

July 20, 2021 MINUTES OF THE CASS COUNTY BOARD OF EQUALIZATION AND CASS COUNTY BOARD OF COMMISSIONERS Notice of the meeting was given in advance by publication in the Plattsmouth Journal and online at www.cassne.org. Agenda was made available for public inspection at the office of the Cass County Clerk.

8:00am Call Meeting to Order; Open Meetings Act Notice & Pledge of Allegiance: Members Present: Sharp, McCartney, Peterson and Murdoch. Absent: Henry. Others present: Colin Palm-County Attorney, Gerri Draper-County Clerk

CONVENE- BOARD OF EQUALIZATION- Teresa Salinger, County Assessor:

1. Discuss/Action- Clerical Error List: (10) parcels list provided by Assessor

MOTION: Murdoch moved, Sharp seconded to approve clerical error list at the recommendation of the Assessor. Motion carried 4-0, Henry absent

2. Discuss/Action- 3yr plan of Assessment report filed per State Statute.

3. Discuss/Action- Destroyed Real Property Form 425 filed by A. Hansen

Salinger, advised the board that the request does not meet the description of calamity

MOTION: Sharp moved, McCartney seconded to deny, reason does not fit the description of "calamity". Motion carried 4-0, Henry absent

4. Discuss/Action- Motor Vehicle Exemption Application(s): First Baptist Church (1) 2015 Ford F550

MOTION: Sharp moved, Murdoch seconded to approve exemptions as filed. Motion carried 4-0, Henry absent

8:08am CONVENE- BOARD OF COMMISSIONERS

CONSENT AGENDA: Previous Meeting Minutes, Claims, Payroll/Time Balance Reports and fees for July 20, 2021.

Fees: County Clerk Misc. \$5,003.20; District Court Clerk Misc. \$2,925.28; Zoning Misc. \$12,344.95; Register of Deeds Preservation \$3,061.00, State of NE DOC Stamps \$39,972.89, County General DOC Stamps \$11,419.36, County General \$19,123.50; Sheriff Misc. \$2,418.00, Mileage \$2,543.81. MOTION: McCartney moved, Murdoch seconded to approve consent agenda as prepared. Motion carried 4-0, Henry absent

