

# City of Gretna, Nebraska

City Council

February 17, 2026

A meeting of the Gretna City Council was held on February 17, 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 February 17, 2026
- 2) Approval of Council Minutes, February 3, 2026
- 3) Approval of Claims
- 4) Approval of Gretna Community Complex - Sinclair Hille
  - a) Pay Request Invoice No. 24014-C-21 - \$24,213.31

Claims

Accs Sysms ex 24,719.25; Allo Comm ex 1,539.76; Ashlnd Auto ex 767.45; Blck Hls ex 3,043.90; BMI Jntrl ex 1,623.00; Bobcat ex 13,848.42; Bxtr ex 192.34; Cllgn ex 212.10; Clmn Sftwr PBC ex 531.76; Cllg Edge Sltns ex 475.00; Clrksn Elec ex 8,772.50; Cnflunc Inc ex 3,790.50; Cnta ex 135.00; Cntr Pnt Lrg ex 400.32; Cntrl Salt ex 4,714.43; Cntry Lk ex 337.07; Cox ex 285.90; Crshn-It Inc ex 20,000.00; Cty Omh Cshr ex 335,409.35; D Ficenec LLC ex 500.00; DH Pace Srv ex 310.75; Egle Eng Grp ex 120,313.89; EMC Ins ex 43,285.00; Frmrs Un ex 1,252.92; GFOA ex 250.00; Grt Plns Comm ex 148.00; Grtn Ace ex 723.39; Grtn Gas & Lb ex 4,986.70; Grtn Pyrl ex 183,779.85; GT Mdwst ex 735.00; Hdoro Optmztn ex 591.25; Hghs Mlch ex 1,200.00; Hskr Dsl ex 217.99; HTM SlS ex 325.00; Ingrm Lib Serv ex 1,080.58; Inv Clid Inc ex 212.25; J Rose ex 98.66; JDW Mdwst ex 26,525.00; Jnsn Tire ex 3,442.54; JP Cooke ex 28.01; Knpy ex 74.10; L Hartin-Dllnbrg ex 270.00; Lge of NE ex 100.00; Mdwst Lab ex 559.26; Mdwst Tape ex 2,067.80; Mdwst Turf & Irrgtn ex 63.13; Mrvn Plng Cnslt ex 17,700.00; Muni Sply ex 4,820.91; N Pierce ex 51.28; NMC ex 1,951.78; One Cl Cncpt ex 283.75; OPC Drct ex 79.15; OPPD ex 47,503.80; O'Reilly ex 117.39; P Dennison ex 110.00; Pinn Bnk ex 5,125.64; Prm Scrd ex 9,918.18; Prmr Hldy Lghtng ex 38,006.75; Prt-A-Jn ex 85.00; Pryr Lrng ex 249.00; Quill ex 489.09; Rdclf Glbrtsn & Brdy ex 3,000.00; Red Wng Brnds ex 477.99; S Fortune ex 418.57; Sbsrfc Sltn ex 528.45; Sx Cty Trck SlS ex 31,671.30; Thle Geotech ex 2,722.00; Ty's ex 499.07; Unfrst Corp ex 85.82; USA BI Bk ex 772.93; Verizon ex 79.88; Vrmr High Plns ex 115.99; Wstrn Oil ex 1,607.09; Yng & Wht ex 5,874.00; Total ex 988,283.93

Motion by Jeremy Westengaard, seconded by Kara Alexander to approve the consent agenda.

Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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## PRESENTATIONS

Gretna Public Library Director - Krissy Reed

## **PUBLIC HEARINGS**

Lisa Lourey at 610 Devonshire Drive, Gretna, NE 68028 requests approval of a conditional use permit to operate an acupuncture business out of the applicant's residence in the R-1 Low Density Residential Zoning District located on Lot 89, Covington 2 (Parcel #011598380). Generally located at the intersection of South 198<sup>th</sup> Street and Devonshire Drive in the Covington 2 residential subdivision.

Paula Dennison gave the staff comments.

Applicant Lisa Lourey gave an overview of the project.

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 Lisa Lourey subject to staff comments. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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John Chamberlain at 7900 College Boulevard, Suite 500, Overland Park, KS 66210 requesting approval of a Zoning Text Amendment to amend Gretna Zoning Regulation Section 7.02 to increase the maximum height of on-premise pole signs to 130 feet and maximum size of on-premise pole signs to 600 square feet for properties that abut Interstate 80 in the Good Life District.

Paula Dennison gave the staff comments.

No one to represent the applicant was present.

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

Motion by Lauren Liebenritt, seconded by Bill Proctor to approve the zoning text amendment request to amend the Gretna Zoning Regulation Section 7.02. Motion carried. Alexander: Nay, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 3, Nay: 1. Alexander: Nay

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MDC Linoma Industrial, LLC at 11550 I Street, Suite 200, Omaha, NE 68137 requesting approval of a Comprehensive Plan Amendment, Preliminary Plat, and Rezoning from TA Transitional Agriculture and RE Residential Estates to I-1 Light Industrial and RE Residential Estates for Parcel #011620703 and Parcel #011209860 for a subdivision to be known as Linoma Industrial. Located in Lot 2, Sanford Addition, a subdivision located in the Northeast ¼ of Section 22, and Lot 4, Gretna Hill Estates, a subdivision located in the Southeast ¼ of Section 15, all located in Township 13 North, Range 10 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. Generally located at the intersection of South 234<sup>th</sup> Street and Highway 6.

Paula Dennison gave the staff comments.

Applicant representative Kyle Vohl gave an overview of the project.

