

**September 14, 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](http://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, Henry and Murdoch. Others present: Colin Palm-County Attorney, Gerri Draper-County Clerk

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

1. Discuss/Action- Clerical Error list (2 parcels)

MOTION: Sharp moved, Peterson seconded to approve clerical error list (2 parcels) as filed. Motion carried 5-0

2. Discuss/Action- Frontier Cooperative Co, Form 422 filed Parcel #(s) 130396196, 130284335

Representative from Frontier Cooperative appeared to discuss request.

MOTION: Sharp moved, Peterson seconded to set valuation at \$2,406,225 on Parcel 130396196 and to set the valuation at \$129,635 on Parcel 130284335 on the recommendation of the County Assessor. Motion carried 5-0

3. Discuss/Action- Motor Vehicle Exemption Application(s): First Baptist Church (1) 1999 International Bus

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

8:03am CONVENE- BOARD OF COMMISSIONERS

CONSENT AGENDA: Previous Meeting Minutes, Claims, Payroll/Time Balance Reports and fees reported for 8/31/2021. Fees- County Clerk Misc. \$2,352.00; Dist. Court Clerk Misc. \$2,540.44, Zoning Misc. \$15,195.67; Register of Deeds; Preservation \$2,763.00, State DOC Stamps \$37,571.82, CO General DOC Stamps \$ 10,733.43, CO General \$17,923.50; Sheriff Mileage \$2,102.36, Misc. \$2,450.00.

MOTION: McCartney moved, Murdoch seconded to approve consent agenda as prepared. Motion carried 5-0

