

June 8, 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, Henry and Murdoch. Absent: Peterson. Others present: Colin Palm-County Attorney, Gerri Draper-County Clerk

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

1. Discuss/Action- Motor Vehicle Exemption Application(s): Church of the Holy Spirit (3) Vehicles. Nebraska Lutheran Outdoor Ministries Inc. (38) Vehicles (treasurer to provide list)

MOTION: Sharp moved, McCartney seconded to approve motor vehicle exemptions filed by Church of the Holy Spirit as presented. Motion carried 4-0, Peterson absent

MOTION: Sharp moved, McCartney seconded to approve motor vehicle exemptions filed by Nebraska Lutheran Outdoor Ministries Inc. Motion carried 4-0, Peterson absent

8:02am CONVENE- BOARD OF COMMISSIONERS

CONSENT AGENDA: Previous Meeting Minutes, Claims, Payroll/Time Balance Reports and Fees for June 8, 2021. Fees; County Clerk- Misc. \$688.75; Register of Deeds- Preservation \$2,650.00, NE DOC Stamps \$29,302.84, CO General DOC Stamps \$8,371.16, CO General \$15,985.00; Zoning- Bldg. Permits \$17,310.83; Clerk of the Dist. Court- Misc. \$4,360.26; Sheriff- Mileage \$1,647.30, Commissions \$2,168.00

