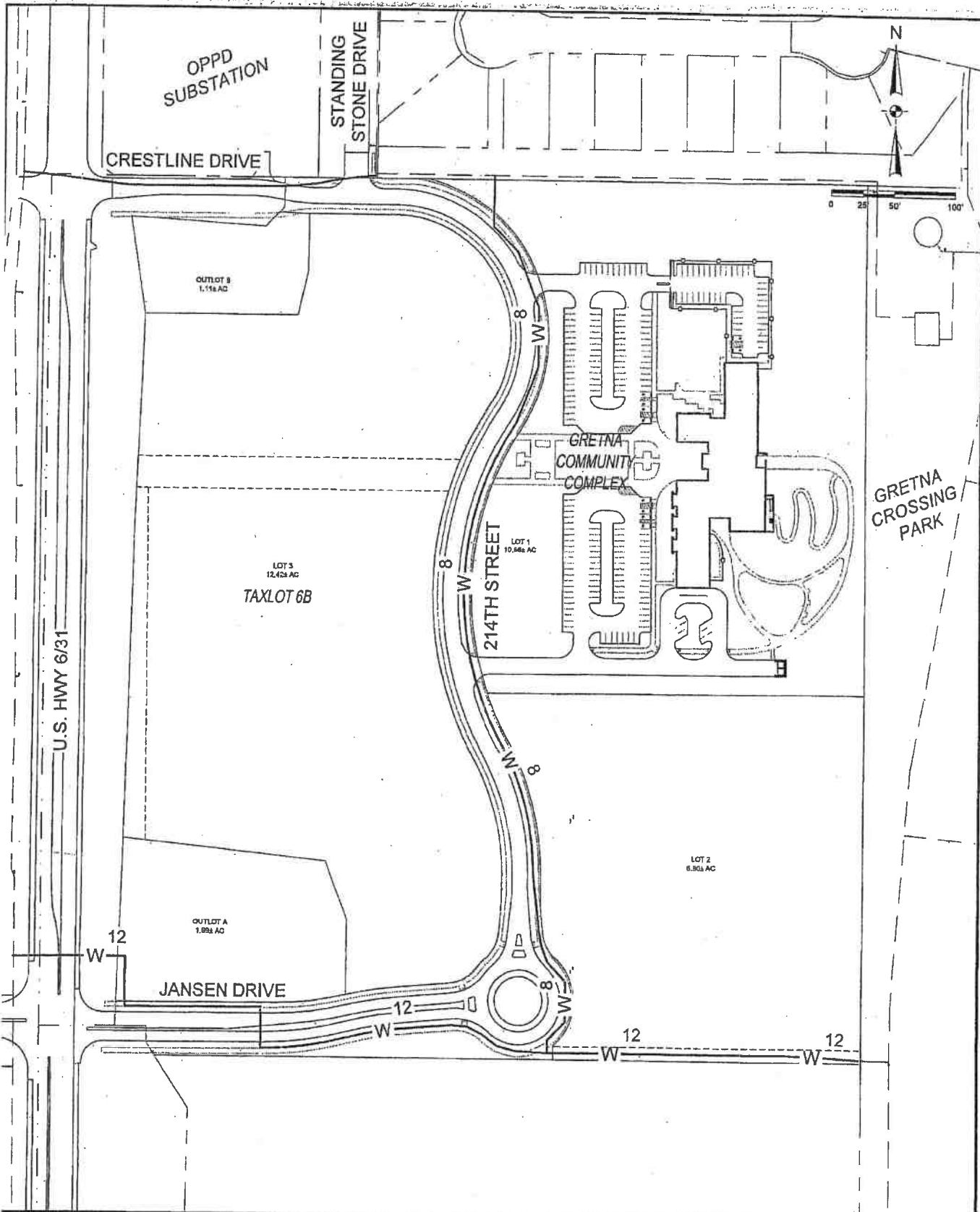
DESIGNED BY	DATE
JLM	January 12, 2028
CHECKED BY	DATE
JLM	23-04-01
APPROVED BY	DATE
GEP	

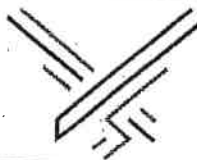
Gretna Community Complex
 US Highway 6 and Jansen Drive
 Gretna, Nebraska
 Storm Sewer Layout

EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803
Omaha, Nebraska 68144

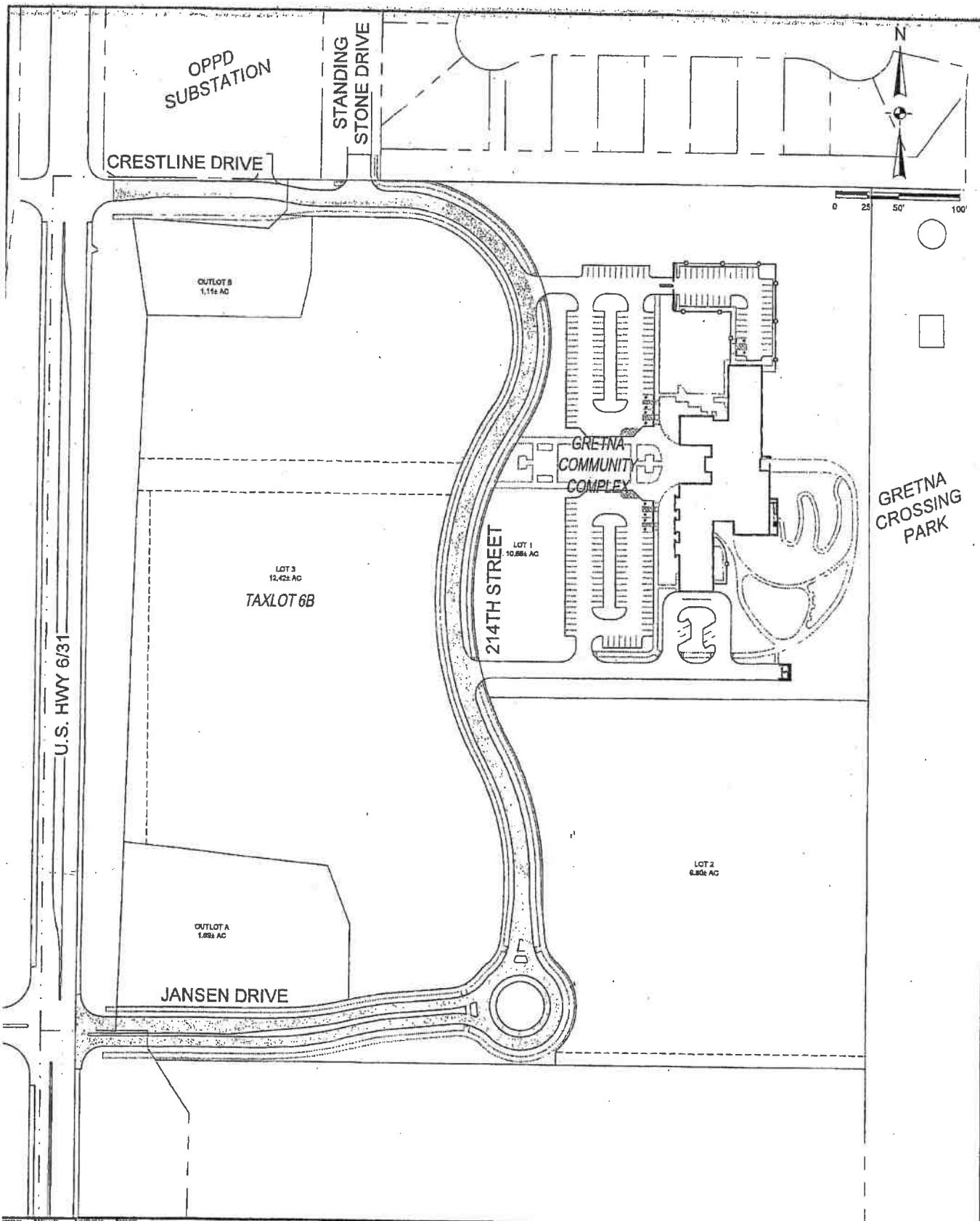
Exhibit "E"



DESIGNED BY JLM	DRAWN BY JLM	CHECKED BY GEP	PROJECT Gretna Community Complex US Highway 6 and Jansen Drive Gretna, Nebraska
DATE January 12, 2026			 EAGLE ENGINEERING GROUP 12100 West Center Road, Suite 803 Omaha, Nebraska 68144
PROJECT NO. 23-04-81			

Water Main Layout

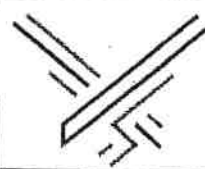
Exhibit "F"



DATE	BY	REVISION
JLM	JLM	GEP
January 12, 2028		
23-04-61		

Gretna Community Complex
 US Highway 6 and Jansen Drive
 Gretna, Nebraska

Street Paving Layout



EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803
 Omaha, Nebraska 68144

Exhibit "G"

RESOLUTION
PRELIMINARY ENGINEERING SERVICES SUPPLEMENTAL AGREEMENT
BK2505-002

CITY OF GRETNA

Resolution No. 2-26(1)

Whereas: City of Gretna and Alfred Benesch & Company have previously executed a Preliminary Engineering Services Agreement for a transportation project for which the Local Public Agency (LPA) would like to obtain Federal funds; and

Whereas: City of Gretna understands that it must continue to strictly follow all Federal, State, and local laws, rules, regulations, policies, and guidelines applicable to the funding of this Federal-aid project; and

Whereas: City of Gretna and Alfred Benesch & Company wish to enter into a Preliminary Engineering Services Supplemental Agreement, setting out modifications and/or additional duties and/or funding responsibilities for the Federal-aid project.

Be It Resolved: by the City Council of the City of Gretna, Nebraska that:

Mike Evans, Mayor of City of Gretna, is hereby authorized to sign the attached Preliminary Engineering Services Supplemental Agreement No. 2 between the City of Gretna and Alfred Benesch & Company

NDOT Project Number: DPS-77(74)

NDOT Control Number: 22970

NDOT Project Description: 204th St. & Schram Road Paving Improvements

Adopted this _____ day of _____, 20____ at _____ Nebraska.

The City Council of City of Gretna, Nebraska:

Board/Council Member _____

Moved the adoption of said resolution

Member _____ Seconded the Motion

Roll Call: _____ Yes _____ No _____ Abstained _____ Absent

Resolution adopted, signed, and billed as adopted

Attest:

Signature City Clerk

Agreement No.	BK2505-002
Effective (NTP) Date	12/22/2025
Supplement Amount	\$12,250.00
Total Agreement Amount	CPFF \$379,800.35

PROFESSIONAL SERVICES AGREEMENT
SUPPLEMENT NO. 2
PRELIMINARY ENGINEERING SERVICES

CITY OF GRETNA, NEBRASKA
ALFRED BENESCH & COMPANY
PROJECT NO. DPS-77(74)
CONTROL NO. 22970
204th ST & SCHRAM ROAD PAVING IMPROVEMENTS

THIS SUPPLEMENTAL AGREEMENT is between the City of Gretna, Nebraska ("LPA") and Alfred Benesch & Company ("Consultant"), collectively referred to as the "Parties".

WHEREAS, Consultant and LPA entered into an agreement ("Original Agreement") executed by LPA on March 18, 2025, and Supplemental Agreement #1 executed by LPA on September 16, 2025 for Consultant to provide Preliminary Engineering Services for LPA's project, and

WHEREAS it is necessary that services as outlined in Exhibit "A" be added under this Supplemental Agreement, and

WHEREAS, it is necessary to increase Consultant's compensation by this Supplemental Agreement for the additional work necessary to complete the services under this Agreement, and

WHEREAS, LPA desires that this project be developed and constructed under the designation of Project No. DPS-77(74) and formally authorizes the signing of this Agreement, as evidenced by the Resolution of LPA dated _____ day of _____, 20____, attached as Exhibit "C" and incorporated herein by this reference.

NOW THEREFORE, in consideration of these facts and mutual promises, the Parties agree as follows:

SECTION 1. SCOPE OF SERVICES

Consultant will perform the additional work as set out in Exhibit "A", Scope of Services, and Exhibit "B", Consultant's Fee Proposal, attached and incorporated herein by this reference.

