

CASS COUNTY BOARD OF EQUALIZATION AND BOARD OF COMMISSIONERS MEETING MINUTES: June 4, 2024

Publication: Sarpy County Times 5/29; Members Present: Sharp, Boyle, DeGarmo, Winkler, and Murdoch. Others present: Jennifer Crystal-Clark- County Attorney, Gerri Draper- County Clerk

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

BOARD OF EQUALIZATION

1. Discuss/Action- (Treasurer) Motor Vehicle Exemptions (Form 457) Filed by:

- a) The Nebraska Lutheran Outdoor Ministries (33 vehicles/trailers)

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

- b) Greenwood Christian Church (1) trailer

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

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 \$1,440.80 (srv) Amazon Capital Services \$4,711.60 (sup) Avoca Town Hall \$40.00 (srv) Bay Hills Golf Club \$40.00 (srv) Beaver Lake Club House \$40.00 (srv) Best Expression \$2,320.40 (srv) Black Hills Energy \$128.10 (srv) Bomgaars \$210.37 (sup) Boundtree Medical LLC \$48.20 (sup) Linda Brouhard \$60.00 (reim) Lawrence Carlsson MD \$2,500.00 (srv) Cash-Wa Distributing \$224.90 (srv) Cass County Historical Society \$3,333.33 (srv) Cass County Sheriff-Civil Process Division \$84.72 (srv) Cass County Sheriff \$385.00 (srv) Cassgram \$130.00 (srv) CCTV Camera Pros \$1,399.99 (srv) Charm-Tex Inc \$798.00 (sup) Chemsearch \$491.08 (srv) Christ Lutheran Church \$40.00 (srv) Church of the Holy Spirit \$40.00 (srv) Cidnet \$3,000.00 (srv) Clerk of the District Court \$1,651.00 (srv) Clerk of the Supreme Court \$179.00 (srv) Column Software PBC \$295.82 (srv) Consolidated Management Company \$549.25 (srv) Control Masters Inc \$3,348.83 (srv) Creative Product Sourcing Inc \$4,898.48 (srv) Percival Culligan Water \$50.00 (sup) DAS Central Finance \$1,336.49 (srv) DAS State Accounting \$150.00 (srv) Geri Draper \$60.00 (reim) Eakes Office Solutions \$1,044.16 (sup) Egan Supply Co \$484.00 (sup) Harold Ehmke \$15.00 (ret) Teara Adams \$179.00 (srv) Lynn M Ahlman \$263.77 (srv) Monica Alexander \$179.00 (srv) Elaine Anderson \$182.00 (srv) Holly Anderson \$182.00 (srv) Marie Anderson \$243.00 (srv) Joshua Armstrong \$159.00 (srv) James Ashford \$201.75 (srv) Marsha L Babcock \$162.00 (srv) Martha Baumgart \$20.00 (srv) Diane L Baxter \$179.00 (srv) Beverly J Becker \$289.50 (srv) Susan C Berryman-Yarusso \$182.00 (srv) Patricia Billings \$182.00 (srv) Jerry L Blackwell \$222.50 (srv) Gwen E Bode-Newton \$185.00 (srv) Cathrin V Bond \$20.00 (srv) Cindi R Brashear \$128.00 (srv) Amanda Brown \$226.25 (srv) Dianne Bruckner \$185.00 (srv) Shelley Brugger \$179.00 (srv) Marjorie Buescher \$182.00 (srv) Lynne Campbell \$185.00 (srv) Michelle Chestnut \$188.00 (srv) Donna Clements \$188.00 (srv) David Coker \$182.00 (srv) Patricia Cole \$179.00 (srv) Matthew Coplen \$176.00 (srv) Margaret Cruver \$200.00 (srv) Jill R Dasher \$220.85 (srv) Robert Davis \$185.00 (srv) Thomas Day \$182.00 (srv) Barbara Dietrich \$176.00 (srv) Gretchen Dietzel \$182.00 (srv) Sandra Disomma \$182.00 (srv) Diana Duffield \$170.00 (srv) Phyllis Durand \$182.00 (srv) Diane C Dyer \$162.00 (srv) Durayne Ebberts \$20.00 (srv) Heather Foster-Stine \$182.00 (srv) Kristie Fredrichs \$182.00 (srv) Tyrone Fries \$197.00 (srv) Karen Fritschle \$182.00 (srv) Joanne Furlong \$179.00 (srv) Kelly A Gillaspie \$319.78 (srv) Kathy Goslin \$179.00 (srv) Keri Gradoville \$233.50 (srv) Lori Gray \$182.00 (srv) Rickie Gray \$185.00 (srv) Tamara Hagel-Pitt \$152.00 (srv) Trish Haith \$179.00 (srv) Mavis Hall \$222.50 (srv) John Hancock \$179.00 (srv) Janet Harder \$182.00 (srv) Kim Hawley \$277.16 (srv) Claire Hay \$182.00 (srv) Michelle Hay \$222.50 (srv) Diane Heard \$102.00 (srv) Sharon Heneger \$182.00 (srv) Sharon Hesterman \$122.00 (srv) Patricia Hibler \$276.36 (srv) Barbara Hohman \$185.00 (srv) Patricia Houston \$182.00 (srv) Cindy Paulsen Hovorka \$182.00 (srv) Brian Hudson \$179.00 (srv) Sally Hufstader \$182.00 (srv) Jodie Husk \$182.00 (srv) Rachelle Ingalls-Sweeney \$185.00 (srv) Lee Jameson \$131.00 (srv) Janice Johnson \$162.00 (srv) Kaitlyn Johnson \$252.10 (srv) Nancy Johnson \$255.85 (srv) Connie L Josoff \$188.00 (srv) Cheryl Kaiser \$104.00 (srv) Dennis Kaiser \$179 (srv) Mary Keller \$182.00 (srv) Deborah Kendall \$179.00 (srv) Sharon Kief \$182.00 (srv) Charlie Klinefelter \$176.00 (srv) Cathy A Knabe \$179.00 (srv) Janet Konkler \$173.00 (srv) Leslie Krings \$306.25 (srv) Brandi Lambert \$182.00 (srv) Leanne Lamoureux \$185.00 (srv) Cynthia Laughlin \$182.00 (srv) Martha Layne \$222.50 (srv) Gwyer Leach \$48.00 (srv) Debra Lenz \$182.00 (srv) Susan Lorence \$74.00 (srv) Tammy Lowman \$182.00 (srv) Christine M Maclellan \$222.50 (srv) Steven Maclellan \$162.00 (srv) La Jean A Magnuson \$185.00 (srv) Paula Malott \$179.00 (srv) Wyman Mather \$320.82 (srv) Carol A McCall \$182.00 (srv) Candace McClun \$182.00 (srv) Ann McGee \$185.00 (srv) Betty