

CASS COUNTY BOARD OF COMMISSIONERS MEETING MINUTES (PENDING APPROVAL): February 25, 2025

Pending minutes will not be approved until the next Board meeting and are subject to change. Approved minutes are available for public inspection at the office of the County Clerk during normal business hours.

Members Present: Dasher, Boyle, DeGarmo, Murdoch and Stohlmann. Others present: Chris Perrone-County Attorney, Gerri Draper- County Clerk

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

CONVENE BOARD OF EQUALIZATION

1. Discussion only- (Assessor) Permissive Exemption Recommendations. Sasha Frye-Administrative Officer appeared with recommendations from the Assessor's Office. (2) new applications (Forms 451) were filed. (1) Citylight North Lincoln Church of the Christian and Missionary Alliance- Assessor recommends approval. (2) Lincoln Sport Parachute Club- Assessor recommends denial because it does not support the necessary requirements for charitable, determined recreational not a charitable organization. The board has until June 1st to make a determination.

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, DeGarmo seconded to approve consent agenda as prepared. Motion carried 5-0

GENERAL: Agrivision Equipment Group \$156.20 (Srv) Amazon \$708.82 (Sup) American Heart Association \$36.00 (Srv) Ameritas \$32,025.74 (Ins) AT&T Mobility \$1,090.17 (Srv) Village of Avoca \$63.00 (Srv) Benchmark Government Solutions \$208.20 (Srv) Black Hills Energy \$7,093.64 (Srv) Blue Devil Lawn Care \$644.00 (Srv) Scott Bornemeier \$34.99 (Srv) Boundtree Medical \$1,820.55 (Srv) Linda Brouhard \$15.82 (Reim) Lawrence Carlsson \$2,500.00 (Srv) Cash-Wa Distributing \$267.35 (Sup) Cass County Court \$2,191.40 (Srv) Cass County Extension \$289.53 (Reim) Cass County Sheriff \$25.50 (Srv) Cass County Sheriff \$163.48 (Reim) Cidnet \$3,000.00 (Srv) Clerk of the District Court \$72.00 (Srv) Column Software \$260.98 (Srv) Control Masters \$544.25 (Srv) Jim Crofoot \$30.26 (Srv) DAS Central Finance \$160.00 (Srv) Roger Dennis \$40.76 (Srv) Diamond Drugs \$4,592.19 (Sup) Douglas County Court \$2.00 (Srv) Douglas County Sheriff \$95.33 (Srv) Eakes Office Solutions \$2,548.63 (Sup) ESO Solutions \$1,005.38 (Srv) Evident \$445.66 (Srv) Fairfield Inn & Suites \$894.00 (Srv) Steve Felthousen \$34.60 (Srv) First Concord \$110.00 (Ins) Frist State Bank \$33,723.56 (Ins) Fox Valley Technical College \$59.80 (Srv) Frontier Cooperative \$235.00 (Srv) Galls \$836.79 (Srv) Grainger \$450.68 (Sup) Great Plains Uniforms \$1,629.40 (Srv) Hayes Mechanical \$2,188.24 (Srv) HD Supply Formerly Home Depot Pro \$356.53 (Sup) Henry-Hobschedit Service Cetner \$630.97 (Srv) Hometown Leasing \$1,955.60 (Srv) Hy-Vee \$71.94 (Sup) Independent Auto Repair \$1,788.07 (Srv) Jones Automotive \$1,633.68 (Srv) La Quinta Inns & Suites \$124.95 (Srv) Lampe's Clean Air Specialists \$483.90 (Srv) Lancaster County Sheriff \$38.92 (Srv) Lexipol \$73.24 (Srv) Gerald Liess \$330.00 (Srv) Amy Luttmann \$1,880.40 (Srv) Lynn Peavey Company \$57.81 (Srv) Matheson Tri-Gas \$361.52 (Srv) My Central Supply \$382.74 (Sup) Meeske Ace Hardware \$77.12 (Sup) Meeske Auto Parts \$41.67 (Sup) Menards \$651.20 (Sup) Metlife \$175.20 (Ins) Montgomery County Sheriff \$37.00 (Srv) Alan Mueller \$31.80 (Srv) Mullenax