SECTION 2. NOTICE TO PROCEED AND COMPLETION

- 2.1 State, on behalf of LPA, issued Consultant a written Notice-to-Proceed on December 22, 2025. Any work or services performed by Consultant on the project prior to the date specified in the written Notice-to-Proceed is not eligible for reimbursement.
- 2.2 Consultant will complete all work stipulated in the Original Agreement and this Supplemental Agreement by August 31, 2027.

SECTION 3. FEES AND PAYMENTS

Section 2 in Exhibit "C" of the Original Agreement is hereby amended to redirect funds and shown below:

PROFESSIONAL SERVICES AGREEMENT – SUPPLEMENT

<u>Previous Amount*</u>	<u>This Supplement Amount</u>	<u>Amended Agreement Amount</u>	
\$ 125,316.30	\$ 0.00	\$125,316.30	For actual direct labor costs
\$ 204,751.72	\$ 12,250.00	\$217,001.72	For indirect labor costs & direct expenses
\$ 37,482.33	\$ 0.00	\$37,482.33	For a fixed fee for profit
\$367,550.35	\$12,250.00	\$379,800.35	Total agreement amount

*includes all prior supplements

SECTION 4. CONFIDENTIAL INFORMATION

Documents submitted to LPA, including invoices, supporting documentation, and other information are subject to disclosure by LPA under the Nebraska Public Records Act found at Neb.Rev.Stat. § 84-712 et.seq. Accordingly, Consultant shall redact or not submit to LPA information that is confidential, including, but not limited to, financial information such as social security numbers, tax ID numbers, or bank account numbers. Consultant understands that LPA does not have sufficient resources to review and redact confidential information submitted by Consultant. If such confidential information is submitted, Consultant shall have no right of action of any kind against LPA for the disclosure of such information.

SECTION 5. CONSULTANT CERTIFICATION AND REAFFIRMATION

The undersigned duly authorized representative of Consultant, by signing this Supplemental Agreement, hereby reaffirms, under penalty of law, the truth of the certifications set out in the Original Agreement and all Supplements thereto, including this Supplement. Further, Consultant has a duty to inform LPA of any material changes in the accuracy of all assertions set out in the Original Agreement and all Supplements thereto.

SECTION 6. CERTIFICATION BY LPA

By signing this Supplemental Agreement, I do hereby certify that, to the best of my knowledge, Consultant or its representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this agreement to:

- (a) employ or retain, or agree to employ or retain, any firm or person, or
- (b) pay or agree to pay to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind.

I acknowledge that this certification is to be furnished to the FHWA, upon their request, in connection with this agreement involving participation of Federal-Aid highway funds and is subject to applicable state and federal laws, both criminal and civil.

SECTION 7. ENTIRE AGREEMENT

The Original Agreement, any and all other previous supplements thereto, and this Supplemental Agreement, constitute the entire agreement ("The Agreement") between the Parties. The Agreement supersedes any and all other previous communications, representations, or other understandings, either oral or written; all terms and conditions of the Original Agreement and all previous supplements thereto, to the extent not superseded, remain in full force and effect, and are incorporated herein as if set forth in their entirety.

PROFESSIONAL SERVICES AGREEMENT – SUPPLEMENT

IN WITNESS WHEREOF, the Parties hereby execute this Supplemental Agreement pursuant to lawful authority as of the date signed by each party. Further, the Parties, by signing this Supplemental Agreement, attest and affirm the truth of each and every certification and representation set out herein.

EXECUTED by the Consultant this _____ day of _____, 20____.

ALFRED BENESCH & COMPANY
Jeff Sockel, P.E.

Senior Vice President

STATE OF NEBRASKA)
DOUGLAS COUNTY) ^{ss}

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____.

Notary Public

EXECUTED by LPA this _____ day of _____, 20____.

CITY OF GRETNA, NEBRASKA
Mike Evans

Mayor

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____.

Clerk

STATE OF NEBRASKA
DEPARTMENT OF TRANSPORTATION
Form of Agreement Approved for
Federal Funding Eligibility:

Date

Consultant Work Order (Local Projects)

Project No.: DPS-77(74)		Control No.: 22970	
Consultant: (Name and Representative) Benesch	Agreement No.: BK2505	Work Order No.: 2	
LPA: (Name and Representative) Paula Dennison, City Administrator		Constr. Change Order No.: (If applicable) N/A	
<p>All parties agree the following described work needs to be performed by the consultant as part of the referenced project. All parties concur and hereby give notice to proceed based on the following: justification to modify contract, scope of services, deliverables, schedule, and estimated total fee. All other terms of existing agreements between the parties are still in effect. It is understood by all parties that the work described herein will become part of a future supplement to the agreement indicated above.</p>			
<p>Justification to modify agreement: (Include scope of services, deliverables, and schedule) Provide title searches for 49 tracks for right-of-way phase of the project.</p>			
Work Title	Summary of Fee		
Title Search	A. Total Direct Labor Cost	=	
	B. Overhead (Factor * x A)	=	
	C. A + B	=	
	D. Profit/Fee (Factor ** x C)	=	
*Overhead Factor:	%	E. FCCM (Factor*** x A)	=
**Profit/Fee Factor:	%	F. Direct Non-Labor Cost	= 12,250.00
***Facility Capital Cost of Money (FCCM):	%	G. Subconsultant Services	= 0.00
Total Fee Notes:		TOTAL FEE: C + D + E + F + G	= \$12,250.00
		<input type="checkbox"/> ESTIMATED TOTAL FEE:	
		<input checked="" type="checkbox"/> FINAL TOTAL FEE:	\$12,250.00

Work Order Authorization – May be granted by email and attached to this document.

Consultant:

Jeff Sockel, PE - Benesch _____ *Jeff A. Sockel* _____ 12/15/2025
Name Signature Date

LPA:

Paula J. Dennison _____ *Paula J. Dennison* _____ 12.22.2025
Name Signature Date

LPS PC (for Preliminary Engineering) and State Rep. (for Construction Engineering):

Jenna Halbegger _____ *Jenna Halbegger* _____ 12.22.25
Name Signature Date

LPS Unit Head Review (for PE Phase):

Kar Sio _____ *Sio Kar* _____ 12/22/25
Name Signature Date

LPS Manager or Construction Engineer (Construction Phase):

Name Signature Date

FHWA: (FHWA Approval on Full Oversight Projects Only):

Name Signature Date

Notice to Proceed will be granted by email by:
 LPS PC for Preliminary Engineering & CD PC for Construction Engineering.