Meyer \$243.40 (srv) Joan Meyer \$182.00 (srv) Kurt W Meyer \$176.00 (srv) Gene F Moneke \$179.00 (srv) Mary Maddock Moneke \$179.00 (srv) Lea J Money \$182.00 (srv) Elora J Morawitz \$182.00 (srv) Morgan Muller \$276.75 (srv) Jenna Muntz \$111.00 (srv) Kay M Neuhaus \$182.00 (srv) Deborah Null \$182.00 (srv) Patrick J O'Shea Jr \$182.00 (srv) Carlene Erna Ostrander \$265.78 (srv) Bonnie Painter \$182.00 (srv) Renea B Panska \$182.00 (srv) Victoria L Parker \$185.00 (srv) Rita Parriott \$182.00 (srv) Sabrina E Parriott \$386.50 (srv) Ellen Patton \$20.00 (srv) Darlene K Petrzilka \$194.00 (srv) Jeri Phillips \$194.00 (srv) Susan Platt \$168.00 (srv) Deana Pond \$179.00 (srv) Sandra B Prall \$246.89 (srv) Jerri L Reckling \$182.00 (srv) Martha G Rhoades \$182.00 (srv) Anne Riley \$185.00 (srv) Judith P Roach \$182.00 (srv) Holly J Russell \$182.00 (srv) Scott M Sachs \$230.54 (srv) Debra Sampson \$182.00 (srv) Michael J Samuelson \$179.00 (srv) Glennia J Sand \$176.00 (srv) Sterling Eugene Sand \$176.00 (srv) Melody Scanlan \$237.50 (srv) Eleanor Schreckenghost \$176.00 (srv) Ted Schreckenghost \$176.00 (srv) Richard Scott \$179.00 (srv) Shauna Snyder \$134.00 (srv) Joe S Solomon \$188.00 (srv) Christopher D Spangler \$179.00 (srv) Sara Staben \$256.40 (srv) Barbara Stapp \$185.00 (srv) Brenda Stewart \$179.00 (srv) Carol A Stohlmann \$182.0 (srv) Linda Stoll \$170.00 (srv) Judith A Straw \$188.00 (srv) Judy Story \$182.00 (srv) Mark Sulentic \$182.00 (srv) Pamela Swenson \$182.00 (srv) William Swenson \$152.00 (srv) Mark A Terhune \$182.00 (srv) Renee Thakur \$210.00 (srv) Kristine J Thompson \$74.00 (srv) Shirley Thompson \$179.00 (srv) Linda Thumann \$173.00 (srv) Ruth A Vanek \$182.00 (srv) Kyle Vanwinkle \$173.00 (srv) Alan Cyril Vervaecke \$507.04 (srv) Jeanice K Vinduska \$182.00 (srv) Brenda L Vogt \$182.00 (srv) Laurie L Voss \$176.00 (srv) Barbara Wagner \$237.51 (srv) Kelly Walker \$224.51 (srv) Amy A Walton \$182.00 (srv) Brian Watt \$182.00 (srv) Nicole Watt \$182.00 (srv) Laura G Weatherby \$242.87 (srv) Ruth W Welstead \$179.00 (srv) Debra Wentz \$20.00 (srv) Anna R West \$20.00 (srv) Todd Q Wheeler \$215.00 (srv) Jean A Wicks \$179.00 (srv) Ann Wieringa \$185.00 (srv) Katherine Frances Wilson \$114.00 (srv) Judith Wolfe \$185.00 (srv) Monica Alba Yankus \$182.00 (srv) Bruce Zierott \$182.00 (srv) Rhonda Zierott \$182.00 (srv) Sarah Zolinski \$179.00 (srv) Electronic Contracting Company