GENERAL CLAIMS: Accelerated Graphx \$36.00 (Srv) Raymond Althouse \$41.77 (Srv) Amazon Capital Services \$1,811.99 (Sup) Ameritas Life Insurance \$2,353.92 (Ins) Ameritas Life Insurance \$27,047.03 (Ins) Baird Holm LLP \$14,458.50 (Srv) Betterway Tire & Auto \$1,190.14 (Srv) BLR \$1,073.98 (Srv) Bomgaars \$3.50 (Sup) Scott Bornemeier LLC \$34.99 (Srv) Boundtree Medical LLC \$2,080.49 (Srv) Buzzcuts Lawn Care \$84.00 (Srv) Capital City Transfer Serv \$299.00 (Srv) Cash-Wa Distributing \$942.00 (Sup) Cass County Refuse \$193.05 (Srv) Cass County Sheriff \$980.77 (Srv) Cass County Sheriff \$71.41 (Reim) Cass County Treasurer \$1,000,000.00 (Trans) Charter Communications \$175.65 (Srv) Clerk of the District Court \$246.00 (Srv) Comdata Corporation \$1,628.64 (Srv) Control Masters Inc \$376.41 (Srv) Copple Chevrolet \$159.90 (Srv) Crawford Supply Company \$425.84 (Sup) DAS State Accounting \$127.00 (Srv) Roger Dennis \$35.61 (Srv) Diamond Drugs Inc \$184.33 (Srv) Douglas County Court \$2.00 (Srv) Douglas County Sheriff \$76.44 (Srv) Eakes Office Solutions \$2,292.47 (Sup) EMS Connect \$84.00 (Srv) Encartele Inc \$3,000.00 (Srv) Family Physicians of Plattsmouth \$475.00 (Srv) Steve Felthousen \$30.68 (Srv) First State Bank \$28,434.50 (Srv) Kelly Fitzpatrick \$12.88 (Srv) FP Mailing Solutions \$162.40 (Srv) Frontier Cooperative \$47.76 (Srv) Travis Frye \$95.76 (Srv) Galls LLC \$242.36 (Sup) Grainger \$102.06 (Sup) Grainger \$338.61 (Sup) Greg's Body Shop \$1,000.00 (Srv) Rand Group \$64.10 (Reim) Hometown Leasing \$1,038.63 (Srv) Horwath laundry Company \$223.20 (Srv) Jones Automotive Inc \$165.00 (Srv) Jones Polygraph Services \$350.00 (Srv) Keckler Oil Company \$750.83 (Srv) Keefe Supply Company \$401.70 (Sup) Tyler Kelly \$21.84 (Srv) Konica Minolta Bus Solutions \$23.13 (Srv) KaDe Krueger \$50.40 (Srv) Keshia Kurtz \$9.52 (Srv) LG Cleaners \$205.00 (Srv) Gerald Liess \$360.00 (Srv) The Plattsmouth Journal \$51.01 (Srv) Lincoln Journal Star \$220.60 (Srv) Village of Manley \$63.00 (Srv) Jamie Martz \$130.00 (Srv) Matheson Tri-Gas Inc \$254.99 (Srv) Sharon McGee \$44.64 (Srv) William McGee \$44.64 (Srv) MCMY PT Corp \$337.00 (Srv) Meeske Ace Hardware \$122.51 (Sup) Meeske Auto Parts \$553.11 (Sup) Menards \$37.90 (Sup) Metropolitan Area Planning Agency \$6,184.00 (Srv) MIPS Inc \$5,552.37 (Srv) Alan Mueller \$28.44 (Srv) Mullenax Auto Supply \$34.10 (Sup) NACO \$700.00 (Srv) Nebraska Medical Center \$2,927.45 (Srv) NPPD \$228.52 (Srv) Nebraska.gov \$34.00 (Srv) No Wait Inside LLC \$174.00 (Srv) Office Warehouse \$38.31 (Sup) H.S.A \$2450.00 (INS) Otoe County Sheriff Dept \$18.50 (Srv) William Ouren \$225.00 (Srv) Oxen Technology \$16,215.50 (Srv) Paper Tiger Shredding INC \$193.21 (Srv) Papillion Sanitation \$431.12 (Srv) Pitney Bowes Inc \$419.87 (Srv) City of Plattsmouth \$1,678.94 (Srv) Plattsmouth Dept of EMS \$915.00 Region 6 Behavioral Health Care \$18,168.50 (Srv) Reliance Life Ins \$170.08 (County Adjust) Reliance ACC \$-.03 (County Adjust) Reliance CRIT \$-.21 (County Adjust) Reliance HOSP \$-34.81 (County Adjust) Reliance LONGT \$-.24 (County Adjust) Reliance SHORT \$-.06 (County Adjust) Ricoh USA INC \$45.37 (Srv) Ricoh USA INC \$201.82 (Srv) Otoe County Rural Water District #3 \$38.75 (Srv) Sam's Club \$816.62 (Sup) Sarpy County Treasurer \$2,461.55 (Srv) Jeremy Sevey \$44.64 (Srv) Michael Slattery \$331.31 (Reim) Software Unlimited \$850.00 (Srv) Stericycle INC \$84.00 (Srv) Stop 'N Shop \$1,715.18 (Srv) Bill Sullivan \$34.60 (Srv) Summit Food Services LLC \$8,373.97 (Sup) Svoboda Funeral Home \$270.00 (Srv) George Tesar Jr. \$40.87 (Srv) Thomson Reuters - West \$1,154.64 (Srv) Unifirst Corporation \$97.00 (Srv) United Healthcare \$81,533.81 (County Adjust) US Bank \$2,985.28 (Srv) US Bank Voyager \$7,474.88 (Srv) US Bank Voyager \$952.01 (Srv) Verizon Connect \$971.40 (Srv) VSP Vision \$-53.39 (County Adjust) Justin Widick \$27.77 (Srv) Wilbur Ellis \$448.77 (Srv) Windstream \$5,013.67 (Srv) Woodhouse Ford South INC \$37,758.38 (Srv) Xtra Mile Mowing \$240.00 (Srv) CLAIMS: \$1,308,831.05 PAYROLL: \$331,993.46 TOTAL: \$1,640,824.51 ROAD CLAIMS: AKRS Equipment \$4.54 (Sup) Aramark \$619.72 (Srv) Village of Avoca \$72.88 (Srv) Cass County Refuse \$166.65 (Srv) Central Salt \$10,382.19 (Sup) Deere Credit INC \$16,305.19 (Srv) Eakes Office Solutions \$97.89 (Sup) Village of Elmwood \$61.60 (Srv) Frontier Cooperative \$62,383.00 (Srv) Village of Greenwood \$153.50 (Srv) Martin Marietta \$60,145.95 (Srv) Meeske Ace Hardware \$337.17 (Sup) Meeske Auto Parts \$912.02 (Sup) Menards \$190.04 (Sup) Mill Creek Auto Parts \$235.00 (Sup) Murphy Tractor & Equip \$247.580 (Sup) North American Truck & Trailer INC \$878.08 (Srv) Papillion Sanitations \$298.62 (Srv) Pomp's Tire Services INC \$3,393.78 (Srv) RDO Truck Center \$647.95 (Srv) Otoe County Rural Water District #3 \$33.25 (Srv) Terracon Consultants \$761.25 (Srv) US Bank Voyager \$1,869.38 (Srv) Whetrock INC \$3,486.86 (Sup) CLAIMS: \$163,684.31 PAYROLL: \$57,805.32 TOTAL: \$221,489.63 JUVENILE DIVERSION: CLAIMS: \$363.30 PAYROLL: \$1013.60 TOTAL: \$1,376.90 VISITOR PROMOTION: CLAIMS: \$191.60 PAYROLL: \$883.40 TOTAL: \$1,075.00 RECORD PRESERVATION: MIPS INC. \$276.64 (Srv) TOTAL: \$276.64 FEMA: Jones Automotive \$15,743.06 (Srv) TOTAL:

