

February 15, 2022 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, Sommer, 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- Tax List Correction(s) Parcel #(s): 130396892(RE) -2020, 2021; 130393052(RE) -2021

MOTION: Peterson moved, Murdoch seconded to approve corrections as presented. Motion carried 5-0

2. Discuss/Action- 2022 Exempt Property List

MOTION: Murdoch moved, Sharp seconded to approve exempt property tax list prepared for 2.15.22. Motion carried 5-0

3. Discuss/Action- Exemption Application (Form 451) filed: Berean Fundamental Church of Plattsmouth-Parcel #130398130; Physicians Clinic-Parcel #130396636

Berean Fundamental Church of Plattsmouth-Parcel #130398130; the Assessor recommended denying application due to the parcel being bare ground with no religious activities.

MOTION: Murdoch moved, Sharp seconded to deny Berean Fundamental Church of Plattsmouth-Parcel #130398130 application at the recommendation of the Assessor due to the parcel being bare ground with no religious activities. Motion carried 5-0

Physicians Clinic-Parcel #130396636; the Assessor recommended denying application due to clinic/office being closed and is no longer there.

MOTION: Murdoch moved, Sharp seconded to deny Physicians Clinic-Parcel #130396636 application at the recommendation of the Assessor due to office being closed. Motion carried 5-0

4. Discuss/Action- Homestead Exemption Rejection Appeal filed on parcel #130045993

The Assessor recommended the application be denied due to late filing (rcvd January 6, 2022) noting the due date was June 30, 2021. Doug Washburn representing Gene Meyer was also present to discuss the filing with the board.

MOTION: Peterson moved, Murdoch seconded to deny appeal at the recommendation of the Assessor due to late filing. Motion carried 5-0