GENERAL CLAIMS: Advantage Home Improvements \$2,200.00 (srv) American Heart Association \$196.00 (srv) Ameritas Life Insurance Corp \$30,142.03 (ins) Baird Holm LLP \$225.00 (srv) Betterway Tire & Auto \$83.76 (srv) Black Hills Energy \$98.49 (srv) Jacob Blunt \$113.96 (reim) Boundtree Medical LLC \$3,562.58 (srv) Buzzcuts Lawn Care \$84.00 (srv) Carahsoft Technology Corporation \$126.94 (srv) Cash-Wa Distributing \$1,209.27 (srv) Cass County Sheriff-Civil Process Division \$704.85 (srv) Cass County Sheriff \$80.44 (reim) Cass County Treasurer \$34,271.82 (trans) Cassgram \$65.00 (srv) Chemsearch \$472.55 (srv) Clerk of the District Court \$431.00 (srv) Comdata Corporation \$1,664.86 (srv) Dollar General \$21.00 (sup) Eakes Office Solutions \$1,330.83 (sup) Electrical Engineering & Equipment \$1,185.00 (srv) EMS Connect \$78.00 (srv) Encartele, Inc \$3,000.00 (srv) Fireguard Inc \$3,736.85 (srv) First State Bank Nebraska \$29,074.93 (tax) First State Bank Nebraska \$96.75 (sup) Kelly Fitzpatrick \$224.00 (reim) Frontier Cooperative \$331.23 (srv) Sasha Frye \$157.36 (reim) Galls LLC \$39.95 (sup) Johnson & Pekny-Lisa Gonzalez \$1,893.40 (srv) Grainger \$675.29 (sup) HTBSCredit \$68.47 (srv) Hometown Leasing \$1,246.54 (srv) Hotsy Equipment Co \$164.87 (srv) HyVee Accounts Receivable \$61.35 (sup) Johnson & Pekny-Gerald Johnson \$600.00 (srv) Jones Automotive Inc \$735.20 (srv) Jones Polygraph Service \$700.00 (srv) Robert Algya \$48.44 (srv) Samantha Barnhart \$45.08 (srv) Sheri Berger \$51.80 (srv) Misty Bickler \$43.96 (srv) Raymond Brock \$50.68 (srv) Ralph Carmona, Jr \$70.00 (srv) Brian Carney \$41.72 (srv) Lisa Cleary \$61.88 (srv) Susan Colbert \$52.92 (srv) Andrew Combs \$36.12 (srv) Jannette Copeland \$36.12 (srv) Rachael Crabbe \$141.68 (srv) Shawna Demars \$60.76 (srv) Arianna Dowling \$67.48 (srv) Annette Epp \$42.84 (srv) Valerie Flanagan \$121.52 (srv) Lindsey Giuliani \$42.84 (srv) Merlin Good \$55.16 (srv) Dennis Green \$35.00 (srv) Kathy Habben \$320.96 (srv) Darsey Hamm \$68.60 (srv) Carol Hanes \$60.76 (srv) Megan Hanneman \$40.60 (srv) Melody Heppner \$35.00 (srv) Samantha Hester \$72.24 (srv) Gene Hollister \$74.48 (srv) Roni Hyde \$51.80 (srv) Tanner Justesen \$71.96 (srv) David Johnson \$42.84 (srv) Christopher Juilfs \$77.56 (srv) Connie Kelsay \$52.92 (srv) Aaron Koch \$42.84 (srv) Jody Krumwiede \$143.92 (srv) Kristey Kuhl \$123.76 (srv) Kyle Kwapnioski \$38.36 (srv) Craig Lagerstrom \$35.00 (srv) Vicki Larsen \$38.36 (srv) Trevor McAlevy \$45.08 (srv) Theresa Metzger \$51.80 (srv) Jess Meyer \$40.60 (Srv) Jon Millie \$83.16 (srv) Lea Minniear \$51.80 (srv) Haley Morehead \$42.84 (srv) John Mumford \$39.48 (srv) Rita Nelson \$70.84 (srv) Douglas Nielsen \$114.80 (srv) Jake Parnell \$68.60 (srv) Forest Payne \$50.68 (srv) Jill Pratt \$139.44 (srv) Kearney County Sheriff's Office \$84.65 (srv) Keckler Oil Company \$95.70 (srv) Tyler Kelly \$161.48 (reim) Keshia Kurtz \$91.28 (reim) Robin LaPage \$126.00 (srv) Gerald M Liess \$880.00 (srv) Lincoln Journal Star \$484.48 (srv) Village of Manley \$63.00 (srv) Matheson Tri-Gas Inc \$263.09 (srv) Meeske Ace Hardware \$9.98 (sup) Meeske Auto Parts \$109.02 (sup) Menards \$66.20 (sup) Mills County Clerk of Court \$69.63 (srv) MIPS Inc \$2,737.20 (srv) Municipal Emergency Services \$93.00 (srv) NE Law Enforcement Training \$739.00 (srv) Nebraska Public Power District \$252.89 (srv) Nebraska.gov \$67.00 (srv) Tracy Niemier \$75.00 (srv) No Wait Inside LLC \$174.00 (srv) Office Warehouse \$104.99 (sup) Omaha Compound Co \$156.21 (srv) Omega Chemical Co Inc \$351.33 (srv) H.S.A-Optum Bank \$2,500.00 (ins) Oxen Technology \$9,468.00 (srv) Paper Tiger Shredding Inc \$152.00 (srv) Papillion Sanitations \$293.00 (srv) City of Plattsmouth \$1,667.80 (srv) Thomas Prickett \$1,134.40 (srv) Quill Corporation \$141.25 (sup) Reliance Standard Life Ins Co \$177.50 (ins) Ricoh USA Inc \$137.23 (srv) Rockbrook Camera & Video \$149.99 (srv) Otoe County Rural Water District #3 \$38.75 (srv) Sarpy Co Sheriff Office \$2,040.00 (srv) Sarpy County Treasurer \$2,219.11 (srv) Secretary of State \$40.00 (srv) E Michael Slattery \$37.77 (srv) Staples Business Credit \$123.91 (sup) Stercycle Inc \$88.21 (srv) Stop n Shop \$40.00 (srv) Summit Food Service LLC \$4,235.49 (srv) The Home Depot Pro \$152.45 (sup) Thomson Reuters-West \$1,154.64 (srv) Mary Tilson \$280.24 (srv) Tranunion Risk & Alternative \$75.00 (srv) Unifirst Corporation \$387.78 (srv) United Healthcare \$80,233.53 (ins) University of Nebraska-Lincoln \$85.00 (srv) US Bank \$2,711.76 (srv) US Bank Voyager Fleet Systems \$10,328.26 (srv) Vesta Voluntary Specialists Inc \$89.50 (srv) Windstream Communications \$3,993.87 (srv) Zelle LLC \$4,688.16 (srv) Zoll Medical Corporation \$555.00 (srv) CLAIMS: \$261,135.74; PAYROLL: \$325,539.50; TOTAL: \$586,675.24 ROADS: Aramark \$466.96 (srv) Ashland Disposal Service \$32.55 (srv) Aspen Equipment Co \$32.02 (srv) Village of Avoca \$63.00 (srv) Black Hills Energy \$30.92 (srv) Cass County Refuse \$166.65 (srv) Clark Equipment Company \$5,250.00 (srv) Copple Chevrolet GMC Inc \$316.52 (srv) Eakes Office Solutions \$212.35 (sup) Fastenal \$541.68 (srv) Frontier Cooperative \$24,259.39 (srv) Village of Greenwood \$184.02 (srv) Hotsy Equipment Co \$178.00 (srv) Keckler Oil Company \$178.00 (srv) Lee Sapp Ford Mercury \$39.00 (srv) Lincoln Journal Star \$258.60 (srv) Mainelli Wagner &