\$15,743.06 KENO/LOTTERY: Nebraska Department of Revenue \$3,844.00 (Srv) TOTAL: \$3,844.00 E911: Electronic Engineering \$1,261.56 (Srv) OPPD \$217.15 (Srv) TOTAL: \$1,478.71 OVERALL GRAND TOTAL: \$1,886,092.45

1. Current/Regular Agenda:

MOTION: McCartney moved, Murdoch seconded to approve current agenda as prepared. Motion carried 4-0, Henry absent

2. Past Meetings Attended by Commissioners:

- Sharp: None
- McCartney: Sarpy Cass Meeting, MAPA Finance Committee, SENCA conference call, Eastern Office on Aging, Crisis Continue Planning Conference call, SENCA Conference call
- Peterson: Met with Fair Board Members and Village of Eagle Board
- Henry: Absent
- Murdoch: Met with American National Bank

3. Open Public Hearing/Action 8:16am: MOTION: Murdoch moved, Peterson seconded. Motion carried 4-0, Henry absent. Publication: July 15, 2021- Plattsmouth Journal. Others appearing: Mike Jensen-Zoning Administrator 3A. PH. CUP # 11030-Civil Works, LLC. Subdivision-Preliminary & Final Plat; Address: E. Rock Creek Road, Greenwood, NE; Legal: NE1/4 NW1/4 23-12-09; Parcel #130102865

Jensen gave an overview of CUP, stating the permit meets the guidelines of the Cass County Subdivision Regulations Section 3; referring board to exhibits A-D provided in their meeting packets and added exhibit E Technical Memorandum Addendum. Jensen noted the Planning Commission voted 6aye-1nay to recommend approval. Owner Alan Grell and Scott Conley-Engineer, JEO consulting Group Inc. addressed the board. Conley outlined exhibit E Technical Memorandum Addendum (Base Flood Elevation (BFE) for Callahan Creek). The board heard from 3 surrounding property owners in opposition of the subdivision. Alan Muller-Chairman Cass County Planning Commission was asked to speak on concerns raised at the planning commission meeting regarding possible flooding in the area of proposed subdivision.