8:13am CONVENE- BOARD OF COMMISSIONERS

CONSENT AGENDA: Previous Meeting Minutes, Claims, Payroll/Time Balance Reports

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

GENERAL CLAIMS: ABM Intel \$375.00 (Sup) All Copy Products \$23.13 (Sup) American Heart Association \$65.00 (Sup) Ameritas Life Insurance \$2,711.38 (County Adjust) Ameritas Life Insurance \$27,927.25 (Ins) Betterway Tire & Auto \$555.00 (Srv) Black Hills Energy \$112.71 (Srv) Boundtree Medical \$1,787.62 (Sup) Capehart Sales \$449.00 (Srv) Cash-Wa Distributing \$670.00 (Sup) Cass County Sheriff \$575.17 (Srv) Cass County Sheriff \$1,320.90 (Reim) Charter Communications \$175.65 (Srv) Chemsearch \$472.48 (Srv) Clerk of the District Court \$107.00 (Srv) Cody Inc. \$1,535.00 (Srv) Comdata Corporation \$429.75 (Srv) Control Masters \$6,654.39 (Srv) Crawford Supply Company \$790.52 (Sup) Criminal Addiction \$300.00 (Srv) Percival Culligan Water \$35.00 (Sup) Diamond Medical Supply \$75.29 (Sup) Douglas County Sheriff \$8.62 (Srv) Eakes Office Solutions \$1,414.97 (Sup) Electronic Contracting Company \$4,994.24 (Srv) EMS Connect \$78.00 (Srv) Entenmann-Rovin Co \$118.00 (Srv) Eyman Plumbing Heating & Air \$161.50 (Srv) Father Flanagan's Boys Home \$650.20 (Srv) Fireguard \$2,099.63 (Srv) First Concord \$135.00 (Srv) First State Bank \$30,088.41 (Srv) First State Bank \$282.66 (Sup) Frontier Cooperative \$1,075.79 (Srv) Galls \$198.15 (Sup) Grainger \$444.65 (Sup) Great Plains Reporting Company \$146.55 (Srv) Greg's Body Shop \$330.85 (Srv) Hayes Mechanical \$3,163.58 (Srv) Hometown Leasing \$1,613.64 (Srv) Horwath Laundry Company \$243.20 (Srv) Interstate All Battery \$445.02 (Sup) John's Appliance \$43.77 (Sup) Gerald Johnson \$152.00 (Srv) Lisa Gonzalez \$2,273.66 (Srv) Jones Polygraph Service \$700.00 (Srv) JP Cooke Company \$104.65 (Srv) Keefe Supply Company \$1,118.16 (Srv) Kerns Excavating Company \$610.00 (Srv) Lancaster County Sheriff Dept \$98.92 (Srv) Gerald Liess \$910.00 (Srv) Lifeguard MD Inc. \$552.00 (Sup) Lincoln Journal Star \$1,025.70 (Srv) Dana Long \$58.50 (Srv) Mainelli Mechanical Contractors \$229.93 (Srv) Village of Manley \$63.00 (Srv) Matheson Tri-Gas Inc. \$263.09 (Srv) Chad Mattes \$14.63 (Reim) Meeske Ace Hardware \$317.77 (Sup) Meeske Auto Parts \$1,063.59 (Sup) Menards \$197.14 (Sup) MIPS \$6,796.34 (Srv) Nebraska Association of County Treasurers \$230.00 (Srv) NPPD \$100.96 (Srv) Nebraska.gov \$125.50 (Srv) Nxtgen Plumbing \$570.00 (Srv) Office Depot \$63.74 (Sup) Office Warehouse \$202.87 (Sup) Omega Chemical Company \$958.21 (Srv) H.S.A \$2,250.00 (Ins) Oxen Technology \$9,637.00 (Srv) Perfection Auto Repair \$101.00 (Srv) Petersen Reporting \$240.00 (Srv) Pitney Bowes Global Financial \$1,465.05 (Srv) City of Plattsmouth \$1,098.82 (Srv) Thomas Prickett \$1,313.24 (Srv) Quill Corporation \$324.35 (Sup) Reliance Standard Life \$138.10 (County Adjust) Reliance Standard ACC \$63.13 (County Adjust) Reliance Standard CRIT \$-45.41 (County Adjust) Reliance Standard HOSP \$-.07 (County Adjust) Reliance Standard LONGT \$3.16 (County Adjust) Reliance Standard SHORT \$160.23 (County Adjust) Ricoh \$137.23 (Srv) Roby Funeral Home \$300.00 (Srv) Otoe County Rural Water District #3 \$33.25 (Srv) Rural Water District #1 \$71.90 (Srv) Sarpy County Sheriff Dept. \$39.08 (Srv) Sarpy County Treasurer \$2,805.28 (Srv) SE District Assessors Association \$50.00 (Srv) Michael Slattery \$241.00 (Reim) Staples Business Credit \$58.47 (Sup) Stericycle \$88.21 (Srv) Summit Food Service \$9,831.53 (Sup) Teleflex Funding \$561.46 (Srv) The Center or Municipal Solutions \$1,925.80 (Srv) The Home Depot Pro \$235.78 (Sup) Thomson Reuters – West \$1,599.18 (Srv) Thyssenkrupp Elevator Corporation \$719.38 (Srv) Mary Tilson \$646.96 (Srv) Transunion Risk & Alternative \$75.00 (Srv) Unifirst \$291.41 (Srv) United Healthcare \$78,866.11 (County Adjust) University of Nebraska Medical Center \$1,100.00 (Srv) US Bank \$1,311.56 (Srv) US Bank Voyager Fleet \$9,811.02 (Srv) Verizon \$506.05 (Srv) Vesta Voluntary Specialists \$764.50 (Srv) VSP Vision \$255.28 (County Adjust) Waste Connections of Nebraska \$377.61 (Srv) Windstream \$17,120.16 (Srv) Woodhouse Ford South \$83.79 (Srv) Zelle \$4,631.04 (Srv) CLAIMS: \$265,098.67 PAYROLL: \$350,960.79 TOTAL:

