

CASS COUNTY BOARD OF COMMISSIONERS/EQUALIZATION MEETING MINUTES: December 31, 2024

Publication: Sarpy County Times 12/25; Members Present: Boyle, DeGarmo, Murdoch and Winkler. Absent: Sharp. 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: Chairman DeGarmo asked for a moment of silence in honor of Dale Sharp-District 1 Commissioner who passed away on December 29, 2024.

CONVENE BOARD OF EQUALIZATION

1. Discuss/Action- (Assessor) Tax Correction(s) Parcel #: 0130229954-2024; 130300136-2021,2022, 2023; 130198900-2024; 130198811-2024; 130014664-2024; 130380733-2024; 130146927-2024; 130066818-2024; 130035475-2024

MOTION: Winkler moved, Boyle seconded to approve corrections as presented. Motion carried 4-0, Sharp absent

2. Discuss/Action- (Treasurer) Motor Vehicle Exemption Application: Nebraska Lutheran Outdoor Ministries (1) 1997 Mitsubishi/V-U42T Mini Truck

MOTION: Murdoch moved, Winkler seconded to approve corrections as presented. Motion carried 4-0, Sharp absent

8:03am CONVENE BOARD OF COMMISSIONERS

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

MOTION: Boyle moved, Winkler seconded to approve consent agenda as prepared. Motion carried 4-0, Sharp absent

GENERAL CLAIMS: Accelerated Graphx \$1,116.00 (srv) Amazon Capital Services \$66.54 (sup) American Heart Association \$85.00 (sup) Ameritas Life Insurance Corp \$32,150.35 (ins) Michelle Backemeyer \$128.64 (srv) Benchmark Government Solutions LLC \$314.80 (srv) Bishop Business \$487.01 (srv) Black Hills Energy \$5,245.54 (srv) Bob Barker Company \$1,675.51 (srv) Bomgaars \$84.92 (sup) Scott Bornemeier LLC \$34.99 (srv) Boundtree Medical LLC \$152.10 (sup) Brian P Harvey Funeral Home \$1,000.00 (srv) Linda Brouhard \$15.14 (reim) Bryan Physician Network \$394.00 (srv) Cass County Extension \$275.00 (srv) Reinsch, Slattery, Bear & Minahan \$1,864.65 (srv) Cass County Sheriff Civil Process Division \$50.20 (srv) Cass County Sheriff \$455.09 (reim) Charm-Tex Inc \$226.64 (srv) Chemsearch \$508.53 (srv) Cidnet \$3,000.00 (srv) Clerk of the District Court \$360.00 (srv) Column Software PBC \$285.24 (srv) Creighton Dental Clinic \$354.00 (srv) DAS State Accounting \$160.00 (srv) Day Electric Service Inc \$2,370.83 (srv) Diamond Drugs Inc \$4,363.45 (srv) Douglas County Court \$1.00 (srv) Douglas County Sheriff Civil Process \$43.05 (srv) Geri Draper \$84.14 (reim) Eakes Office Solutions \$307.83 (sup) Entenmann-Rovin Co \$408.75 (srv) Evergrow Property Services \$928.00 (srv) Fankhauser, Nelsen, Werts, Ziskey & Merwin PC LLO \$1,472.50 (srv) Cindy Fenton \$241.20 (reim) Fireguard Inc \$213.00 (srv) First State Bank Nebraska \$34,657.40 (tax) Fremont County Sheriff \$46.08 (srv) Galls LLC \$223.15 (srv) Grainger \$558.33 (srv) Great Plains Reporting Company \$867.90 (srv) Great Plains Uniforms LLC \$496.48 (srv) Gregg Young Chevrolet of Plattsmouth \$891.80 (srv) Handtevy/Pediatric Standards Inc \$2,467.50 (srv) Hayes & Associates LLC \$10,000.00 (srv) HD Supply \$254.77 (sup) Helget Home Care \$2.00 (sup) Henry-Hobscheidt Service Center \$291.50 (srv) HTBSCredit \$69.44 (sup) Hometown Leasing \$594.99 (srv) Julie Howard \$110.00 (srv) Hyvee \$504.15 (sup) Johnson & Pekny LLC \$3,289.32 (srv) Michael Johnson \$280.00 (reim) Jones Automotive Inc \$534.47 (srv) Sarah Kraeger \$73.70 (srv) La Quinta Inns & Suites \$374.85 (srv) Marcy Mortuary \$400.00 (srv) Brook N McConaughy \$270.13 (reim) My Central Supply \$1,160.64 (sup) Meeske Ace Hardware \$32.35 (sup) Menards \$17.49 (sup) Menards Capital One Trade Credit \$773.23 (sup) MIPS \$766.36 (srv) Nebraska Health & Human Services \$462.00 (srv) NE Law Enforcement Training Center \$284.00 (srv) Nebraska Public Power District \$216.66 (srv) Lauren Neels \$486.12 (reim) Jenn Neumeister \$59.09 (srv) Omaha Public Power District \$1,573.70 (srv) Omega Chemical Co Inc \$380.90 (sup) Christopher Perrone \$494.76 (reim) Physicians Laboratory PC \$120.00 (srv) Pottawattamie County Sheriff \$36.00 (srv) Professional Heating & Air Conditioning \$19,980.00 (srv) Quill Corporation \$480.42 (sup) Ricoh USA Inc \$64.59 (srv) Roby Funeral Home \$300.00 (srv) Rock Bluff Restoration LLC \$1,000.00 (srv) Saylor Screen Printing \$402.00 (srv) STICO \$1,527.15 (srv) Summit Food Service LLC \$10,878.64 (srv) Jennifer Thompson \$1,415.50 (srv) Bobie Touchstone \$1,035.50 (srv) Tri-Tech Forensics Inc \$13,342.36 (srv) Taghreed Tara Trindle \$100.00 (srv) Unifirst Corporation \$187.02 (srv) US Bank \$5,419.82 (srv) Verizon \$523.50 (srv) Verizon Wireless \$4,256.79 (srv) Adam Vogt \$750.00 (reim) Voss Lighting \$550.00 (sup) Woods & Aitken LLP \$1,107.00 (srv) CLAIMS: \$188,665.19; PAYROLL: \$386,445.20; TOTAL: \$575,110.39 ROADS: Cintas Corp \$145.65 (sup) Cornhusker State Industries \$261.40 (srv) Dultmeier Sales \$39.35 (sup) Consolidated Electrical Distributor \$350.00 (srv) Haney Shoe Stores Inc \$311.99 (sup) Hometown Leasing \$279.54 (srv) Hotsy Equipment co \$2,107.66 (srv) Keckler Oil Company \$2,011.52 (sup) Martin Marietta \$21,163.73 (sup) Meeske Ace Hardware \$27.88 (srv) Meeske Auto Parts \$154.55 (sup) Menards \$210.26 (sup) Michael Todd & Co \$119.94 (srv) Midwest Fence Co \$697.44 (sup) Murphy Tractor & Equip \$529.52 (srv) NMC Inc \$3,600.71 (srv) Rons Auto & Tire Repair \$365.79 (srv) CLAIMS: \$32,376.93; PAYROLL: \$65,123.67; TOTAL: \$97,500.60 VISITOR PROMOTION: Carl Reichart \$262.64 (reim) CLAIMS: \$262.64 PAYROLL: \$1,412.88 TOTAL: \$1,675.52 E911 WIRELESS: Centurylink \$4,311.25 TOTAL: \$4,311.25 OVERALL GRAND TOTAL: \$677,999.21

