

0.CASS COUNTY BOARD OF COMMISSIONERS/EQUALIZATION MEETING MINUTES: October 22, 2024

Publication: Sarpy County Times 10/16; Members Present: Sharp, Boyle, DeGarmo, Murdoch, Winkler. Others present: Chris Perrone-County Attorney, Gerri Draper- County Clerk

8:00am- Chair called meeting to order; gave notice of Open Meetings Act & Pledge of Allegiance:

BOARD OF EQUALIZATION

1. Discuss/Action- (Assessor) Tax List Correction- Parcel #: 130320129-2023

MOTION: Sharp moved, Murdoch seconded to approve tax corrections as presented. Motion carried 5-0

2. Non-Action item: Certified Levy’s received by Dodge, Johnson, Lancaster, Nemaha, Otoe, Saunders and Sarpy Counties Board acknowledges received certified levies.

8:01am CONVENE BOARD OF COMMISSIONERS

CONSENT AGENDA: (1) Prior Meeting Minutes, (2) Claims, (3) Payroll/Time Balance Reports and (4) Fees Reported

MOTION: Winkler moved, Boyle seconded to approve consent agenda as prepared. Motion carried 5-0

GENERAL CLAIMS: Accelerated Graphx \$1,500.00 (srv) Ameritas Life Insurance Corp \$31,641.37 (ins) Black Hills Energy \$1,950.44 (srv) Bomgaars \$15.73 (sup) Scott Bornemeier LLC \$34.99 (srv) Boundtree Medical LLC \$353.15 (sup) Camping World Lincoln \$2,740.21 (srv) Cash-Wa Distributing \$63.35 (srv) Cass County Court \$768.60 (srv) Cass County Extension \$1,098.05 (reim) Cass County Public Defender \$4,039.69 (reim) Cass County Sheriff Civil Process Division \$168.00 (srv) Cass County Sheriff \$55.79 (reim) Cassgram \$338.00 (srv) Cidnet \$3,000.00 (srv) Clerk of the District Court \$175.00 (srv) Column Software PBC \$289.92 (srv) Comdata Corporation \$312.32 (srv) Consolidated Management Company \$260.25 (srv) DAS State Accounting \$160.00 (srv) Des Moines Stamp \$51.50 (sup) Diamond Drugs Inc \$77.55 (srv) DirectTV \$92.24 (srv) Eakes Office Solutions \$2,100.31 (srv) Easter Nebraska Human Services Agency \$22,738.00 (srv) Electronic Contracting Company \$6,417.00 (srv) ES&S \$5,148.74 (srv) ESO Solutions Inc \$795.00 (srv) Richard A Fedde \$25.00 (reim) Fireguard Inc \$4,012.21 (srv) First Concord \$515.00 (ins) First State Bank Nebraska \$33,368.65 (tax) Galls LLC \$166.59 (srv) Governmental Law LLC \$56.30 (srv) Grainger \$108.10 (sup) Great Plains Uniforms LLC \$576.46 (srv) Rand Group \$276.65 (reim) Hayes & Associates LLC \$25,000.00 (srv) Hayes Mechanical LLC \$400.87 (srv) HD Supply \$730.01 (sup) Henry-Hobscheidt Service Center \$61.63 (srv) Tammy J Hetherington \$372.55 (srv) HTBS Credit \$49.67 (sup) Hometown Leasing \$1,164.89 (srv) HyVee \$8.00 (sup) JEO Consulting Group Inc \$117.50 (srv) Johnson & Pekny LLC \$2,166.59 (srv) Jones Automotive Inc \$1,633.22 (srv) K&B Lawn Care \$350.00 (srv) Keymasters \$10.00 (sup) Gerald M Liess \$450.00 (srv) Matheson Tri-Gas Inc \$350.24 (srv) Maximus Inc \$2,600.00 (srv) My Central Supply \$472.17 (sup) Meeske Ace Hardware \$168.02 (sup) Menards \$133.97 (sup) Metlife Life Ins Co \$169.92 (ins) Midwest Card & ID Solutions \$1,750.00 (srv) MIPS Inc \$789.73 (srv) Wayne Moore \$3,100.00 (srv) NACO \$55.00 (srv) NCEA \$285.00 (srv) Nebraska Health & Human Services \$1,282.13 (srv) NE Law Enforcement Training Center \$175.00 (srv) The Nebraska Medical Center \$3,359.31 (srv) Nebraska Public Health Environmental \$33.11 (srv) Nebraska Public Power District \$275.85 (srv) Nebraska.gov \$18.00 (srv) Omaha Public Power District \$72.65 (srv) Omaha World Herald \$2,868.16 (srv) Omega Chemical Co Inc \$1,051.43 (sup) H.S.A. Optum Bank \$2,212.91 (ins) Oxen Technology \$9,126.50 (srv) Papillion Sanitation \$456.80 (srv) Physicians Laboratory PC \$2,750.00 (srv) Pitney Bowes \$30,000.00 (srv) City of Plattsmouth \$638.92 (srv) Polaris Law Group \$3,737.25 (srv) Professional Heating & Air \$10,215.00 (srv) Quik Dump Refuse Inc \$34.18 (srv) Quill Corporation \$172.95 (sup) Reckling Property Management \$125.00 (srv) Region 6 Behavioral Health Care \$18,554.75 (srv) Otoe County Rural Water District #3 \$87.00 (srv) Saline County Sheriff Department \$18.67 (srv) Sam’s Club \$441.32 (srv) Sarpy County Sheriff \$57.39 (srv) Sarpy County Treasurer \$2,085.50 (srv) Donald Schense \$2,080.50 (srv) Secretary of State \$20.00 (srv) Software Unlimited \$281.60 (srv) Stryker Sales LLC \$7,038.00 (srv) Summit Food Service LLC \$11,121.54 (srv) Thomson Reuters-West \$1,582.62 (srv) Transunion Risk & Alternative \$75.00 (srv) Turnkey Corrections \$55.63 (sup) Unifirst Corporation \$216.23 (srv) United Healthcare \$71,995.32 (ins) United Healthcare Dental \$2,243.94 (ins) UNL AEM Business Center \$12,658.97 (srv) US Bank Voyager Fleet Systems \$8,347.52 (sup) Verizon Wireless \$4,252.08 (srv) Westlake Ace Hardware \$1,333.17 (sup) Windstream \$17,522.52 (srv) Woodhouse Ford South Inc \$1,336.42 (srv) CLAIMS: \$400,758.68; PAYROLL: \$387,978.83; TOTAL: \$788,737.51 ROADS: Bobcat of Omaha \$530.45 (srv) Cassgram \$65.00 (srv) Cintas Corp \$60.93 (sup) Column Software PBC \$218.04 (srv) Concrete Industries Inc \$16,892.00 (sup) Eakes Office Solutions \$4.28 (sup) Frontier Cooperative \$23,331.77 (sup) Keckler Oil Company \$23.00 (sup) Logan Contractors Supply Inc \$180.00 (srv) Lower Platte South NRD \$16,203.50 (srv) Martin Marietta \$40,062.30 (sup) Meeske Ace Hardware \$86.75 (sup) Meeske Auto Parts \$856.74 (sup) NMC Inc \$16.93 (srv) Pitney Bowes Global Financial \$122.97 (srv) Pomp’s Tire Service Inc \$7,504.00 (sup) Titan Machinery \$591.60 (srv) US Bank Voyager Fleet Systems \$1,043.73 (sup) Whetrock Inc \$8,188.65 (sup) CLAIMS: \$115,982.64; PAYROLL: \$68,867.27; TOTAL: \$184,849.88 VISITOR PROMOTION: B.U.I.L.D. \$682.50 (srv) Cass County Agricultural Society \$2,500.00 (srv) Elmwood-Murdock Merchants Association \$1,143.00 (srv) Louisville Area Foundation \$2,500.00 (srv) Nebraska Trail Foundation \$1,500.00 (srv) Plattsmouth Chamber of Commerce \$2,500.00 (srv) Plattsmouth Harvest Festival Club \$1,341.41 (srv) Carl Reichart \$291.72 (reim) CLAIMS: \$12,458.63 PAYROLL: \$1,183.50 TOTAL: \$13,642.13 VISITOR IMPROVEMENT: Cass County Agricultural Society \$10,000.00 (srv) TOTAL: \$10,000.00 E911 WIRELESS: Windstream \$2,646.69 TOTAL: \$2,646.69 OVERALL GRAND TOTAL: \$999,876.21