FMIS Approval Date:

Notice to Proceed Date:
12/22/25

EXHIBIT "A"

Scope of Services

Project Name 204th & Schram Road Paving Improvements

Project No. DPS-77(74)

CN: 22970

Engineering Design Services

Amendment 2

Text shown below that has been struck through (~~example~~) is not a part of this scope and has been left in this document simply as a place holder.

Upon receipt of notice to proceed from State and/or LPA, Consultant agrees to complete all the following services as part of developing construction plans that are ready for State's use in a bid-letting for this project.

TASKS

Overview: The following task will be completed to establish the existing Right-of-Way and to design the proposed Right-of-Way. The consultant will order, review and then submit title research (49 properties) to NDOT ROW division.

Title Research. All title research services will be completed in compliance with the Uniform Relocation Assistance and Real Property Acquisition Act (the Uniform Act) and with the NDOT Right-of-Way Manual. The Services must be completed by, or under the direct supervision of a registered abstractor who is qualified and in good standing to complete the Services in Nebraska. Consultant must be knowledgeable and have substantial experience completing Services of this type. The State will provide instructions and password for FTP site with final contract documents. Consultant will be responsible for providing all necessary equipment, supplies, materials, and software to complete the Services. The Certificate of Title reports shall be signed, converted to pdf format, and submitted to State in readable electronic form. Supporting documents shall be submitted in pdf, jpeg, or tiff format. All deliverables shall be uploaded to an ftp site specified by State using State's file naming convention.

Staffing Plan (CPFF)

Preliminary & Final Design

Project Name: 204th Street & Schram Road Paving

Project Number: DPS-77(74)

Consultant: Benesch

Control Number: 22970

Consultant PM: Pat Kastl, 402-333-5792, pkastl@benesch.com



LPA RC:

Good Life. Great Journey

NDOT PC: Jenna Habegger, 402-479-3607, jenna.habegger.nebraska.gov

DEPARTMENT OF TRANSPORTATION

Date: December 15, 2025

#	Code	Classification	#	Code	Classification
1	PR	Principal	6	ADM	Administrative
2	PM	Project Manager	7	UD	User Defined
3	ENG	Engineer	8	UD	User Defined
4	Tech	Technician	9	UD	User Defined
5	QC	QA/QC	10	UD	User Defined

Overhead Rate ^[1]
162.37%
Fee for Profit Rate ^[2]
11.40%
FCCM (if applicable)
0.94%

BLENDED RATES TABLE

Template: T-WB-B-2 LPA PE (rev 10-23-2019) CPFF

Employee Name	Job Title & Certifications ^[3]	Current Actual Salary Rate/Hr ^[4]	% Assigned
Principal			
Jeff Sockel, PE	Sr. Project Manager	\$93.00	100%
Blended Rate:		\$93.00	
Project Manager			
Pat Kastl, PE	Sr. Project Manager	\$71.00	100%
Blended Rate:		\$71.00	
Engineer			
Pat Kastl, PE	Sr. Project Manager	\$71.00	20%
Pramod Yadav	Designer	\$41.00	30%
Gabe Najera, PE	Project Engineer	\$50.00	10%
Alex Goff	Designer	\$34.00	40%
Blended Rate:		\$45.10	
Technician			
Tracy Salisbury	Technologist III	\$36.50	100%
Blended Rate:		\$36.50	
QA/QC			
Jeff Sockel, PE	Sr. Project Manager	\$93.00	100%
Blended Rate:		\$93.00	
Administrative			
Metha Evers		\$37.00	100%
Blended Rate:		\$37.00	

Consultant's Estimate of Hours

Preliminary & Final Design

Project Name: 204th Street & Schram Road Paving

Project Number: DPS-77(74)

Consultant: Benesch

Control Number: 22970

Consultant PM: Pat Kastl, 402-333-5792, pkastl@benesch.com

NDOT PC: Jenna Habegger, 402-479-3607, jenna.habegger.nebraska.gov

Date: December 15, 2025

TASKS	PERSONNEL CLASSIFICATIONS										
	PR	PM	ENG	Tech	QC	ADM	UD	UD	UD	UD	Total
I. Project Management											
II. Meetings											
III. Survey (BY OTHERS)											
IV. Preliminary Roadway Design (PIH)											
V. Post Plan In Hand Plans											
VI. Draft PS&E Plan Review											
VII. Final PS&E Submittal/Blue Line Corrections											
IX. Right of Way Design											
X. Bridge Design Services											
XI. Environmental Coordination											
XII. Public Involvement (TO BE SCOPED LATER)											
XIII. Water Line & Sanitary Sewer Reloc/Reconst											
XIV. Geotechnical Evaluation											
XV. Coordination for Railroad Viaducts											
XVI. Miscellaneous Items											
Total Days											
Total Hours											

Project Cost & Breakdown

Preliminary & Final Design

Project Name: 204th Street & Schram Road Paving
Project Number: DPS-77(74)
Consultant: Benesch
Control Number: 22970
Consultant PM: Pat Kastl, 402-333-5792, pkastl@benesch.com
NDOT PC: Jenna Habegger, 402-479-3607, jenna.habegger.nebraska.gov
Date: December 15, 2025

DIRECT LABOR COSTS			
Classification	Hours	Rate	Amount
Principal		\$93.00	
Project Manager		\$71.00	
Engineer		\$45.10	
Technician		\$36.50	
QA/QC		\$93.00	
Administrative		\$37.00	
User Defined			
User Defined			
User Defined			
User Defined			
Subtotal			

DIRECT EXPENSES	Amount
Subconsultants:	
Printing And Reproduction:	
Mileage/Travel:	
Lodging/Meals:	
Other Miscellaneous Costs:	\$12,250.00
Subtotal	\$12,250.00