1. Regular Agenda:

MOTION: Murdoch moved, Boyle seconded to approve agenda as prepared. Motion carried 4-0, Sharp absent

2. Past Meetings Attended by Commissioners:

- Sharp: Absent
- Boyle: none
- DeGarmo: none
- Winkler: none
- Murdoch: none

3. Public Hearing/Action (8:17am): MOTION: Murdoch moved, Winkler seconded. Motion carried 4-0, Sharp absent. Others present: Mike Jensen-Zoning Administrator. Publication: Item A Sarpy County Times 12/18; Item B-C-D Omaha World Herald 12/20

3A. PH: Retail Liquor License Application (Class C) Terry Buccholz; 1876 Inc., dba Venue 1883; address: 15006 42nd St Plattsmouth, NE 68048; premises type: Event Hall/Wedding Reception

Mr. Buccholz appeared stating the venue will be used for receptions, birthdays etc., hearing no questions from the board the chairman asked for public comment, hearing none he moved to next item on the agenda

3B. PH: Residential Acreage Development: ZP 2024-0033; Parcel #130097896; Owner: Clifford & Suzanne Stander-Personal Representative: Donna Wilson; Legal: TL11 SE 1/4 11-09 (156 acres). Jensen appeared and noted the planning commission recommended approval with a 8-0 vote, hearing no questions from the board, chairman asked for public comment, hearing none he moved to next item on the agenda.

3C. PH: Residential Acreage Development: ZP 2024-0034; Parcel #130398108; Owner/Applicant: Wayne & Paula Wohlers; Legal: TL 5 E1/2 NE 1/4 EXC TL3 & HWY 27-10-12 (3 acres). Jensen appeared and noted the planning commission recommended approval with a 8-0 vote, hearing no questions from the board, chairman asked for public comment, hearing none he moved to next item on the agenda.