\$735.00 (srv) Electronic Engineering \$1,825.00 (srv) Eugene Farris \$9.00 (ret) First Baptist Church \$40.00 (srv) First State Bank Nebraska \$30,495.06 (tax) First United Methodist Church \$40.00 (srv) Taylor Fleischman \$60.00 (reim) Frontier Cooperative \$1,134.75 (srv) Travis J Frye \$60.00 (reim) Grainger \$678.31 (sup) Great Plains Uniforms LLC \$577.50 (srv) Hall County Sheriff \$20.00 (srv) Henry-Hobscheidt Service Center \$56.35 (srv) Tammy J Hetherington \$245.10 (srv) Hometown Leasing \$1,242.38 (srv) HyVee Accounts Receivable \$219.45 (sup) Independent Auto Repair Inc \$222.63 (srv) Mike Jensen \$60.00 (reim) Johnson & Pekny LLC \$514.36 (srv) Justice Data Solutions Inc \$8,900.00 (srv) Keckler Oil Company \$888.78 (srv) Konica Minolta Business Solutions \$1,258.31 (srv) Lancaster County Sheriff's Dept \$6.00 (srv) Matthew Bender & Co Inc \$124.43 (srv) Living Waters Church \$40.00 (srv) Village of Manley \$64.68 (srv) Brandon McClane \$60.00 (reim) Brook N McConaughy \$60.00 (reim) My Central Supply \$548.52 (sup) Meeske Ace Hardware \$37.09 (sup) Menards \$21.95 (sup) Metlife Life Ins Co \$165.12 (ins) Michael's Garage \$204.79 (srv) Midwest Right of Way Services Inc \$12,189.35 (srv) MIPS Inc \$1,409.58 (srv) Nebraska Health & Human Services \$333.00 (srv) Nebraska Medicine \$9,159.61 (srv) Nebraska Public Health Environmental \$525.00 (srv) Nebraska Public Power District \$1,732.77 (srv) Village of Nehawka \$162.49 (srv) NSA POAN Conference \$200.00 (srv) Todd O'Connor \$60.00 (reim) Office Warehouse \$815.32 (sup) Omaha Public Power District \$1,725.10 (srv) H.S.A. Optum Bank \$2,132.91 (ins) Oxen Technology \$1,090.70 (srv) Papillion Sanitation \$1,295.68 (srv) Christopher Perrone \$172.86 (reim) Plattsmouth Department of EMS \$1,422.00 (srv) Laura Pohlmeier \$60.00 (reim) Presbyterian Church \$40.00 (srv) Professional Heating & Air Conditioning \$285.00 (srv) Quik Dump Refuse Inc \$36.91 (srv) Quill Corporation \$95.98 (sup) Richardson County Sheriff \$6.00 (srv) Round the Bend Steakhouse \$40.00 (srv) Rural Water District #1 \$62.50 (srv) Sarpy County Sheriff Dept \$18.00 (srv) Kenneth & Meri Sedlak \$7,020.00 (srv) Jennifer Sommer \$1,725.00 (srv) Staples Business Credit \$259.79 (sup) William Sterrett \$60.00 (reim) Cassie Story \$60.00 (reim) Summit Food Service Inc \$4,538.27 (srv) Thomas & Thomas Court Reporter \$105.00 (srv) Leonard Thorne \$60.00 (reim) Tiger Medical \$1,713.71 (sup) TK Elevator Corporation \$204.00 (srv) TMN Reporting LLC \$370.50 (srv) Uline \$2,385.29 (srv) Unifirst Corporation \$75.25 (srv) United Healthcare \$75,537.07 (ins) US Bank \$4,965.74 (srv) US Bank Voyager Fleet \$647.51 (sup) Voice Products \$7,346.00 (srv) Voss Lighting \$760.60 (sup) Warren Wade \$19.00 (ret) Westlake Ace Hardware \$51.98 (sup) Jeb Wika \$60.00 (reim) Woodhouse Ford South Inc \$40.00 (srv) Woods & Aitken LLP \$175.00 (srv) 201 Main Street LLC \$2,960.00 (srv) CLAIMS: \$294,494.29; PAYROLL: \$357,423.29; TOTAL: \$651,918.06 ROADS: AKRS Equipment \$107.64 (srv) Cassgram \$117.00 (srv) Caterpillar Financial Services Corp \$20,256.00 (srv) Central Salt \$2,955.99 (sup) Danielson/Tech Supply \$527.00 (srv) Frontier Cooperative \$2,194.04 (srv) Galvin Glass \$270.00 (srv) Haney Shoe Stores Inc \$751.95 (sup) Hometown Leasing \$279.54 (srv) Martin Marietta \$125,102.35 (sup) NIRMA \$646.00 (sup) NMC Inc \$828.29 (srv) Nancy Phillips \$285.00 (sup) Pomp's Tire Service Inc \$2,464.74 (sup) RDO Truck Center Co \$332.37 (srv) Ron's Auto & Tire Repair \$30.00 (sup) Straight-Line Striping Inc \$156,780.00 (srv) US Bank \$58.36 (sup) Western Sand & Gravel Co \$115,666.86 (sup) CLAIMS: \$429,683.15; PAYROLL: \$62,155.49; TOTAL: \$491,838.64 COMMUNICATION TOWER FUND: American Tower Corporation \$8,025.00 (srv) TOTAL: \$8,025.00 VISITOR PROMOTION: Carl E Reichart \$505.43 (reim) CLAIMS: \$505.43 PAYROLL: \$1,183.50 TOTAL: \$1,688.93 RECORD PRESERVATION: US Bank \$327.76 (sup) TOTAL: \$327.76 COVID-AMERICAN RESCUE PLAN: Surface Sealers Inc \$75,000.00 (srv) TOTAL: \$75,000.00 E911: CenturyLink \$1,292.27 TOTAL: \$1,292.27 OVERALL GRAND TOTAL: \$1,230,090.66