TOTAL PROJECT COSTS	Amount
Direct Labor Costs	
Labor Cost Escalation Factor for Multi-year Projects (if allowed): Y 2.0 years @ 5.0% / year = 2.50%	
Overhead @ 162.37%	
Facility Capital Cost of Money (FCCM) @ 0.940% (labor costs x FCCM%)	
Direct Expenses	\$12,250.00
Fee for Profit Rate @ 11.40%	
TOTAL COST	\$12,250.00

RESOLUTION
PRELIMINARY ENGINEERING SERVICES SUPPLEMENTAL AGREEMENT
BK2505-002

CITY OF GRETNA

Resolution No. _____

Whereas: City of Gretna and Alfred Benesch & Company have previously executed a Preliminary Engineering Services Agreement for a transportation project for which the Local Public Agency (LPA) would like to obtain Federal funds; and

Whereas: City of Gretna understands that it must continue to strictly follow all Federal, State, and local laws, rules, regulations, policies, and guidelines applicable to the funding of this Federal-aid project; and

Whereas: City of Gretna and Alfred Benesch & Company wish to enter into a Preliminary Engineering Services Supplemental Agreement, setting out modifications and/or additional duties and/or funding responsibilities for the Federal-aid project.

Be It Resolved: by the City Council of the City of Gretna, Nebraska that:

Mike Evans, Mayor of City of Gretna, is hereby authorized to sign the attached Preliminary Engineering Services Supplemental Agreement No. 2 between the City of Gretna and Alfred Benesch & Company

NDOT Project Number: DPS-77(74)

NDOT Control Number: 22970

NDOT Project Description: 204th St. & Schram Road Paving Improvements

Adopted this _____ day of _____, 20____ at _____ Nebraska.

The City Council of City of Gretna, Nebraska:

Board/Council Member _____
Moved the adoption of said resolution
Member _____ Seconded the Motion
Roll Call: _____ Yes _____ No _____ Abstained _____ Absent
Resolution adopted, signed, and billed as adopted

Attest:

Signature City Clerk

RESOLUTION
ENVIRONMENTAL SERVICES SUPPLEMENTAL AGREEMENT
BK2506-002

CITY OF GRETNA
Resolution No. 2-20(2)

Whereas: City of Gretna and Felsburg Holt & Ullevig have previously executed an Environmental Services Agreement for a transportation project for which the Local Public Agency (LPA) would like to obtain Federal funds; and

Whereas: City of Gretna understands that it must continue to strictly follow all Federal, State, and local laws, rules, regulations, policies, and guidelines applicable to the funding of this Federal-aid project; and

Whereas: City of Gretna and Felsburg Holt & Ullevig wish to enter into an Environmental Services Supplemental Agreement, setting out modifications and/or additional duties and/or funding responsibilities for the Federal-aid project.

Be It Resolved: by the City Council of the City of Gretna, Nebraska that:

Mike Evans, Mayor of City of Gretna, is hereby authorized to sign the attached Environmental Services Supplemental Agreement No. 2 between the City of Gretna and Felsburg Holt & Ullevig.

NDOT Project Number: DPS-77(74)

NDOT Control Number: 22970

NDOT Project Description: 204th St. & Schram Road Paving Improvements

Adopted this _____ day of _____, 20____ at _____ Nebraska.

The City Council of City of Gretna, Nebraska:

Board/Council Member _____
Moved the adoption of said resolution
Member _____ Seconded the Motion
Roll Call: _____ Yes _____ No _____ Abstained _____ Absent
Resolution adopted, signed, and billed as adopted

Attest:

Signature City Clerk

NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

Date: November 3, 2025

Allison Sambol
Felsburg Holt & Ullevig
14606 Branch St. Suite 400
Omaha, NE 68154

RE: 22970 - Control Number, DPS-77(74) - Project Number,
204th St. & Schram Road Paving Improvements - Project Name
Professional Services Supplemental Agreement

Dear Allison:

Enclosed please find two (2) duplicate originals of the professional services supplemental agreement between FHU and the City of Gretna for the above-referenced project. A signing resolution is also included. After securing the required signatures from FHU, please forward to the City of Gretna.

Kristine Stokes
City of Gretna
204 N. McKenna Ave.
PO Box 69
Gretna, NE 68028

If you have any questions, please do not hesitate to contact me.

Sincerely,

Jenna Habegger

Jenna Habegger, PMP
Project Coordinator
NDOT Local Projects
Phone # 402-479-3607
Email: jenna.habegger@nebraska.gov

cc: OnBase

Enclosure(s)

Wade Kramer, Director

Department of Transportation

MAILING ADDRESS

PO Box 94759
Lincoln, NE 68509-4759

PHYSICAL ADDRESS

1500 Nebraska Parkway
Lincoln, NE 68502

PHONE 402-471-4567

EMAIL NDOT.ContractU@nebraska.gov

dot.nebraska.gov

Agreement No.	BK2506-002
Effective (NTP) Date	10/31/2025
Supplement Amount	\$21,790.32
Total Agreement Amount	CPFF \$103,708.30

PROFESSIONAL SERVICES AGREEMENT
SUPPLEMENT NO. 2
ENVIRONMENTAL SERVICES

CITY OF GRETNA, NEBRASKA
FELSBURG HOLT & ULLEVIG
PROJECT NO. DPS-77(74)
CONTROL NO. 22970
204th ST & SCHRAM ROAD PAVING IMPROVEMENTS

THIS SUPPLEMENTAL AGREEMENT is between the City of Gretna, Nebraska ("LPA") and Felsburg Holt & Ullevig ("Consultant"), collectively referred to as the "Parties".

WHEREAS, Consultant and LPA entered into an agreement ("Original Agreement") executed by LPA on March 18, 2025, and Supplemental Agreement #1 executed by LPA on September 16, 2025, for Consultant to provide Environmental Services for LPA's project, and

WHEREAS, it is necessary that services as outlined in Exhibit "A" be added under this Supplemental Agreement, and

WHEREAS, it is necessary to increase Consultant's compensation by this Supplemental Agreement for the additional work necessary to complete the services under this Agreement, and

WHEREAS, LPA desires that this project be developed and constructed under the designation of Project No. DPS-77(74) and formally authorizes the signing of this Agreement, as evidenced by the Resolution of LPA dated _____ day of _____, 20____, attached as Exhibit "C" and incorporated herein by this reference.