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

GENERAL CLAIMS: Angok Alwir \$234.40 (srv) Ameritas Life Insurance Corp \$27,884.90 (ins) Black Hills Energy \$88.86 (srv) Bob Barker Company \$331.46 (sup) Bomgaars \$665.02 (sup) Linda Brouhard \$60.00 (reim) Buzzcuts Lawn Care \$80.00 (srv) Carahsoft Technology Corporation \$224.85 (srv) Carrot Top Industries \$381.93 (srv) CASA \$33,000.00 (srv) Cash-Wa Distributing \$1,307.60 (srv) Cass County Extension \$280.24 (srv) Cass County Historical Society \$5,000.00 (srv) Cass County Sheriff-Civil Process Division \$749.69 (srv) Cass County Sheriff \$196.53 (reim) Cassgram \$70.00 (srv) Chemsearch \$472.48 (srv) CNA Surety \$40.00 (srv) Percival Culligan Water \$52.50 (srv) DAS Central Finance \$1,144.49 (srv) Diamond Medical Supply \$93.63 (sup) Douglas County Sheriff \$55.67 (srv) Geri Draper \$60.00 (reim) Eakes Office Solutions \$2,778.88 (srv) Harold Ehmke \$15.00 (ret) Fankhauser, Nelsen, Werts, Ziskey & Merwin PC LLO \$2,228.00 (srv) Eugene Farris \$9.00 (ret) First State Bank Nebraska \$26,699.60 (tax) First State Bank Nebraska \$3,434.10 (sup) Taylor Fleischman \$60.00 (reim) FP Finance Program \$168.00 (srv) Travis J Frye \$60.00 (reim) Deloris H Gall \$21.00 (ret) Galls, LLC \$213.91 (srv) Grainger \$908.23 (srv) Green Fees Lawn & Irrigation \$200.00 (srv) Greg's Body Shop \$660.00 (srv) Henry-Hobscheidt Service Center \$31.84 (srv) Hometown Leasing \$1,440.17 (srv) Horwath Laundry Company \$490.98 (srv) HyVee Accounts Receivable \$15.69 (sup) Interstate All Battery Center \$167.70 (srv) Mike Jensen \$60.00 (reim) Jones Automotive Inc \$220.00 (srv) Keckler Oil Company \$23.86 (srv) Tyler Kelly \$151.20 (reim) Katie King \$148.96 (reim) Valerie Kochevar, RPR, CSR MTDS Reporters \$354.00 (srv) Konica Minolta Business Solutions \$32.95 (srv) Kade Krueger \$98.56 (reim) Keshia Kurtz \$45.36 (reim) Kustom Signals, Inc. \$291.75 (srv) Latimer Reporting \$107.60 (srv) Lefta Systems \$1,485.26 (srv) Jamie Martz \$130.00 (srv) Becky McCracken \$219.20 (srv) Meeske Auto Parts \$187.73 (srv) Menards \$143.92 (sup) MIPS Inc \$1,991.53 (srv) Linn Moore \$60.00 (reim) Mullenax Auto Supply Inc \$4.29 (srv) NACO \$125.00 (srv) Nebraska Assoc of County Treasurers \$100.00 (srv) Nebraska Public Power District \$8,526.46 (srv) Nextoner LLC \$1,088.62 (srv) Todd O'Connor \$60.00 (reim) Office Warehouse \$1,458.89 (sup) Omaha Compound Co \$695.28 (srv) Omaha Public Power District \$36.82 (srv) Omega Chemical Co Inc \$1,669.34 (srv) H.S.A. Optum Bank \$2,550.00 (ins) O'Reilly Auto Parts \$11.99 (srv) OSDI Spacesaver \$170.80 (srv) Otoe County Sheriff Dept \$18.50 (srv) Owen Law Office \$3,500.00 (srv) Colin Palm \$60.00 (reim) Papillion Sanitations \$178.12 (srv) Perfection Auto Repair \$149.70 (srv) City of Plattsmouth \$1,206.14 (srv) Thomas Prickett \$344.00 (srv) Quill Corporation \$323.18 (sup) Reliance Standard Life Ins Co \$174.50 (ins) Margaret Rhylander \$16.00 (ret) Rixstine Recognition \$117.66 (srv) Otoe County Rural Water District #3 \$38.75 (srv) Rural Water Dist #1 \$40.90 (srv) Teresa Salinger \$75.48 (reim) Secretary of State \$20.00 (srv) Bette Sedlak \$18.00 (ret) E Michael Slattery \$1,080.00 (srv) Sorensen's Tree & Shrub Care \$245.00 (srv) Staples Business Credit \$337.26 (sup) William Sterrett \$60.00 (reim) Summit Food Service \$4,960.20 (srv) Sunny Communications, Inc \$145.00 (srv) The Home Depot Pro \$153.35 (sup) Leonard Thorne \$60.00 (reim) Thyssenkrupp Elevator Corp \$473.27 (srv) Unifirst Corporation \$193.89 (srv) United Healthcare \$80,864.37 (ins) US Bank \$6,631.36 (srv) Verizon Wireless \$2,836.96 (srv) Warren Wade \$19.00 (ret) Sandra Weyers \$60.00 (reim) William Brueggemann \$60.00 (reim) Windstream \$1,870.88 (srv) Woodhouse Ford South Inc \$433.29 (srv) CLAIMS: \$241,090.48; PAYROLL: \$314,504.05; TOTAL: \$555,594.53 ROADS CLAIMS: Allied Oil & Tire Company \$3,519.80 (srv) Aramark \$406.73 (srv) Ashland Disposal Service \$32.55 (srv) Aspen Equipment Co \$40.04 (srv) Betterway Tire & Auto \$50.00 (srv) Black Hills Energy \$39.38 (srv) Cass County Refuse \$166.65 (srv) Caterpillar Financial Services Corp \$20,256.00 (srv) Central Salt \$9,185.04 (srv) G Works \$321.30 (srv) Galvin Glass \$349.31 (srv) Haney Shoe Stores, Inc \$517.99 (srv) Hometown Leasing \$286.76 (srv) Keckler Oil Company \$41.11 (srv) Martin Marietta \$105,800.91 (srv) Matheson Tri-Gas Inc \$17.61 (srv) Meeske Ace Hardware \$993.73 (sup) Meeske Auto Parts \$978.30 (srv) Mid-America Termite & Pest Co \$100.00 (srv) Mill Creek Auto Parts \$13.91 (srv) Omaha Public Power District \$133.27 (srv) Papillion Sanitations \$330.66 (srv) Pomp's Tire Service, Inc \$22,429.30 (srv) RDO Truck Center \$2,951.54 (srv) Otoe County Rural Water District #3 \$30.50 (srv) Safety Flag Co \$153.80 (srv) Safety-Kleen Systems, Inc \$247.15 (srv) Syracuse Iron Works \$752.64 (srv) US Bank \$457.25 (srv) Vogel Traffic Services \$82,687.50 (srv) Wessels Trucking \$11,716.78 (srv) Wilbur Ellis \$241.80 (srv) CLAIMS: \$265,249.31; PAYROLL: \$52,873.14; TOTAL: \$318,122.45 JUVENILE DIVERSION: TOTAL: \$1,376.90 VISITOR PROMOTION: Flagship Publishing Inc \$4,560.00 (srv) Nebraska Game & Parks Commission \$1,000.00 (srv) Carl Reichart \$181.44 (reim) CLAIMS: \$5,741.44 PAYROLL: \$1,075.00 TOTAL: \$6,816.44 E911 FUND: Nebraska Public Power District \$174.59 (srv) Nebraska Regional Interoperability Network \$6,000.00 (srv) Nemaha County \$564.60 (srv) Omaha Public Power

District \$189.49 (srv) US Bank \$229.82 (srv) TOTAL: \$7,158.50 DRUG LAW ENFORCEMENT: City of Plattsmouth \$1,128.99 (srv) TOTAL: \$1,128.99 FEMA: American Heart Association \$557.50 (srv) Badger Body \$8,589.00 (srv) Boundtree Medical LLC \$917.31 (srv) Copple Chevrolet GMC Inc \$1,362.27 Eakes Office Solutions \$98.28 (sup) Jones Automotive Inc \$246.36 (srv) Gerald M Liess \$550.00 (srv) Matheson Tri-Gas Inc \$263.09 (srv) Municipal Emergency Services \$1,532.16 (srv) Safelite Fulfillment Inc \$387.97 (srv) Stryker Sales Corp \$154.00 (srv) US Bank Voyager Fleet Systems \$324.37 (srv) TOTAL: \$14,982.31 OVERALL GRAND TOTAL: \$905,180.12