\$616,059.46 ROADS: Ames Engineering \$1,522.00 (Srv) Village of Avoca \$63.00 (Srv) Betterway Tire & Auto \$15.00 (Srv) Black Hills Energy \$351.08 (Srv) Bobcat of Omaha \$6,420.61 (Srv) Cass County Refuse \$167.85 (Srv) Village of Elmwood \$59.20 (Srv) Frontier Cooperative \$25,512.97 (Srv) Galvin Glass \$240.00 (Srv) Village of Greenwood \$203.89 (Srv) Haney Shoe Stores \$180.00 (Sup) Impact Manufacturing \$240.00 (Srv) Keckler Oil Company \$245.20 (Srv) Lincoln Journal Star \$55.56 (Srv) Mainelli Wagner & Association \$13,156.00 (Srv) Meeske Ace Hardware \$554.62 (Sup) Meeske Auto Parts \$991.79 (Sup) Menards \$424.16 (Sup) Mill Creek Auto Parts \$793.87 (Sup) Nebraska Iowa Supply Company \$10,921.94 (Srv) OPPD \$43.74 (Srv) Otoe County Rural Water District #3 (Srv) Safety-Kleen Systems \$1,140.70 (Srv) US Bank Voyager \$1,101.11 (Srv) Van Kirk Bros Contracting \$246,785.97 (Srv) Waste Connections of Nebraska \$2,096.70 (Srv) CLAIMS: \$316,780.71 PAYROLL: \$60,984.67 TOTAL: \$377,765.38 JUVENILE DIVERSION: CLAIMS: \$404.05 PAYROLL: \$1,041.45 TOTAL: \$1,445.50 VISITOR PROMOTION: Strategic Air Command & Aerospace \$2,500.00 (Srv) CLAIMS: \$2,500.00 PAYROLL: \$1,075.00 TOTAL: \$3,575.00 RECORD PRESERVATION: MIPS \$276.64 (Srv) TOTAL: \$276.64 FEMA: Autographix \$475.00 (Srv) TOTAL: \$475.00 COVID AMERICAN RESCUE PLAN: Brooks – Jeffrey Marketing \$18.75 (Srv) TOTAL: \$18.75 E911: OPPD \$183.81 (Srv) Windstream \$1,214.41 (Srv) TOTAL: \$1,398.22 E911 WIRELESS: Windstream \$1,990.36 (Srv) TOTAL: \$1,990.36 OVERALL GRAND TOTAL: \$1,002,859.32

1. Current/Regular Agenda:

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

2. Past Meetings Attended by Commissioners:

- Sharp: None
- Sommer: Attended the Murray Town Board Meeting
- Peterson: None
- Henry: Updated the board that the land deal with the AG Society has been completed/filed
- Murdoch: Attended the Murray Town Board meeting

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

Published: Plattsmouth Journal- January 13, 20 & 27, 2022

3A. Bid Opening- Culvert Bid Materials Only

Bidder:	Address:	Bid-Bond:	Total:
Ace/Eaton Metals	4740 East 39 th Street, Kearney, NE 68847	Yes	\$299,707.45
Contech Engineering Solutions LLC.	6611 Tanglewood Ln., Lincoln, NE 68516	Yes	\$241,374.20
Metal Culverts Inc.	PO Box 330, Jefferson City, MO 65102	Yes	\$225,140.60

3B. PH- One and Six Year Road Plan

Published: Plattsmouth Journal- January 27, February 3 & 10, 2022. Posted: Cass County Courthouse; Post offices; Eagle, Greenwood, Plattsmouth and Weeping Water.

Thorne outlined (15) one year projects est. cost \$4,200,000.00 and (7) five year projects est. cost \$3,500,000.00 for a total estimated cost of \$7,700,000.00. No comments were received from audience members.