Auto Supply \$12.99 (Sup) NACEB \$100.00 (Srv) NACO \$90.00 (Srv) Nebraska Health and Human Services \$465.00 (Srv) NE Law Enforcement Training \$350.00 (Srv) Nebraska Medicine \$78.40 (Srv) Nebraska Public Health Environment \$105.00 (Srv) NPPD \$232.23 (Srv) Nebraska State Fire Marshall/Boiler Division \$144.00 (Srv) Nebraska.gov \$8.50 (Srv) ODP Business Solutions \$63.20 (Srv) OPPD \$202.14 (Srv) Omega Chemical \$179.30 (Srv) H.S.A \$2,400.00 (Ins) Otoe County Sheriff \$45.74 (Srv) Papillion Sanitation \$518.05 (Srv) Physicians Laboratory \$7,254.50 (Srv) Pottawattamie County Sheriff \$118.00 (Srv) Quill Corporation \$248.69 (Sup) Nick Rayer \$24.73 (Srv) Ricoh \$30.70 (Srv) Rural Water District #3 \$81.00 (Srv) Sam's Club \$365.36 (Sup) Sarpy County Sheriff \$71.99 (Srv) Sarpy County Treasurer \$2,115.31 (Srv) Secretary of State \$20.00 (Srv) Software Unlimited \$309.76 (Srv) Robert Staben \$20.74 (Srv) Stop N Shop \$2,065.55 (Srv) Stop Stick \$82.00 (Srv) Bill Sullivan \$39.50 (Srv) Summit Food Service \$9,270.42 (Sup) Sunset Law Enforcement \$838.60 (Srv) T-Mobile \$150.00 (Srv) George Tesar Jr \$47.34 (Srv) Thomson Reuters - West \$1,582.62 (Srv) TK Elevator Corporation \$576.13 (Srv) Bobie Touchstone \$2,070.40 (Srv) Turnkey Corrections \$111.92 (Srv) Unifirst Corporation \$109.04 (Srv) United Healthcare \$75,348.52 (Ins) United Healthcare Dental \$2,379.48 (Ins) US Bank \$96.71 (Srv) Verizon Wireless \$125.00 (Srv) Voss Lighting \$1,268.20 (Srv) Windstream \$5,382.38 (Srv) Woodbury County Sheriff's Office \$10.00 (Srv) CLAIMS: \$232,804.52 PAYROLL: \$393,151.69 TOTAL: \$625,956.21 ROADS: Bobcat of Omaha \$58.04 (Srv) Cassgram \$130.00 (Srv) Cintas \$62.62 (Srv) Eakes \$182.44 (Sup) Gordon Electric \$622.31 (Srv) Keckler Oil Company \$23.00 (Srv) M.E. Collins Contracting \$31,663.08 (Srv) Martin Marietta \$8,271.72 (Sup) Meeske Ace Hardware \$474.39 (Sup) Meeske Auto Parts \$2,827.76 (Sup) Menards \$32.38 (Sup) Michael Todd & Co \$534.22 (Srv) Pavers \$885.10 (Sup) The Schemmer Associates \$2,840.00 (Srv) TEC Equipment \$93.28 (Srv) Truck Center Companies \$1,608.86 (Srv) CLAIMS: \$50,309.20 PAYROLL: \$67,398.19 TOTAL: \$117,707.39 VISITOR PROMOTION: Carl Reichart \$399.89 (Reim) CLAIMS: \$399.89 PAYROLL: \$1,412.88 TOTAL: \$1,812.77 E911 WIRELESS: Windstream \$1,520.71 (Srv) TOTAL: 1,520.71 OVERALL GRAND TOTAL: \$746,997.08

1. Regular Agenda: DeGarmo noted item 6C was removed from the agenda at the request of Brook McConnaughey.

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

2. Past Meetings Attended by Commissioners:

- Dasher: None
- Boyle: None
- DeGarmo: Call with Lincoln Water System
- Stohlmann: MAPA Finance, call Lincoln Water System
- Murdoch: Merit Commission, testified at the State Capital-Solar

3. Public Hearing/Action (8:16am): MOTION: Stohlmann moved, Murdoch seconded. Motion carried 5-0. Published: Items A & B- 2/5, 2/12, 2/19 Sarpy County Times; Items C-D-E-F 2/14 Omaha World Herald. Others Present: Lenny Thorne-Highway Superintendent, Mike Jensen-Zoning Administrator

3A. PH: 1 & 6 Year Road Plan (RES 2025-02 Adoption of plan)

Thorne provided outline of (7) 1-year and (3) 6-year road projects. Chair asked for questions from both board and audience, hearing none, chair requested to move to next item.