NOW THEREFORE, in consideration of these facts and mutual promises, the Parties agree as follows:

SECTION 1. SCOPE OF SERVICES

Consultant will perform the additional work as set out in Exhibit "A", Scope of Services, and Exhibit "B", Consultant's Fee Proposal, attached and incorporated herein by this reference.

SECTION 2. NOTICE TO PROCEED AND COMPLETION

- 2.1 State, on behalf of LPA, issued Consultant a written Notice-to-Proceed on October 31, 2025. Any work or services performed by Consultant on the project prior to the date specified in the written Notice-to-Proceed is not eligible for reimbursement.
- 2.2 Consultant will complete all work stipulated in the Original Agreement and this Supplemental Agreement by August 5, 2027.

SECTION 3. FEES AND PAYMENTS

Section 2 in Exhibit "C" of the Original Agreement is hereby amended to redirect funds and shown below:

PROFESSIONAL SERVICES AGREEMENT – SUPPLEMENT

<u>Previous Amount*</u>	<u>This Supplement Amount</u>	<u>Amended Agreement Amount</u>	
\$ 22,810.35	\$ 5,636.62	\$28,446.97	For actual direct labor costs
\$ 51,112.97	\$ 14,162.66	\$65,275.63	For indirect labor costs & direct expenses
\$ 7,994.66	\$ 1,991.04	\$9,985.70	For a fixed fee for profit
\$81,917.98	\$21,790.32	\$103,708.30	Total agreement amount

*includes all prior supplements

SECTION 4. CONFIDENTIAL INFORMATION

Documents submitted to LPA, including invoices, supporting documentation, and other information are subject to disclosure by LPA under the Nebraska Public Records Act found at Neb.Rev.Stat. § 84-712 et.seq. Accordingly, Consultant shall redact or not submit to LPA information that is confidential, including, but not limited to, financial information such as social security numbers, tax ID numbers, or bank account numbers. Consultant understands that LPA does not have sufficient resources to review and redact confidential information submitted by Consultant. If such confidential information is submitted, Consultant shall have no right of action of any kind against LPA for the disclosure of such information.

SECTION 5. CONSULTANT CERTIFICATION AND REAFFIRMATION

The undersigned duly authorized representative of Consultant, by signing this Supplemental Agreement, hereby reaffirms, under penalty of law, the truth of the certifications set out in the Original Agreement and all Supplements thereto, including this Supplement. Further, Consultant has a duty to inform LPA of any material changes in the accuracy of all assertions set out in the Original Agreement and all Supplements thereto.

SECTION 6. CERTIFICATION BY LPA

By signing this Supplemental Agreement, I do hereby certify that, to the best of my knowledge, Consultant or its representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this agreement to:

- (a) employ or retain, or agree to employ or retain, any firm or person, or
- (b) pay or agree to pay to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind.

I acknowledge that this certification is to be furnished to the FHWA, upon their request, in connection with this agreement involving participation of Federal-Aid highway funds and is subject to applicable state and federal laws, both criminal and civil.

SECTION 7. ENTIRE AGREEMENT

The Original Agreement, any and all other previous supplements thereto, and this Supplemental Agreement, constitute the entire agreement (“The Agreement”) between the Parties. The Agreement supersedes any and all other previous communications, representations, or other understandings, either oral or written; all terms and conditions of the Original Agreement and all previous supplements thereto, to the extent not superseded, remain in full force and effect, and are incorporated herein as if set forth in their entirety.

Consultant Work Order (Local Projects)

Project No.: DPS-77(74)		Control No.: 22970
Consultant (Name and Representative): Felsburg Holt & Ullevig		Agreement No.: BK2506
LPA: (Name and Representative): Greg Perry, City of Gretna Engineer		Work Order No.: 2
Constr. Change Order No.: (If applicable)		
<p>All parties agree the following described work needs to be performed by the consultant as part of the referenced project. All parties concur and hereby give notice to proceed based on the following justification to modify contract, scope of services, deliverables, schedule, and estimated total fee. All other terms of existing agreements between the parties are still in effect. It is understood by all parties that the work described herein will become part of a future supplement to the agreement indicated above.</p> <p>Justification to modify agreement (include scope of services, deliverables, and schedule) This CWO is for FHU to complete the public involvement (a targeted mailer with a 30-day comment period) for 22970 204th & Schram Road Improvements. This task includes a targeted mailer (i.e., cover letter, fact sheet, comment sheet), a distribution list, a legal notice, responses to comments, PI Summary Memo, and PI Report. It also includes project management and direct costs.</p>		
Work Title	Summary of Fee	
Public Involvement Targeted Mailer Supplement	A. Total Direct Labor Cost	= 5,636.62
	B. Overhead (Factor * x A)	= 11,236.60
	C. A + B	= 16,873.22
	D. Profit/Fee (Factor ** x C)	= 1,991.04
	*Overhead Factor: 199.35%	E. FCCM (Factor*** x A) = 81.17
	**Profit/Fee Factor: 11.80%	F. Direct Non-Labor Cost = 2,844.89
	***Facility Capital Cost of Money (FCCM): 1.44%	G. Subconsultant Services = 0.00
Total Fee Notes:	TOTAL FEE: C + D + E + F + G = <input type="checkbox"/> ESTIMATED TOTAL FEE: <input checked="" type="checkbox"/> FINAL TOTAL FEE: \$21,780.32	

Work Order Authorization – May be granted by email and attached to this document.

Consultant:
 Allison Sambol, Principal 10/16/25
Name Signature Date

LPA:
 Paul J. Dennis 10-29-2025
Name Signature Date

LPS PC (for Preliminary Engineering) and State Rep. (for Construction Engineering):
 Jenna Habegger 10-29-2025
Name Signature Date

LPS Unit Head Review (for PE Phase):
 KAR SIA 10-30-2025
Name Signature Date

LPS Manager or Construction Engineer (Construction Phase):

Name Signature Date

FHWA: (FHWA Approval on Full Oversight Projects Only):

Name Signature Date

Notice to Proceed will be granted by email by:
 LPS PC for Preliminary Engineering & CD PC for Construction Engineering.

