

CASS COUNTY BOARD OF COMMISSIONERS/EQUALIZATION MEETING MINUTES: November 5, 2024

Publication: Sarpy County Times 10/30; Members Present: Sharp, Boyle, DeGarmo, Murdoch and 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:

CONVENE BOARD OF COMMISSIONERS

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

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

GENERAL CLAIMS: All Copy Products \$30.78 (srv) Raymond Althouse \$47.03 (reim) Amazon Capital Services \$644.50 (sup) Ameritas Life Insurance Corp \$33,151.94 (ins) Black Hills Energy \$249.63 (srv) Bob Barker Company \$586.62 (srv) Bomgaars \$223.48 (sup) Brooks-Jeffrey Marketing Inc \$100.00 (srv) Linda Brouhard \$75.14 (reim) Buzzcuts Lawn Care \$44.00 (srv) Lawrence Carlsson MD \$2,500.00 (srv) Cass County Economic Development \$40,000.00 (srv) Cass County Historical Society \$3,333.33 (srv) Reinsch, Slattey, Bear & Minahan \$665.64 (srv) Cass County Refuse \$223.00 (srv) Cass County Sheriff Civil Process \$37.50 (srv) Cass County Sheriff \$37.50 (reim) Cerro Gordo County Sheriff \$44.81 (srv) Chemsearch \$508.53 (srv) Cidnet \$3,000.00 (srv) Clerk of the District Court \$593.00 (srv) Clerk of the Supreme Court \$130.00 (srv) Column Software PBC \$104.38 (srv) Consolidated Management Company \$197.20 (srv) Jim Crofoot \$29.61 (reim) DAS Central Finance \$1,336.49 (srv) DAS State Accounting \$150.00 (srv) Roger Dennis \$39.66 (reim) Des Moines Stamp \$46.00 (sup) Douglas County Court \$2.00 (srv) Douglas County Sheriff \$33.40 (srv) Geri Draper \$60.00 (reim) Eakes Office Solutions \$1,377.21 (sup) Harold Ehmke \$15.00 (srv) ES&S \$8,053.67 (srv) Eugene Farris \$9.00 (reim) Steve Felthousen \$33.76 (srv) Fireguard Inc \$350.00 (srv) First State Bank Nebraska \$34,795.67 (tax) Taylor Fleischman \$60.00 (reim) Travis Frye \$60.00 (reim) Galls LLC \$296.11 (sup) Grainger \$568.97 (sup) Great Plains Uniforms LLC \$4,524.65 (srv) Gregg Young Chevrolet of Plattsmouth \$835.29 (srv) Jim Grotrian \$47.16 (reim) Hayes Mechanical \$637.82 (srv) Helget Home Care \$2.00 (sup) Henry-Hobscheidt Service Center \$152.07 (srv) HTBS Credit \$112.43 (sup) Hometown Leasing \$1,022.82 (srv) Julie Howard \$675.00 (srv) Interstate All Battery Center \$231.00 (srv) Mike Jensen \$60.00 (reim) Johnson & Pekny LLC \$2,401.00 (srv) Michael Johnson \$129.12 (reim) Jones Automotive Inc \$3,943.02 (srv) Kimball Tree Service \$3,500.00 (srv) La Quinta Inns & Suites \$2,062.20 (srv) Lefta Systems \$1,000.00 (srv) Lifeguard MD Inc \$198.00 (sup) Village of Manley \$64.68 (srv) Brandon McClane \$60.00 (reim) Brook McConaughy \$60.00 (reim) My Central Supply \$1,249.39 (sup) Meeske Ace Hardware \$39.45 (sup) Meeske Auto Parts \$172.91 (sup) Menards \$206.57 (sup) Menards Capital One Trade Credit \$95.94 (sup) Metlife Life Ins Co \$169.92 (ins) Microfilm Imaging Systems Inc \$605.00 (srv) MIPS Inc \$9,676.50 (srv) Montgomery County Sheriff \$37.00 (srv) Mark C Moore Atty \$611.16 (srv) Motorola Solutions Inc \$10,473.96 (srv) Alan Mueller \$31.08 (srv) NACO \$160.00 (srv) Nebraska Assoc of County Treasurers \$360.00 (srv) Nebraska Public Health Environmental \$105.00 (srv) Nebraska Public Power District \$10,688.87 (srv) NIRMA \$15,000.00 (srv) Todd O'Connor \$60.00 (reim) Office Warehouse \$1,373.42 (sup) Omaha Glass Pro LLC \$566.97 (srv) Omaha Public Power District \$1,823.07 (srv) Omega Chemical Co Inc \$1,116.87 (srv) H.S.A. Optum Bank \$2,364.00 (ins) O'Reilly Auto Parts \$242.48 (srv) Oxen Technology \$17.80 (srv) Kylee Pankievicz \$398.74 (reim) Christopher Perrone \$127.30 (reim) Pitney Bowes Global Financial \$1,433.04 (srv) Laura Pohlmeier \$60.00 (reim) Polaris Law Group \$427.50 (srv) Quill Corporation \$225.61 (sup) Ricoh USA Inc \$64.59 (srv) Rock Bluff Restoration LLC \$835.15 (srv) Sarpy County Sheriff Dept \$75.03 (srv) Robert Staben \$20.49 (reim) Staples Business Credit \$706.15 (sup) William Sterrett \$60.00 (reim) Stop n Shop \$20,524.76 (sup) Cassie Story \$60.00 (reim) Bill Sullivan \$38.45 (reim) Summit Food Service LLC \$10,310.29 (srv) Sunset Law Enforcement LLC \$3,870.00 (sup) George Tesar Jr \$45.95 (reim) Thomas & Thomas Court Reporter \$105.00 (srv) Leonard Thorne \$60.00 (reim) Mary Tilson \$522.75 (srv) Turfbuilder Irrigation Inc \$228.02 (sup) Unifirst Corporation \$214.44 (srv) United Healthcare \$72,057.12 (ins) United Healthcare Dental \$2,243.94 (ins) US Bank \$8,222.33 (srv) US Bank Voyager Fleet System \$246.73 (srv) Verizon \$1,916.10 (srv) Verizon Wireless \$4,129.14 (srv) Vesta Voluntary Specialists Inc \$132.06 (srv) Warren Wade \$19.00 (reim) Angel Woodard \$125.00 (srv) 201 Main Street LLC \$2,960.00 (srv) 4 Imprint Inc \$222.33 (sup) CLAIMS: \$346,396.02; PAYROLL: \$411,739.86; TOTAL: \$758,135.88 ROADS: B's Enterprises Inc \$13,870.00 (sup) Doosan Bobcat North America Inc \$5,752.00 (srv) Bomgaars \$3,274.91 (sup) Cintas Corp \$149.74 (sup) Concrete Industries Inc \$15,232.00 (sup) Gordon Electric Inc \$244.93 (srv) Hometown Leasing \$279.54 (srv) Keckler Oil Company \$160.82 (sup) Martin Marietta \$60,666.83 (sup) Medical Enterprises Inc \$225.00 (sup) Meeske Auto Parts \$1,005.83 (sup) Murphy Tractor & Equip \$91.43 (srv) NMC Inc \$702.65 (srv) Nancy Phillips \$300.00 (sup) Quality Signs \$475.00 (sup) RDO Truck Center Co \$103.32 (srv) US Bank \$591.90 (srv) Wessels Trucking \$27,767.86 (srv) CLAIMS: \$130,893.76; PAYROLL: \$63,787.25; TOTAL: \$194,681.01 COMMUNICATION TOWER: Cass County Treasurer \$1,500.00 (srv) TOTAL: \$1,500.00 VISITOR PROMOTION: American Bus Association \$650.00 (srv) Column Software PBC \$13.72 (srv) 4 Imprint Inc \$383.99 (srv) CLAIMS: \$1,047.71 PAYROLL: \$1,183.50 TOTAL: \$2,231.21 COVID AMERICAN RESCUE PLAN: Motorola Solutions Inc \$17,908.00 (srv) TOTAL: \$17,908.00 KENO: Sommer Butts Brew & BBQ \$1,155.00 TOTAL: \$1,155.00 E911 WIRELESS: CenturyLink \$19,028.75 (srv) TOTAL: \$19,028.75 OVERALL GRAND TOTAL: \$994,639.85