3B. Bid Opening: 2025 Asphalt Improvements, Thorne opened bids (6 received)

COMPANY	Bid-Bond	Total w/1A (2 lifts-3 inches)	Total w/ 1B (1 lift-2 inches)
Western Engineering, Harlan IA	Yes	\$1,602,338.50	\$1,225,586.50
Pavers, Inc., Waverly, NE	Yes	\$1,409,411.20	\$1,078,535.20
Hawkins Construction Co, Omaha NE	Yes	\$1,649,129.09	\$1,268,053.66
Cather, Lincoln, NE	Yes	\$1,577,539.79	\$1,217,179.79
Oldcastle Materials, Omaha, NE	Yes	\$1,425,305.55	\$1,079,201.40
Constructors, Inc., Lincoln, NE	Yes	\$1,479,170.08	\$1,132,239.28

3C. Residential Acreage Development- ZP 2025-0001-Parcel #130132217. Owner: Constructors Inc.; Representative: Kerford Limestone/Matt Tinkman-Lamp Rynearson; Legal: L3 & PT L9 5 of RR E I/2 SE I/4 6-10-12 (48.4 acres)
Jensen gave overview, noting planning commission recommended approval by an 8-0 vote. Chair asked for questions from both board and audience hearing none, chair requested to move to next item.

3D. Residential Acreage Development - ZP 2024-0042-Parcel #130122866. Owners: Leon & Renee Bose-2400 5. Hwy 50, Avoca; Legal: SW I/4, SW I/4 EXC HWY (36.92 acres) 34-10-11
Jensen gave overview, noting planning commission recommended approval by an 8-0 vote. Chair asked for questions from both board and audience hearing none, chair requested to move to next item.

3E. Conditional Use Permit CU-2025-0002 Conditional Use: Sign; Parcel #130103063. Owner: Pem II LLC, Cubby's; Representative: Sunshine Electronic Display Corporation/John Boyd -13504 238" Street, Greenwood; Legal: L3 EXC HWY & PT D B114 P376 SW I/4, SW I/4, 26-12-09 8.15 acres-Sign
Jensen gave overview, noting planning commission recommended approval by an 8-0 vote. Chair asked for questions from both board and audience hearing none, chair requested to move to next item.

3F. Commercial Subdivision -ZP 2024-0035 -Applicant: Olsson & Associates -Owner: NGRE Greenwood LLC., Parcel #s 130103071, 130103055 & 130397995; Legals: TL8, 11 & 12 NW I/4, SW I/4, SW I/4, SW I/4 (15.23 acres) 26-12-09 tabled from previous 2 meetings for more information
Jensen gave overview, noting planning commission recommended approval by an 8-0 vote. Chair asked for questions from both board and audience hearing none, chair asked for motion to close public hearing.

8:34am Close Public Hearings: MOTION: Murdoch moved, Boyle seconded. Motion carried 5-0

3A. PH: 1 & 6 Year Road Plan (RES 2025-02 Adoption of plan)

MOTION: Boyle moved, Dasher seconded to adopt 1 & 6 year road plan and pass resolution as prepared. Motion carried 5-0

3B. Bid Opening: 2025 Asphalt Improvements, Thorne requested to table item until 3/11/25 to allow time to review
MOTION: Dasher moved, Stohlmann seconded to table until March 11th at the request of Thorne. Motion carried 5-0

3C. Residential Acreage Development- ZP 2025-0001-Parcel #130132217. Owner: Constructors Inc.; Representative: Kerford Limestone/Matt Tinkman-Lamp Rynearson; Legal: L3 & PT L9 5 of RR E I/2 SE I/4 6-10-12 (48.4 acres)
MOTION: Dasher moved, Stohlmann seconded to approve ZP 2025-0001 as presented. Motion carried 5-0

3D. Residential Acreage Development - ZP 2024-0042-Parcel #130122866. Owners: Leon & Renee Bose-2400 5. Hwy 50, Avoca; Legal: SW I/4, SW I/4 EXC HWY (36.92 acres) 34-10-11
MOTION: Murdoch moved, Stohlmann seconded to approve ZP 2024-0042 as presented. Motion carried 5-0