FMIS Approval Date:

Notice to Proceed Date:
 10/31/25

Distribution: Consultant, LPA-RC, State Rep., FHWA, LPS PC, NDOT Agreements Engineer, Highway Funds Manager, CD PC

ENVIRONMENTAL SERVICES

PROJECT NO.: DPS-77(74)
CONTROL NO.: 22970
LOCATION: 204th Street and Schram Rd Paving
STATE PC: Jenna Habegger
LPA POINT OF CONTACT: Greg Perry
CONSULTANT: Felsburg Holt & Ullevig
CONSULTANT POINT OF CONTACT: Kody Unstad
STRUCTURE NUMBER(S): N/A

A. PROJECT DESCRIPTION

This scope provides for environmental services for Public Involvement (PI) for the Project named above. Consultant shall serve as the agent for City of Gretna, hereafter referred to as the LPA (Local Public Agency), representing them in all matters related to environmental services for this Project.

B. PUBLIC INVOLVEMENT

1. It is anticipated that the project will require the following major tasks:
 - a. Project Information Packet
 - b. Public Involvement Summary Memo and Report
 - c. Project Management and QA/QC
2. Work shall be done in accordance with the most current version of the following materials. The most current versions of the NDOT materials can be obtained from the NDOT website.
 - a. NDOT Public Involvement Procedure

CONSULTANT SHALL PROVIDE:

1. Preparation and Distribution of a Project Information Packet
 - a. Public Information Packet. Consultant will development of a Public Information Packet, as described by NDOT's Public Involvement Procedure. Consultant will:
 - 1) Prepare Cover Letter
 - 2) Develop Public Information Sheet
 - 3) Develop Comment Form
 - 4) Prepare Legal Notice
 - b. Develop Public Information Sheet. The Public Information Sheet (also referred to as a Factsheet) should include project location, purpose and need, scope of work, construction schedule, right-of-way or easements needed, potential impacts, estimated cost, as well as any other applicable information.
 - c. Develop Comment Form as described by NDOT's Public Involvement Procedure.
 - d. Legal Notice Coordination. Consultant shall prepare a legal notice to be published in the legal section of a Nebraska Press Association (NPA certified) recognized newspaper having general circulation within proximity to the project area. This shall occur at/around the same time the public is expected to receive the mailers, starting the official comment period.
 - e. Packet Distribution. Consultant shall coordinate the mailing of the Public Information Packet. Consultant shall work with the LPA to compile names and mailing addresses for local officials, city, county, and state agencies, district representatives, community organizations (schools, hospitals, libraries, railroads, and other interested groups [e.g., chamber of commerce, neighborhood associations]). The list will also include residents and businesses located directly adjacent to the project location. Consultant shall coordinate with the County Assessor, online GIS map servers, or LPA to obtain this information. Anticipate up to 1,500 mailers.

2. Public Involvement Summary Memo and Report
 - a. Public Comments. Consultant will create a comment/response matrix to review and prepare responses to public comments for NDOT and Client review and approval.
 - 1) Consultant will provide a summary document of the public comments, including identification of comments and potential responses with assistance from the Client.
 - 2) Consultant will review, finalize after NDOT and Client approval, and disseminate (up to 30) responses to public comments.
 - b. Summary Memo and Report. Consultant will prepare Public Involvement Summary Memo and Report, in accordance with NDOT standards.
3. Quality Control
 - a. QC Comment/Response Matrix. The consultant shall provide a completed QC Comment/Response Matrix or other approved review method with each document submittal that is responding to NDOT review comments.
4. DELIVERABLES:
 - 1) Distribution List of project stakeholders and contiguous property owners.
 - 2) Public Information Packet including cover letter, public information sheet, and comment form.
 - 3) Publication of Legal Notice.
 - 4) Response to comments.
 - 5) Public Involvement Summary Memo and Report.

C. PROJECT MANAGEMENT

1. This task includes activities to initiate and monitor project schedules, workload assignments and internal cost controls throughout the project. Also included are efforts to prepare and process invoices, prepare project correspondence with the LPA or State on LPA's behalf, and maintain project records. Monthly Progress Reports shall be prepared and submitted according to the schedule provided by LPA, which may or may not coincide with Consultant's invoicing schedule.
2. Send Deliverables to the LPA Project Coordinator and applicable NDOT Resource Project Manager

D. COMMUNICATION

1. Files shall be accompanied by a transmittal letter or email with Project Name, Project Number, and Control Number in the subject line and body.
2. All correspondence regarding scope items outlined in this section shall be addressed to the NDOT LPA Project Coordinator and applicable NDOT Resource PM.

E. SCHEDULE

1. Notice to Proceed: 10/31/2025
2. Contract End Date: 8/5/2027

Staffing Plan (CPFF)

Environmental Services

Project Name: 204th St & Schram Rd Paving
 Consultant: Felsburg Holt & Ulevig
 Consultant PM: Kody Unstad, 402-810-8258, kody.unstad@fhueing.com
 LPA RC: Greg Parry, 402-403-1163, gregp@eagleengineeringgroup.com
 NDOT PC: Jenna Habegger, jenna.habegger@nebraska.gov
 Date: October 16, 2025

Project Number: DPS-77(74)
 Control Number: 22970



#	Code	Classification	#	Code	Classification
1	PR	Principal	6	DES	Designer
2	PM	Project Manager	7	TECH	Technician
3	SENV	Sr. Environmental Scientist	8	ADM	Administrative
4	ENV	Environmental Scientist	9	UD1	User Defined 1
5	SDES	Sr. Designer	10	UD2	User Defined 2

Overhead Rate⁽¹⁾
199.35%
Fee for Profit Rate⁽²⁾
11.80%
FCCM (if applicable)
1.44%