1. Regular Agenda:

MOTION: DeGarmo moved, Winkler seconded to approve agenda as prepared. Motion carried 5-0

2. Past Meetings Attended by Commissioners:

- Sharp: None
- Boyle: None
- DeGarmo: None
- Winkler: None
- Murdoch: Planning Commission Meeting

3. Public Hearing/Action (8:17am): MOTION: Winkler moved, Boyle seconded. Motion carried 5-0. Published date: Item A 9/19, 9/26, 10/3 Omaha World Hearld & Sarpy County Times. Item B 10/9 Sarpy County Times, Item C 10/11 Omaha World Hearld. Others present-Lenny Thorne-Highway Superintendent

3A. Bid Opening- 108th Street Paving Project

COMPANY	BID BOND	ADDENDUMS Acknowledged	TOTAL
Bauer Infrastructure	Yes	1 & 2	\$ 3,666,209.20
Cedar Valley Paving, Inc.	Yes	1 & 2	\$ 2,889,537.73
Constructors, Inc.	Yes		\$ 3,612,187.92
CL Construction	Yes	1 & 2	\$ 3,580,575.40
Echo Valley Construction	Yes	1 & 2	\$ 3,183,531.95
Graham	Yes	1 & 2	\$ 3,056,812.35
Hawkins Construction	Yes	1 & 2	\$ 3,295,075.51
Lobato Construction	Yes	1 & 2	\$ 4,121,752.50
RPL Utility	Yes	1 & 2	\$ 4,500,312.44
Roloff Construction	Yes	1 & 2	\$ 4,019,879.29
Tab Construction	Yes	1 & 2	\$ 3,482,488.60
Valley Corp General Contractors	Yes	1 & 2	\$ 3,996,620.44
VRANA	Yes	1 & 2	\$ 3,053,898.30

Chair asked for comments from audience members hearing none, Chair requested to move to next item

3B. PH. Retail Liquor License Application (Class C) NFN Beaver Lake LLC. dba Lake Ridge Golf Course; address: 1536 Country club Cir. Plattsmouth, NE 68048. Chair asked for comments from audience members hearing none, Chair requested to move to next item

3C. PH. Retail Liquor License Application (Class C) Tavern Adventures LLC. dba Tiki Time; address: 9661 Renee Ave., Suites 1-2-3 Plattsmouth, NE 68048. Chair asked for comments from audience members hearing none, Chair requested motion to close public hearing.

8:32am CLOSE PUBLIC HEARING: MOTION: Sharp moved, Murdoch seconded. Motion carried 5-0

PH MOTIONS:

3A. Bid Opening- 108th Street Paving Project

MOTION: Murdoch moved, DeGarmo seconded to table until November 5th meeting for review. Motion carried 5-0

3B. PH. Retail Liquor License Application (Class C) NFN Beaver Lake LLC. dba Lake Ridge Golf Course; address: 1536 Country club Cir. Plattsmouth, NE 68048

MOTION: Winkler moved, Boyle seconded to approve application as presented. Motion carried 5-0

3C. PH. Retail Liquor License Application (Class C) Tavern Adventures LLC. dba Tiki Time; address: 9661 Renee Ave., Suites 1-2-3 Plattsmouth, NE 68048

MOTION: Sharp moved, Murdoch seconded to approve application as presented. Motion carried 5-0

4. Litigation & Legal Matters-Christopher Perrone, County Attorney:

4A. Discuss/Action – Informational Purpose Only, Nebraska Intergovernmental Risk Management Association (NIRMA) GLCass034605 Settlement Agreement. No action taken

4B. Executive Session- Property Acquisition

EXECUTIVE SESSION: Chair stated for the protection of public interest may I have a motion to go into executive session to allow board to discuss property acquisition and 5B. consider legal action against property owner.

MOTION: Boyle moved, Winkler seconded to enter into executive session to allow board to discuss property acquisition and consider legal action against property owner (item 5B.). Motion carried 5-0. Chair reiterated limited subject matter to be addressed: allow board to discuss property acquisition and consider legal action against property owner before entering closed session. Time of entering closed session was 8:18am

CLOSE EXECUTIVE SESSION:

MOTION: Sharp moved, Winkler seconded, to close executive session. Motion carried 5-0. Meeting reconvened in open session at 8:32am. Chair announced that the only topic discussed in closed session was property acquisition and consider legal action against property owner (item 5B.) There was no action taken in closed session.