3D. PH: Residential Acreage Development: ZP 2024-0037; Parcel #130146765; Owner/Applicant: William Todd TIEE, Daniel Todd; Legal: N 1/2 NW 1/4 (77.59 acres) 02-10-13. Jensen appeared and noted the planning commission recommended approval with a 8-0 vote, hearing no questions from the board, chairman asked for public comment, hearing none he asked from a motion to close the public hearing.

8:23am Close Public Hearing MOTION: Winkler moved, Murdoch seconded. Motion carried 4-0, Sharp absent

3A. PH: Retail Liquor License Application (Class C) Terry Buccholz; 1876 Inc., dba Venue 1883; address: 15006 42nd St Plattsmouth, NE 68048; premises type: Event Hall/Wedding Reception
MOTION: Boyle moved, Winkler seconded to approve request as submitted. Motion carried 4-0, Sharp absent

3B. PH: Residential Acreage Development: ZP 2024-0033; Parcel #130097896; Owner: Clifford & Suzanne Stander-Personal Representative: Donna Wilson; Legal: TL11 SE 1/4 11-09 (156 acres)
MOTION: Winkler moved, Murdoch seconded to approve as submitted. Motion carried 4-0, Sharp absent

3C. PH: Residential Acreage Development: ZP 2024-0034; Parcel #130398108; Owner/Applicant: Wayne & Paula Wohlers; Legal: TL 5 E1/2 NE 1/4 EXC TL3 & HWY 27-10-12 (3 acres)
MOTION: Winkler moved, Boyle seconded to approve as submitted. Motion carried 4-0, Sharp absent

3D. PH: Residential Acreage Development: ZP 2024-0037; Parcel #130146765; Owner/Applicant: William Todd TIEE, Daniel Todd; Legal: N 1/2 NW 1/4 (77.59 acres) 02-10-13
MOTION: moved, seconded. Motion carried 4-0, Sharp absent

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

4A. Discuss/Action- Review/Approval of First State Bank Building Purchase Agreement
MOTION: Winkler moved, Boyle seconded to approve the purchase of the First State Bank Building authorizing the Chair to sign agreement as presented. Motion carried 4-0, Sharp absent

5. Road Matters-Lenny Thorne, Highway Superintendent:

5A. Discuss/Action- Approval to purchase (2) Chevrolet 1-ton pickups from State Contract #16085C
MOTION: DeGarmo moved, Winkler seconded to approve purchase of 2 pickup ARPA funds will be used. Motion carried 4-0, Sharp absent

6. New Business & Unfinished Business:

6A. Discuss/Action- Conditional Use Permit # CU-2024-0003; Applicant: Cass County Solar Nebraska, LLC.; Multiple property owners - Legal description: multiple parcels - Commercial Solar Conversion System (CSCS)
MOTION: DeGarmo moved, Boyle seconded postpone item until the February 11th board meeting due to the passing of Dale Sharp-District 1 Commissioner, which will allow for a full board to be present. Motion carried 3-1, Winkler Abstained, Sharp absent

6B. Discuss/Action- Kyle Oldenkamp-Applied Connective, Managed I.T. Services updated proposal, no action taken.

6C. Discuss/Action- Julie Bear- Cass County Public Defender, requesting funds to replace 2 laptops
MOTION: DeGarmo moved, Winkler seconded to authorize the use of ARPA funds for the replacement est. cost \$3,500.00. Motion carried 4-0, Sharp absent

6D. Discuss/Action- Sheriff Sorenson, appointment of Elected Official to the Sheriff's Office Merit Commission Effective January 1, 2025, for a term of 3 years, per State Statute
MOTION: DeGarmo moved, Boyle seconded to re-appoint Duane Murdoch to serve on the Merit Commission (3yr term). Motion carried 4-0, Sharp absent

6E. Discuss/Action- ARPA Fund Request(s)

Sheriff requested additional funds from ARPA for the following items:

\$106,734 for 2 pickups

MOTION: DeGarmo moved, Murdoch seconded to approve. Motion carried 4-0, Sharp absent

\$291,354.00 for 6 PUV vehicles

MOTION: DeGarmo moved, Murdoch seconded to approve. Motion carried 4-0, Sharp absent

\$7,238.58 for 2 License Plate Readers (reallocating \$17,500 from previous request total amount \$24,738.56)

MOTION: DeGarmo moved, Murdoch seconded to approve. Motion carried 4-0, Sharp absent

Commissioners authorized use of ARPA funds for the following:

MOTION: DeGarmo moved, Winkler seconded to use remaining ARPA funds for the purchase of the First State Bank Building. Motion carried 4-0, Sharp absent

Other Business Matters/Public Input & Comments: none

8:33am ADJOURN: MOTION: Winkler moved, Murdoch seconded. Motion carried 4-0, Sharp absent

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 31st day of December 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 31st day of December 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