Close Public Hearing 9:02am: MOTION: Murdoch, Sharp moved, seconded. Motion carried 4-0, Henry absent
PH. MOTIONS:

3A. CUP # 11030-Civil Works, LLC. Subdivision-Preliminary & Final Plat; Address: E. Rock Creek Road, Greenwood, NE; Legal: NE1/4 NW1/4 23-12-09; Parcel #130102865

MOTION: Sharp moved, Murdoch seconded to deny CUP 11030 as presented. Motion carried 4-0, Henry absent

BREAK: 9:25am

Open Public Hearing/Action 9:31am: MOTION: McCartney moved, Murdoch seconded. Motion carried 4-0, Henry absent. Publication: July 15, 2021- Plattsmouth Journal. Others appearing: Mike Jensen-Zoning Administrator, Jeff Ray-Planner JEO Consulting Group Inc.

3B. PH. Cass County Zoning Regulations- Available to view at www.cassne.org

Jensen and Ray reviewed updates. Ray noted a clerical error was found on pg. 58 Section; Utilities and Waste Disposal -and landfill operations will be removed from the last item which should read as: Solid non-metallic waste disposal outdoor recycle centers. Ray noted the Planning commission voted to approve changes as outlined (with the exception of the clerical error noted at today's meeting.)

Others addressing the board: Lee Greenwald-Baird Holm Law Firm, Tim O'Brien-OPPD

3C. PH. Cass County Zoning Subdivision Regulations

Jensen and Ray reviewed updates. Ray noted in Section 9-Administrative Plat, paragraph E should be removed from the proposed regulations.

Close Public Hearing 10:27am: MOTION: Murdoch, Sharp moved, seconded. Motion carried 4-0, Henry absent
MOTIONS:

3B. Cass County Zoning Regulations

MOTION: Peterson moved, Murdoch seconded to table item for review. Motion carried 4-0, Henry absent

3C. Cass County Zoning Subdivision Regulations

MOTION: Peterson moved, Murdoch seconded to table item for review. Motion carried 4-0, Henry absent

4. Litigation & Legal Matters-S. Colin Palm, County Attorney: None Scheduled

5. Road Matters-Lenny Thorne, Highway Superintendent:

5A. Discuss/Action- Award informal sander bid from Midwest Service and Sales

MOTION: Sharp moved, Murdoch seconded to award bid for (1) Swenson EVS-100 14-82-62 to Midwest Service and Sales as bid in the amount of \$15,850.00. Motion carried 4-0, Henry absent

5B. Discuss/Action- Request from Eagle Lake Subdivision (Robert Todd) to Occupy the Right of Way for Sewer Line on A St. from 214th St. to Hwy 43

MOTION: Murdoch moved, Sharp seconded to authorize Thorne to sign right-of-way permit as presented. Motion carried 4-0, Henry absent

6. New Business & Unfinished Business:

6A. Discuss/Action- Approval of the FOP Contract with the Cass County Board

MOTION: Sharp moved, Murdoch seconded to authorize Vice-Chair to sign contract as presented. Motion carried 4-0, Henry absent

6B. Discuss/Action- Approve U.S. General Services Administration (GSA) per diem rates for out of state training/conferences. Discussion held no action taken

6C. Discuss/Action- Continuous Agenda Item: COVID 19 Pandemic, Buildings update. None

7. Other Business Matters/Public Input & Comments: None

10:42am ADJOURN AS CASS COUNTY BOARD OF COMMISSIONERS: MOTION: Murdoch moved, Sharp seconded.
Motion carried 4-0, Henry 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 20th day of July, 2021.

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 20th day of July, 2021.

Dale Sharp-Dist. 1, Janet McCartney-Dist. 2, James Peterson-Dist. 3, Dan Henry-Dist. 4, Duane Murdoch