5. Road Matters-Lenny Thorne, Highway Superintendent:

5A. Discuss/Action- John Gade- Strand Associates, Inc. and Emily Bausch- City of Plattsmouth, Main Street Construction Project request to install temporary traffic detour signing. Gade discussed project with board members on proposed detour and estimated start date of December – January, board members addressed concerns with detouring semi-trucks on Wintersteen Road and River Road in winter months- both roads are not ideal for increased head-to-head traffic during winter months due to ice/snowpack conditions causing an increased risk to the county. Commissioners asked that Mr. Gade work with contractor and Thorne to discuss other options for traffic during construction.

Gade also discussed Plattsmouth Water Supply Contract 3- Water Transmission line and ROW permit with Commissioners, (item was in inadvertently left off of agenda). Board reviewed request and asked that the item be placed on the November 5th agenda as an action item. Mr. Gade will not be required to attend the meeting.

5B. Executive Session- Consider Legal Action against property owner on River Road. Combined in executive session with item 4B

6. New Business & Unfinished Business:

6A. Discuss/Action- Mike Jensen-Zoning Administrator, Map Change ZP-2024-0018; parcel 130101109. Applicant/owner: SK Investment Trust; Legal: L15 & 16 EXC HWY & PT DB107 P487 E1/2 NE1/4 15-12-09 (tabled 10/8/24). Jensen reviewed application which meets zoning regulations, noting this is a change from TA (Transitional AG) to IA (industrial AG). Planning Commission denied recommendation by a 4-1 vote. Applicant Scott Steven appeared to outline proposed use

of indoor/flex storage on parcel. (1) Adjacent property owner spoke regarding concerns of dust, increase in deputy presence due to possible increase of crime in area and effect of values of home in area. Board noted some concerns could be addressed within the Conditional Use Permit (C.U.P.). Discussion continued between Jensen, Perrone and board members, if zoning change is denied, applicant could apply for a Conditional Use Permit in current Trans Ag MOTION: Murdoch moved, DeGarmo seconded to deny zoning change as requested. Motion failed 3-1, Murdoch voting yes, Sharp, Boyle, Winkler voting no, DeGarmo abstained.

Chair asked for a second motion

MOTION: DeGarmo moved, Murdoch seconded to table item until November 5th meeting. Motion carried 5-0

6B. Discuss/Action- Chad Korte-EMA Director, discuss HVAC unit failure at EMA building, discussion held no action taken

6C. Discuss/Action- Chad Korte-EMA Director, purchase Hotsy for new EMA building, discussion held no action taken

6D. Discuss/Action- Chad Korte-EMA Director, I am Responding subscription renewal for fire and rescue departments in Cass County

MOTION: Winkler moved, Murdoch seconded to approve subscription renewal for 5yrs at an annual cost of \$8,603.00 to be paid from County General. Motion carried 5-0

6E. Discuss/Action- Chad Korte-EMA Director, Rebecca Kern- National Weather Service (NWS) to present Storm Ready Certificate to Cass County Nebraska. No action taken

6F. Discuss/Action- Shawn Micheel-I.T. Department, Managed Services RFP Draft and I.T. Director Job Description. Discussion held no action taken.

Other Business Matters/Public Input & Comments:

9:50am ADJOURN: MOTION: Murdoch moved, Boyle seconded. Motion carried 5-0

I, Gerri Draper, the undersigned Clerk of Cass County, Nebraska do hereby certify the above minutes were taken by me and are true and correct to the best of my knowledge and are part of the official records of this office. I therefore set my hand and affix the County Seal this 22nd day of October 2024.

State of Nebraska)
County of Cass) ^{ss.}

Gerri Draper,
Cass County Clerk

We, the undersigned Board of Commissioners of Cass County, Nebraska do hereby certify the above minutes are true and correct to the best of our knowledge and are part of the official records of the Cass County Clerk's Office. We therefore set our hands this 22nd day of October 2024.

Dale Sharp-District 1 Commissioner
Taylor Boyle-District 2 Commissioner
Alexander DeGarmo-District 3 Commissioner

John Winkler-District 4 Commissioner
Duane Murdoch-District 5 Commissioner