Assoc \$7,742.78 (srv) Martin Marietta \$42,421.33 (srv) Meeske Ace Hardware \$509.81 (sup) Meeske Auto Parts \$1,612.14 (sup) Mid-America Termite & Pest Co \$100.00 (srv) Midwest Petroleum Equipment \$1,134.50 (srv) Mill Creek Auto Parts \$1,582.97 (srv) Omaha Public Power District \$46.20 (srv) OMNI Engineering \$464,769.17 (srv) Papillion Sanitations \$127.26 (srv) Quality Signs \$228.50 (srv) RDO Truck Center \$692.16 (srv) Ready Mixed Concrete Co \$437.66 (srv) Otoe County Rural Water District #3 \$30.50 (srv) Sid Dillon \$2,760.47 (srv) US Bank Voyager Fleet Systems \$1,683.68 (srv) Volvo Truck of Omaha Inc \$574.67 (srv) Western Sand & Gravel Co \$60.27 (srv) CLAIMS: \$558,899.09; PAYROLL: \$72,189.85; TOTAL: \$631,088.94 HIGHWAY BUYBACK: Mainelli Wagner & Assoc \$12,962.42 TOTAL: \$12,962.42 JUVENILE DIVERSION: TOTAL: \$1,719.90 VISITOR PROMOTION: B.U.I.L.D. \$892.50 (srv) Elmwood-Murdock Merchants Assoc \$1,681.58 (srv) CLAIMS: \$2,574.08 PAYROLL: \$1,075.00 TOTAL: \$3,649.08 FEMA: Alertsense \$7,200.00 (srv) TOTAL: \$7,200.00 E911: Frontier Cooperative \$292.84 (srv) Nebraska Public Power District \$267.07 (srv) Omaha Public Power District \$237.49 (srv) TOTAL: \$797.40 OVERALL GRAND TOTAL: \$1,244,092.98

1. Current/Regular Agenda:

MOTION: Peterson moved, Murdoch seconded to approve current agenda as prepared. Motion carried 5-0

2. Past Meetings Attended by Commissioners:

- Sharp: None
- McCartney: Region 6 Behavioral and Region 6 Governing Board meetings
- Peterson: Conference calls with Motorola
- Henry: None
- Murdoch: None

3. Open Public Hearing/Action 8:16am: MOTION: Peterson moved, McCartney seconded. Motion carried 5-0

3A. PH. JR2 Farms LLC, dba Grandpa's Woods- Application for Retail Class C Liquor License

Chair asked for comments from the audience, hearing no comments Chair asked for motion to close public hearing.