3E. Conditional Use Permit CU-2025-0002 Conditional Use: Sign; Parcel #130103063. Owner: Pem II LLC, Cubby's; Representative: Sunshine Electronic Display Corporation/John Boyd -13504 238" Street, Greenwood; Legal: L3 EXC HWY & PT D B114 P376 SW I/4, SW I/4, 26-12-09 8.15 acres-Sign
MOTION: Stohlmann moved, Dasher seconded to approve CU 2025-0002 as presented. Motion carried 5-0

3F. Commercial Subdivision -ZP 2024-0035 -Applicant: Olsson & Associates -Owner: NGRE Greenwood LLC., Parcel #s 130103071, 130103055 & 130397995; Legals: TL8, 11 & 12 NW I/4, SW I/4, SW I/4, SW I/4 (15.23 acres) 26-12-09 tabled from previous 2 meetings for more information
MOTION: Boyle moved, Murdoch seconded to approve ZP 2024-0035 as presented. Motion carried 5-0

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

5. Road Matters-Lenny Thorne, Highway Superintendent: none scheduled

6. New Business & Unfinished Business:

6A. Discuss/Action- Kay Wissmann- SENCA Community Services Director, request board approval on Transit Operating Agreement and adoption of Resolution #2025-03 authorize SENCA to apply for funds (chair signature required)

Wissmann updated the board on transit costs, there is an increase due to wages for drivers, fuel costs increases and number of users/ location of visits. SENCA is asking for an increase in county match funds for FY 2025-2027.

MOTION: Murdoch moved, DeGarmo seconded to approve request for county match funds of \$18,787 for FYs 2025-2027 (KENO funds will be used), adopting resolution 2025-03 as presented. Motion carried 5-0

6B. Discuss/Action- Carl Reichart-Tourism Director, 2025 Marketing Grants

MOTION: DeGarmo moved, Dasher seconded to approve 2025 Marketing grants (20) totaling \$43,587.50; grants awarded: American Legion Post 247, Bess Streeter Aldrich, Cass County Ag. Society, Cass County Historical Society, City of Louisville, Eagle Vision, EMMA- Elmwood, EMMA- Murdock, Keep Cass County Beautiful, Lofte Theatre, Louisville Area Foundation, Murray Freedom Festival, Nebraska Trails Foundation, Nebraska Lutheran Outdoor Ministries, Plattsmouth Chamber of Commerce, Plattsmouth Harvest Festival Club, Revitalization Association of Weeping Water, Village of Manley, Weeping Water Historical Society. Motion carried 5-0

6C. Discussion only- Brook McConnaughey-District Court Clerk, update board on jury costs. Item removed

6D. Discuss/Action- Sheriff Sorenson, request to purchase 2025 Chrysler Pacifica AWD from Gene Steffy Auto Group (State Contract). Sheriff noted 8 cruisers were purchased on December 31st and the current fleet of unmarked vehicles used for various reasons will need to be rotated out on a yearly basis due to model year and service costs. No action taken

6E. Discussion only - Moratorium regarding Conditional use permits and review of current Zoning Regulations. Commissioner Murdoch suggested each board member make a list of changes regarding zoning regulations and bring those to the next board meeting.

6F. Executive Session- Personnel Matters

EXECUTIVE SESSION: CHAIR STATES for the protection of public interest or for the prevention of needless injury to the reputation of an individual, may have a motion to go into executive session to allow the board to discuss personnel matters.

MOTION: Stohlmann moved, Boyle seconded to enter into executive session to discuss personnel matters. Motion carried 5-0. Chair reiterated limited subject matter to be addressed: personnel matters before entering closed session. Time of entering closed session was 8:39am

CLOSE EXECUTIVE SESSION:

MOTION: Murdoch moved, Stohlmann seconded, to close executive session. Motion carried 5-0. Meeting reconvened in open session at 9:26am. Chair announced that the only topic discussed in closed session personnel matters. There was no action taken in closed session.

Other Business Matters/Public Input & Comments: none

9:16am ADJOURN: MOTION: Boyle moved, Dasher 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 25th day of February 2025.

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

Gerri Draper,
Cass County Clerk