1. Regular Agenda:

MOTION: Sharp 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: Meeting with Governor Pillen
- Murdoch: None

8:05am 10 MINUTE BREAK

3. Public Hearing/Action (8:15am): MOTION: Sharp moved, Winkler seconded. Motion carried 5-0. Published date: Item A 10/16, 10/23. Item B 10/23 Omaha World Herald, Item C 10/30 Sarpy County Times.

3A. Bid Opening- STWD-CBMP (8): C-13(779) and C-13(787). Others present: Lenny Thorne-Highway Superintendent

BIDDER	BID BOND	TOTAL	START DATE
Bauer Infrastructure, Martell NE	Yes	\$774,282.98	Spring 2025
Gus Construction Co., Casey IA	Yes	\$784,792.85	Spring 2025
M.E. Collins, Wahoo NE	Yes	\$605,032.25	April 2025
NeuVirth, Blair NE	Yes	\$1,130,605.20	March 2025
JMN LLC., Valley NE	Yes	\$692,544.25	Dec 2024/65 days after 1st
Lobarto Construction, Lincoln NE	Yes	\$678,365.37	Dec 2024/Jan 2025
S.F.C. Civil Construction, Lincoln NE	Yes	\$1,434,252.50	December 2024
Vogt Enterprises Inc., Bennet NE	Yes	\$610,725.97	March 2025

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

3B. Public Hearing- Residential Acreage Development- Applicant & Owner: Triple RB Farm LLC. 8857 Greenwood Rd., Plattsmouth. Legal Description: SW ¼ 23-10-12; Parcel #130133647. Applicant and Mike Jensen-Zoning Administrator appeared before the board. Administrative remarks were read by Jensen: noting application meets zoning regulations, with Planning Commission recommended approval by a 9-0 vote. Chairman asked for comments from audience members hearing none he requested to move to next item.

3C. Public Hearing- MoPac East Trail to Lied-Platte River Bridge Trail Connector. The purpose of this hearing is to hear and consider any testimony regarding the establishment of a new trail route connecting the MoPac East Trail with the Lied-Platte River Bridge Trail in Cass County, NE.

Chairman asked for comments from audience members hearing from (11) speaking both in support and opposition. Hearing no further comments, he requested motion to close public hearing.

9:07am CLOSE PUBLIC HEARINGS MOTION: Winkler moved, Murdoch seconded. Motion carried 5-0

PH MOTIONS:

3A. Bid Opening- STWD-CBMP (8): C-13(779) and C-13(787). Thorne requested to table item for review
MOTION: Murdoch moved, Boyle seconded to table until 11/19/24. Motion carried 5-0

3B. Public Hearing- Residential Acreage Development- Applicant & Owner: Triple RB Farm LLC. 8857 Greenwood Rd., Plattsmouth. Legal Description: SW ¼ 23-10-12; Parcel #130133647.

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

4. Litigation & Legal Matters-Christopher Perrone, County Attorney: none scheduled

5. Road Matters-Lenny Thorne, Highway Superintendent:

5A. Discuss/Action- Award 108th Street Paving Project (tabled 10.22.24)

MOTION: Winkler moved, Murdoch seconded to award bid to Cedar Valley Paving as bid in the amount of \$2,889,537.73. Motion carried 5-0

5B. Discuss/Action- Approve the Occupy Right of Way permit for City of Plattsmouth Water Main Project (presented 10.22.24)

MOTION: Sharp moved, Winkler seconded to approve right of way permit as requested, authorizing Thorne to sign permit. Motion carried 5-0

5C. Discuss/Action- RES 2024-14, authorize chair to sign Lighting Agreement with NDOT for Church Rd., Hwy 63 and Hwy 50 Thorne gave an overview of agreement which is a 50% cost share, estimated county cost is \$35,000 and Cass County will be responsible to pay monthly electrical costs.

MOTION: DeGarmo moved, Winkler seconded to adopt resolution, authorizing chair to sign agreement as presented. Motion carried 5-0

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, 10/22/24)

Jensen gave an overview of proposed use for indoor storage only, applicant was also present. Chairman noted board remains in favor of indoor storage with CUP. (1) Adjacent property owner appeared to discuss concerns regarding parking and increased dust in area. Applicant was present to discuss application.

MOTION: Winkler moved, DeGarmo seconded to deny zoning change as requested. Motion carried 5-0

6B. Discuss/Action- Interlocal Agreement between Cass County and Lower Platte South Natural Resources District (NRD) for MoPac East Trail to Lied-Platte River Bridge Trail Connector

NRD Representatives Will Inselmen and Mike Sousek addressed the board noting the NRD will be responsible for the operation, construction and maintaining the trail and will hold the responsibility of all costs associated with this trail. Board members raised concerns regarding parking, drainage, possible cost to county and maintenance of trail.

MOTION: DeGarmo moved, Winkler seconded to approve NRD Interlocal Agreement with preferred alignment D. Boyle questioned Paragraph 5.01.02, discussion continued with DeGarmo withdrawing his original motion.

MOTION: DeGarmo moved, Winkler seconded to approve NRD Interlocal Agreement (Route D), striking all right-of-way necessary in paragraph 5.01.02 replacing with existing right-of-way necessary (Section 5: Mutual Promises and Covenants) Motion carried 3-2 with Sharp and Murdoch voting no

6C. Discuss/Action- RES 2024-15 Cass County Board of Commissioner Supporting Operation Green Light for Veterans

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

Other Business Matters/Public Input & Comments: none

9:37am ADJOURN: MOTION: Winkler moved, DeGarmo 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 5th day of November 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 5th day of November 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