1. Current/Regular Agenda:

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

2. Past Meetings Attended by Commissioners:

- Sharp: None
- McCartney: FOP meetings via Zoom and with Sheriff and Attorney, Sarpy/Cass Health conference call
- Peterson: Absent
- Henry: Met with architect regarding Courthouse grounds and with contractor regarding courthouse door replacement, met with structural engineers regarding fairground building.
- Murdoch: None

3. Open Public Hearing/Action 8:16am: McCartney moved, Henry seconded. Motion carried 4-0, Peterson absent. Published: Plattsmouth Journal May 27, 2021. Others Present: Mike Jensen-Zoning Administrator, Colin Palm-County Attorney

3A. Conditional Use Permit (CUP) #10971- Alan Parkening; 60th Street, Plattsmouth, NE; NE1/4 & SE1/4 SE1/4 SEC25-T12-R12 – Parcels # 130141607 & 130141690 – Zoning Change from AG to TA

Jensen introduced CUP, stating that the location is currently zoned AG with exclusively AG activities with TA abutting it to the east. The requested zoning change would be needed for a proposed 40-lot subdivision. The nearest hard surface road is 42nd Street located one mile to the east and Hwy 66 located two miles to the north. Cass County rural water district has a 10-inch main located at 42nd & Mynard Road that would need to be extended to serve this possible subdivision. Noting his office had received 8 letters of disapproval from surrounding property owners with the Planning Commission disapproving the request by an 8-0 vote. Jensen introduced Alan Parkening, owner who presented new plans outlining a possible 5-9 lot sub-division. The board heard from 3 audience members against the request. Due to the change in proposed subdivision size, board members discussed that the item would need to go back before the planning commission. Jensen also recommended the item be tabled and sent back to the planning commission with the changes presented during this public hearing.

Close Public Hearing 8:31am: McCartney moved, Murdoch seconded. Motion carried 4-0, Peterson absent

3A. PH. Conditional Use Permit (CUP) #10971- Alan Parkening; 60th Street, Plattsmouth, NE; NE1/4 & SE1/4 SE1/4 SEC25-T12-R12 – Parcels # 130141607 & 130141690 – Zoning Change from AG to TA

MOTION: Murdoch moved to disapprove, then withdrew his motion. Discussion continued between board members and Palm. Chair asked for motion to approve zoning change, Chair again asked for motion to approve. Item died due to lack of motion.

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

5. Road Matters-Lenny Thorne, Highway Superintendent:

5A. Discuss/Action- Authorize Chairman to sign easement paperwork for Project #915 on 358th north of Church Road. Thorne noted his department reached agreement for easement at \$5,000.

MOTION: Sharp moved, Murdoch seconded to authorize chair to sign easement paperwork as presented. Motion carried 4-0, Peterson absent

6. New Business & Unfinished Business:

6A. Discuss/Action- Sandy Weyers-EMS Director, Skid Loader for EMS Department (tabled 5.11.21)

MOTION: Henry moved, McCartney seconded to approve purchase using state bid; remove forks \$344.82 and add extended 5yr/2000hrs warranty at a cost of \$1,600.00 (est. total \$48,823.48). Motion carried 4-0, Peterson absent

6B. Discuss/Action- NIRMA/NIRMA II 2021-22 Renewal

MOTION: McCartney moved, Murdoch seconded to approve renewal as presented, clerk to process payment of \$332,060. Motion carried 4-0, Peterson absent

6C. Discuss/Action- Approve 2021-2022 Five Rivers RC&D Dues, authorize clerk to process payment

MOTION: McCartney moved, Murdoch seconded to authorize clerk to process payment of \$3,000 for 2021-2022 dues. Motion carried 4-0, Peterson absent

6D. Discuss/Action- Village of Alvo, request for assistance on Fletcher Ave

MOTION: Sharp moved, McCartney seconded to rescind previous offer of assistance of 50% up to \$250,000 dated April 13, 2013. Motion carried 3-1, Henry voting no, Peterson absent

6E. Discuss/Action- Authorize clerk to sign Referee Services Agreement with Valuation Services for Property Valuation Protests

MOTION: Henry moved, Sharp seconded to authorize clerk to sign agreement as presented- \$135.00 per hour minimum total \$5,500.00. Motion carried 4-0, Peterson absent

6F. Discuss/Action- Gerri Draper, County Clerk request to enter into 6-month contract with Zelle HR Solutions

MOTION: Sharp moved, Murdoch seconded to authorize clerk to enter into 6-month agreement with Zelle HR Solutions (cost \$4,500.00 per month) as requested. Motion carried 4-0, Peterson absent

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

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

9:40am ADJOURN AS CASS COUNTY BOARD OF COMMISSIONERS: MOTION: Murdoch moved, Sharp seconded. Motion carried 4-0, Peterson 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 8th day of June, 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 8th day of June, 2021.

Dale Sharp-Dist. 1, Janet McCartney-Dist. 2, James Peterson-Dist. 3, Dan Henry-Dist. 4, Duane Murdoch-Dist. 5