Close Public Hearing: 8:27am: MOTION: Peterson moved, Murdoch seconded. Motion carried 5-0

PH: MOTION(S)

3A. Bid Opening- Culvert Bid Materials Only

MOTION: Sharp moved, Murdoch seconded to award bid to Metal Culverts as bid in the amount of \$225,140.60, authorized chair to sign contact as needed. Motion carried 5-0

3B. PH- One and Six Year Road Plan

MOTION: Murdoch moved, Sharp seconded to adopt resolution 2022-02 as prepared. Motion carried 5-0

RESOLUTION 2022-02

WHEREAS, the One and Six Year Road Plan for Cass County, Nebraska for 2022, as prepared by Lenny Thorne, Cass County Highway Superintendent, was presented to the Cass County Board of Commissioners for review and public hearing and

WHEREAS, said public hearing was published according to law and held February 15, 2022 at 8:15am, and

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of Cass County, Nebraska find and deem that the public interest is best served by the adoption of the One and Six-Year Road Plan as prepared.

COMPLETE RESOLUTION CAN BE FOUND IN CLERKS VAULT

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

4A. Strategy session regarding threatened litigation

4B. Discuss/Action- Consider action on proposed Separation Agreement and Pre-Determination Settlement Agreement

MOTION: Henry moved, Murdoch seconded to table items 4A and 4B until a later date. Motion carried 5-0

5. Road Matters-Lenny Thorne, Highway Superintendent:

5A. Discuss/Action- Rob DuVall-Schemmer, proposed Mickle Farms Development-Fletcher Avenue Agreement

DuVall outlined proposed 32-lot (3-acre minimum) subdivision with an est. value of \$20,000,000.00. Thorne was asked to outline cost/procedures of upgrading/paving and acquiring road right of way for roads around proposed development. No action taken

5B. Discuss/Action- RES 2022-03; Roads Department Permit Fee Schedule

MOTION: Sharp moved, Peterson seconded to adopt resolution 2022-03 setting \$50.00 boring fee (may be adjusted for total number of bore locations) and \$50.00 plowing fee (may be adjusted for total number of plow locations). Motion carried 5-0

RESOLUTION 2022-03

WHEREAS, Cass County Dept. of Roads receives numerous applications to construct utilities in county right of way, and

WHEREAS, the Cass County Highway Superintendent finds the need to add a fee schedule to the permits due to the volume of permits, review time and processing cost, FEES: Boring- \$50- Fees may be adjusted for the total number of bore locations; Plowing- \$50- Fees may be adjusted for the total number of plow locations.

NOW THEREFORE BE IT RESOLVED, the Cass County board of commissioners find and deem it necessary to add the attached fee schedule to the construct utility in county right of way permits.

COMPLETE RESOLUTION CAN BE FOUND IN CLERKS VAULT

9:50am BREAK

6. New Business & Unfinished Business:

6A. Discuss only- Judy Simpson, Solar Farms. Simpson appeared with Scott Kozler to speak on issue. No action taken

6B. Discuss only - Todd Remmers, Solar Farms. No action taken

Board members asked Mike Jensen-Zoning Administrator and audience member Lee Greenwald-Attorney with Baird Holm to speak on issue.

6C. Discuss/Action- Mike Jensen-Flood Plain Manager, letter of concern regarding channel changes at BNSF Railroad Bridge. Jensen read the draft letter he prepared at the request of the board.

MOTION: Sharp moved, Murdoch seconded to authorize Jensen to send letter as prepared. Motion carried 5-0

6D. Discuss/Action- Brian Coffman-Veterans Service Officer, MOU Veterans Office VetraSpec

MOTION: Murdoch moved, Peterson seconded to table item for a later date. Motion carried 5-0

6E. Discuss/Action- Update on request from Plattsmouth Boat Club, Inc. Chair updated board- no action taken

6F. Discuss/Action- Kate Abendroth and Maddie Huges-Zelle HR Solutions, review updated Employee Handbook

MOTION: Henry moved, Peterson seconded to table item for a later date. Motion carried 5-0

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

7. Public Input & Comments:

Report received: 2021 Financial Cass County Nebraska Economic Development Council
2021 Annual Report Nebraska Extension-Cass County

9:50am 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 15th day of February, 2022.

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 15th day of February, 2022.

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