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

Motion by Bill Proctor, seconded by Kara Alexander to approve the comprehensive plan amendment, preliminary plat and rezoning for MDC Linoma Industrial, LLC. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Redwood USA, LLC at 7007 East Pleasant Vally Road, Independence, OH 44131 requesting approval of a final plat for Parcel #011613927 for a subdivision to be known as Redwood 192, Lot 1 located in a part of the Southeast ¼ of Section 19, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. Generally located at the intersection of South 192<sup>nd</sup> Street and Cornhusker Road

Paula Dennison gave the staff comments.

Applicant representative Cruz Pedruza gave an overview of the project.

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 final plat for Redwood USA, LLC. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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iCon Homes, LLC at 22754 Sanctuary Ridge Drive, Omaha, NE 68022 requesting approval of a Preliminary Plat and Rezoning from TA Transitional Agriculture to RE Residential Estates of Parcel #011620160 for a subdivision to be known as Iron Wheel Estates. Located in Tax Lot 9A1B and Tax Lot 10A1B Section 14, Township 14 North, Range 10 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. Generally located near the intersection of South 225<sup>th</sup> Street and Giles Road.

Paula Dennison gave the staff comments.

Applicant representative Doug Kellner gave an overview of the project.

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

Motion by Bill Proctor, seconded by Kara Alexander to approve the preliminary plat and rezoning for iCon Homes, LLC. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Greg & Alicia Zuger, Z Squared Holdings III, LLC at 4625 South 218<sup>th</sup> Street, Elkhorn, NE 68022 Approval of a Rezoning from RE Residential Estates to R-2 Medium Density Residential for Lot 1 Nelson's Corner (Parcel #011599211). Located on Lot 1 Nelson's Corner (Parcel #011599211). Generally located at the intersection of Cornhusker Road and Highway 6

Paula Dennison gave the staff comments.

Applicant representative Alicia Zuger gave an overview of the project.

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

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve the rezoning Z Squared Holdings III, LLC. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Sale of City Owned Real Property Consisting of Approximately Nineteen Acres Located Northeast of Hwy 6/31 and Jansen Drive to PCM Holdings, LLS, in accordance with the Manner, Terms, and Requirements of a Purchase Contract therewith and Pursuant to Nebraska Revised Statute 16-202

Paula Dennison gave the staff comments.

Applicant representative Patrick Sullivan gave an overview of the project.

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

### **ORDINANCES & RESOLUTIONS**

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. Jeff Miller read the ordinance by title.

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).

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.

Motion by Bill Proctor, seconded by Jeremy Westengaard to approve third reading of Ordinance 2194. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0

Motion by Kara Alexander, seconded by Bill Proctor to approve and adopt Ordinance 2194. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea  
Yea: 4, Nay: 0

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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.

Jeff Miller read the ordinance by title.

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.

Motion by Kara Alexander, seconded by Lauren Liebenritt to approve second reading of Ordinance 2197. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Ordinance 2198 - Directing the Sale and Exchange of City Owned Real Property Consisting of Outlot A of the Santa Fee Pointe Subdivision, Taxlot 26 of S36, T14N, R10E, and the Irregular South Part of Outlot D of Replat 1 of the Lincoln Place Phase II Subdivision, to RVS Investments, LLC, in accordance with the Manner, Terms and Requirements of an Exchange Agreement therewith and Pursuant to Nebraska Revised Statute 16-202

Jeff Miller read the ordinance by title.

Ordinance no. 2198

An ordinance of the City of Gretna, Nebraska, directing the sale and exchange of City owned real property consisting of Outlot A of the Santa Fe Pointe subdivision, Taxlot 26 of S36, T14N, R10E, and the irregular south part of Outlot D of replat 1 of the Lincoln Place Phase II subdivision, to RVS Investments, LLC, in accordance with the manner, terms, and requirements of an exchange agreement therewith and pursuant to Nebraska Revised Statute §16-202.

Motion by Bill Proctor, seconded by Jeremy Westengaard to introduce and approve first reading of Ordinance 2198. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Ordinance 2199 - Rezoning from an RE Residential Estates Zoning District to an R-2 Medium Density Residential Zoning District the Land consisting of Lot 1 Nelson's Corner, Located in the Southwest Quarter of S19, T14N, R11 East of the 6th P.M., Sarpy County, Nebraska

Jeff Miller read the ordinance by title.

Ordinance no. 2199

An ordinance of the City of Gretna, Nebraska, amending the official zoning map of the City of Gretna from an RE Residential Estates Zoning District to an R-2 Medium Density Residential Zoning District for the land consisting of Lot 1, Nelson's Corner, located in the southwest quarter of S19, T14N, R11 east of the 6th p.m., Sarpy County, Nebraska.

Motion by Bill Proctor, seconded by Kara Alexander to introduce and approve first reading of Ordinance 2199. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

**CURRENT BUSINESS**

Action on Annexation Agreement between the City of Gretna and the Gretna Suburban Fire District

Motion by Kara Alexander, seconded by Jeremy Westengaard to approve the annexation agreement as presented. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

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Action on Partial Annexation Agreement between the City of Gretna and S.I.D. No. 364 (Gretna Logisitics Park)

Motion by Jeremy Westengaard, seconded by Kara Alexander to approve the partial annexation agreement as presented. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

**EXECUTIVE SESSION - Contract Negotiations**

Motion by Jeremy Westengaard, seconded by Kara Alexander to go into closed session at 8:01 p.m. for Contract Negotiations. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea. Yea: 4, Nay: 0

Motion by Kara Alexander, seconded by Lauren Liebenritt to reconvene into open session at 8:27 p.m. Motion carried. Alexander: Yea, Liebenritt: Yea, Proctor: Yea, Westengaard: Yea Yea: 4, Nay: 0


**ADJOURNMENT**

Motion by Kara Alexander, seconded by Lauren Liebenritt 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