Close Public Hearing- 8:18am: MOTION: Peterson moved, Murdoch seconded. Motion carried 5-0

PH MOTION:

3A. PH. JR2 Farms LLC, dba Grandpa's Woods- Application for Retail Class C Liquor License

MOTION: Sharp moved, Murdoch seconded to approve application as presented. Motion carried 4-1, Peterson abstaining

4. Litigation & Legal Matters-S. Colin Palm, County Attorney:

4A. Discuss/Action- Memorandum of Understanding- Cedars Youth Services, authorize chair to sign

MOTION: Murdoch moved, McCartney seconded to authorize chair to sign MOU with Cedars Youth Services. Motion carried 5-0

5. Road Matters-Lenny Thorne, Highway Superintendent:

5A. Discuss/Action- RES 2021-20, speed reductions Waverly Rd, 12<sup>th</sup> Street, Hobschedit Rd. due to HWY 1 closure

MOTION: Sharp moved, Murdoch seconded to adopt resolution as prepared. Motion carried 5-0

Thorne updated the board on the State of Nebraska Highway 1 closure and how the detour routes are effecting surrounding County Roads. Board members will reach out to the Nebraska Department of Roads to ask for assistance.

6. New Business & Unfinished Business:

6A. Discuss/Action- Cortny Garmong- Lockton Companies, review Wellness Program Aggregate Report Discussion held, no action taken. Peterson requested to add a biggest loser competition for the 2021-2022 wellness program.

6B. Discuss/Action- Aundrea Hull-Lockton Companies, initial 2022 insurance renewal review. Discussion held –initial increase for health insurance reported to be at 19.7%, Lockton is in the process of negotiations with UHC and evaluating plan alternates for Cass County. Lockton requested approval to go out to market for the 2022 renewal with commissioners approving the request. Dental initial increase is reported at 3% with Reliance Standard reporting a 0% increase.

BREAK 9:30am

6C. Discuss/Action- Mark Boyer-Merritt Beach RV Park, requesting approval for RV storage during winter (tabled 8.31.21). Palm revised CUP to include; November 1 – March 31 recreational vehicles may continue to be stored on site but may not be used or occupied. No other vehicles and no propane tanks may remain on site. During periods of flooding vehicles and all other removable items are required to be removed.

MOTION: Peterson moved, Murdoch seconded to approve revised conditional use permit as drafted by Palm. Motion carried 3-2, McCartney and Sharp voting no.

6D. Discuss/Action- Linda Durbin, regarding Ken Iverson Property. Discussion held no action taken.

6E. Discuss/Action- Mike Jensen-Zoning Administrator, E911 Sign Fees.

MOTION: Peterson moved, Murdoch seconded to approve the addition of \$75 E911 fee to be implemented by the Zoning Office for the purchase and installation of E911 signs. Motion carried 4-1, Sharp voting no

6F. Discuss/Action- Mike Jensen-Zoning Administrator, update LB 520. Discussion held no action taken

6G. Discuss/Action- iamResponding Subscription Renewal (tabled 8.31.21)

MOTION: Murdoch moved, McCartney seconded to renew subscription for 3yrs at a cost of \$28,500. Motion carried 5-0

6H. Discuss/Action- 201 Main Street Lease Renewal (tabled 8.31.21)

MOTION: Sharp moved, Peterson seconded approving 3yr lease extension at the current rate and waiving increases outlined in original agreement for 201 Main Street building. Motion carried 5-0

6I. Discuss/Action- Obtaining Charlesworth Consulting LLC. to examine health insurance plans

MOTION: Peterson moved, Murdoch seconded to hire Charlesworth Consulting to examine 2021 insurance plans. Motion carried 5-0

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

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

10:13am ADJOURN AS CASS COUNTY BOARD OF COMMISSIONERS: MOTION: Murdoch moved, Peterson 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 14<sup>th</sup> day of September, 2021.

State of Nebraska)  
County of Cass) <sup>ss.</sup>

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 14<sup>th</sup> day of September, 2021.

Dale Sharp-Dist. 1, Janet McCartney-Dist. 2, James Peterson-Dist. 3, Dan Henry-Dist. 4, Duane Murdoch-Dist. 5  
*Cass County Board of Commissioners*