

# 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; Ahm 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; Bick His ex 2,031.63; BMI Jntrl ex 1,082.00; Bobcat ex 339.21 ; Brmstr Cnstrctn ex 4,750.00; Brns-Tate Cnsltg Grp ex 2,500.00; Bxtr ex 94.24; Cllgn ex 296. of Lncln ex 404.00; Cing Edge Sitns 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; Fid Equip co ex 278.69; Frmrs Un ex 1,941.53; Frwy Stores ex 878.03; Grngr ex 1,157.98; Grt Pins Comm ex 7,508.00; Grt Pins Unfms ex 142.00; Grtn Ace ex 1,156.76; Grtn Gas & Lb ex 4,534.00; Grtn Pyri ex 132,907.87; HDR Eng ex 8,581.70; Hotsy Equip ex 2,987.89; HTM Sis ex 840.00; Ingrm Lib Serv ex 1,354.32; Intrst Btry sys ex 87.23; Inv Cid 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 Ping 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; Ovrdrve ex 2,242.84; Pinn Bnk ex 1,107.75; Pm Scrd ex 16,843.61 ; Proqst ex 5,325.83; Prt-A-Jn ex 170.00; Pstr comp Cntr ex 91.27; Ptny Bws Gibl 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 Pitt ex

530.77; Suspdn It ex 800.00; Two Rvrs Pmpg ex 550.00; Unfrst corp ex 61.82; Verizon ex 1,814.72; Wrid 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, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

## PRESENTATIONS

Sarpy County Sherrifs 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 & 1-80 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, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Omaha Neon sign Company at 1 120 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-I Light Industrial Zoning District. Lot 6A Gretna Business Park (Parcel #01 1571 163). 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, Liebenritt: 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 45400t tall double-sided, double-legged pole sign for Peterbilt in the HC Highway Commercial Zoning District. Lot 1 Wicks Southpointe Replat 3 (Parcel #01 1617309). Generally located at 1 1502 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 % of Section 31, Township 14 North, Range 1 1 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 #01 1598173 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 #01 1598173 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: 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:

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 1-80 in S13, T1 3N, 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 1-80 in S13, T1 3N, 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 & 1-80 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

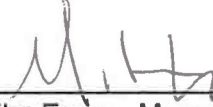
Motion by Lauren Liebenritt, seconded by Kara Alexander to go into closed session at 7:30 p.m. for contract negotiations, real estate and personnel. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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