1. Regular Agenda:

MOTION: DeGarmo moved, Boyle seconded to move item 4A to after 6D. Motion carried 5-0
MOTION: Winkler moved, Boyle seconded to approve agenda as modified. Motion carried 5-0

2. Past Meetings Attended by Commissioners:

- Sharp: None
- Boyle: None
- DeGarmo: Met with Senator Flood and Chad Korte-EMA Director regarding EMA issues
- Winkler: List provided to Chairman
- Murdoch: Merit Commission, attended the Planning Commission meeting on June 3, 2024.

3. Public Hearing/Action (8:15am): MOTION: Murdoch moved, Sharp seconded. Motion carried 5-0. Publication: Sarpy County Times - May 22 & 29, 2024. Others Present: Bill Sterrett-CH Maintenance Supervisor

3a. Bid Opening - 2024 Boiler Replacement

COMPANY	BID	BID BOND
Grunwald Mechanical	\$85,696.00	Yes
Professional Heating and Air	\$188,500.00	Yes

3b. Public Hearing - Residential Acreage Development – parcel 130126764 - Owner: NEBCO, Inc. - Applicant – Lamp Rynearson - Description - Tax Lot 2, 10.001 acres Publication: Omaha World Herald - May 30, 2024. Others Present: Mike Jensen-Zoning Administrator.

Jensen gave overview of application, noting the planning commission recommended approval with a unanimous vote for this single 10 acre split from a 40 acre parcel. Chair asked for comments/questions from the board, members asked for verification of the location and acreage size, hearing no further questions by the board, Chair asked for comments from the audience, hearing none, he asked for motion to close public hearing.

8:36am Close Public Hearing: MOTION: Winkler moved, Boyle seconded. Motion carried 5-0

PH MOTION(S):

3a. Bid Opening - 2024 Boiler Replacement

MOTION: Sharp moved, Boyle seconded to award bid to Grunwald Mechanical as bid in the amount of \$85,696.00. Motion carried 5-0

3b. Public Hearing - Residential Acreage Development – parcel 130126764 - Owner: NEBCO, Inc. - Applicant – Lamp Rynearson - Description - Tax Lot 2, 10.001 acres

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

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

4A. Executive Session 108th Street – Road Widening Project. Item moved to after item 6D.

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

6. New Business & Unfinished Business:

- 6A. Discuss/Action- Josh Charvat - Executive Director, Cass County Economic Development – updates. Update given no action taken
- 6B. Discuss/Action- Michaela Valentin, JD Government & Community Relations Manager OPPD Public Affairs – Valentin introduced Chris Meeks, Government & Community Relations Strategist and provided updates on projects. No action taken
- 6C. Discuss/Action- Shane Jacobsen-Jacobsen Consulting, United Health Care- present 2023 performance awards. No action taken
- 6D. Discuss/Action- Settlement Agreement: AUTOCass035086 between Cass County and Nebraska Intergovernmental Risk Management Association (NIRMA) chair signature required, informational purposes only

4A. Executive Session 108th Street – Road Widening Project

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 108th Street -Road Widening Project.

MOTION: Murdoch moved, Boyle seconded to enter into executive session to allow board to discuss: 108th Street - Road Widening Project. Motion carried 5-0. Chair reiterated limited subject matter to be addressed: 108th Street –Road Widening Project before entering closed session. Time of entering closed session was 8:47am

CLOSE EXECUTIVE SESSION:

MOTION: Sharp moved, Winkler seconded, to close executive session. Motion carried 5-0. Meeting reconvened in open session at 8:58am Chair announced that the only topic discussed in closed session was 108th Street - Road Widening Project. There was no action taken in closed session.

Other Business Matters/Public Input & Comments:

David Bagley- County Resident spoke in opposition of OPPD projects in Cass County.

Carl Reichart-Visitor Promotion, provided tourism update and has asked the board to consider making the Director position full time. No action taken

9:14am ADJOURN: MOTION: Winkler moved, Murdoch 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 4th day of June, 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 4th day of June, 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