BLENDED RATES TABLE

Template: T-WB-Environmental Services (LPA) (rev 10-23-2019) CPFF

Employee Name	Job Title & Certifications ⁽¹⁾	Current Actual Salary Rate/Hr ⁽⁴⁾	% Assigned
Principal			
<u>Allison Sambol</u>	<u>Principal I</u>	<u>\$82.69</u>	<u>100%</u>
		Blended Rate:	\$82.69
Project Manager			
<u>Kody Unstad</u>	<u>Env. Scientist IV</u>	<u>\$52.88</u>	<u>100%</u>
		Blended Rate:	\$52.88
Environmental Scientist			
<u>Carter Probst</u>	<u>Env. Scientist I</u>	<u>\$35.10</u>	<u>30%</u>
<u>Katie Krager</u>	<u>Env. Scientist I</u>	<u>\$36.54</u>	<u>70%</u>
		Blended Rate:	\$35.11
Administrative			
<u>Peyton Saar</u>	<u>Communications Coordinator</u>	<u>\$28.08</u>	<u>50%</u>
<u>Andrea Howard</u>	<u>Administrative Assistant</u>	<u>\$30.16</u>	<u>50%</u>
		Blended Rate:	\$29.12

Consultant's Estimate of Hours	Environmental Services
---------------------------------------	-------------------------------

Project Name: 204th St & Schram Rd Paving **Project Number:** DPS-77(74)
Consultant: Felsburg Holt & Ullevig **Control Number:** 22970
Consultant PM: Kody Unstad, 402-810-6258, kody.unstad@fhueng.com
NDOT PC: Jenna Habegger, jenna.habegger@nebraska.gov
Date: October 16, 2025

TASKS	PERSONNEL CLASSIFICATIONS								
	PR	PM	SENV	ENV	SDES	DES	TECH	ADM	Total
I. Project Management	2	6							8
1. Project Management	2	6							8
IV. Public Involvement Materials		52		16				58	126
1. Public Information Packet		10		16				20	46
2. Legal Notice Coordination		4						8	12
3. Packet Distribution		2						2	4
4. Public Comments		24						12	36
5. Summary Memo and Report		12						16	28
<i>Total Days</i>	<i>0.25</i>	<i>7.25</i>		<i>2</i>				<i>7.25</i>	<i>17</i>
Total Hours	2	58		16				58	134.0

Direct Expenses**Environmental Services**Project Name: 204th St & Schram Rd PavingProject Number: DPS-77(74)Consultant: Felsburg Holt & UllevigControl Number: 22970Date: October 16, 2025

Printing and Reproduction:	Qty	Unit Cost	Amount
Mailer Service for Public Information Packet (up to 1,500 mailers)	1	\$2,828.39	\$2,828.39
Postage Response to Comments	30	\$0.55	\$16.50
		Subtotal	\$2,844.89
TOTAL DIRECT EXPENSES			\$2,844.89

Project Cost & Breakdown

Environmental Services

Project Name: 204th St & Schram Rd Paving Project Number: DPS-77(74)
 Consultant: Felsburg Holt & Ulevig Control Number: 22970
 Consultant PM: Kody Unstad, 402-810-6258, kody.unstad@fhueag.com
 NDOT PC: Jenna Habegger, jenna.habegger@nebraska.gov
 Date: October 15, 2025

DIRECT LABOR COSTS			
Classification	Hours	Rate	Amount
Principal	2	\$92.69	\$165.38
Project Manager	58	\$52.88	\$3,067.04
Sr. Environmental Scientist			
Environmental Scientist	16	\$36.11	\$577.76
Administrative	58	\$29.12	\$1,688.96
	134	Subtotal	\$5,499.14

DIRECT EXPENSES		Amount
Subconsultants:		
Printing And Reproduction:		\$2,844.89
Mileage/Travel:		
Lodging/Meals:		
Other Miscellaneous Costs:		
	Subtotal	\$2,844.89

TOTAL PROJECT COSTS		Amount
Direct Labor Costs		\$5,499.14
Labor Cost Escalation Factor for Multi-year Projects (if allowed):	y 2.0 years @ 5.0% / year = 2.50%	\$137.45
Overhead @ 199.35%		\$11,236.60
Facility Capital Cost of Money (FCCM) @ 1.440%	(labor costs x FCCM%)	\$81.17
Direct Expenses		\$2,844.89
Fee for Profit Rate @ 11.80%		\$1,991.04
	TOTAL COST	\$21,790.32

LABOR COST BY MAJOR TASKS	Direct Labor	Overhead+FCCM	Profit	Amount
I. Project Management	\$494.73	\$993.36	\$174.75	\$1,662.84
II. CE Document and Resource Reviews				
III. Wetland and Stream Delineation				
IV. Public Involvement Materials	\$5,141.89	\$10,324.41	\$1,816.29	\$17,282.59
V. User Defined Task 5				
VI. User Defined Task 6				
VII. User Defined Task 7				
VIII. User Defined Task 8				
IX. User Defined Task 9				
X. User Defined Task 10				
XI. User Defined Task 11				
XII. User Defined Task 12				
	\$5,636.62	\$11,317.77	\$1,991.04	\$18,945.43

RESOLUTION
ENVIRONMENTAL SERVICES SUPPLEMENTAL AGREEMENT
BK2506-002

CITY OF GRETNA

Resolution No. _____

Whereas: City of Gretna and Felsburg Holt & Ullevig have previously executed an Environmental Services Agreement for a transportation project for which the Local Public Agency (LPA) would like to obtain Federal funds; and

Whereas: City of Gretna understands that it must continue to strictly follow all Federal, State, and local laws, rules, regulations, policies, and guidelines applicable to the funding of this Federal-aid project; and

Whereas: City of Gretna and Felsburg Holt & Ullevig wish to enter into an Environmental Services Supplemental Agreement, setting out modifications and/or additional duties and/or funding responsibilities for the Federal-aid project.

Be It Resolved: by the City Council of the City of Gretna, Nebraska that:

Mike Evans, Mayor of City of Gretna, is hereby authorized to sign the attached Environmental Services Supplemental Agreement No. 2 between the City of Gretna and Felsburg Holt & Ullevig.

NDOT Project Number: DPS-77(74)

NDOT Control Number: 22970

NDOT Project Description: 204th St. & Schram Road Paving Improvements

Adopted this _____ day of _____, 20____ at _____ Nebraska.

The City Council of City of Gretna, Nebraska:

Board/Council Member _____
Moved the adoption of said resolution
Member _____ Seconded the Motion
Roll Call: _____ Yes _____ No _____ Abstained _____ Absent
Resolution adopted, signed, and billed as adopted

Attest:

Signature City Clerk