

MINUTES: June 7, 2022 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 [Cass County, NE Webpage](#). 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, 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- Correction to Tax Rolls/Omitted Property/Assessment Rolls (Real/Personal) Parcel #(s): None filed

2. Discuss/Action- Motor Vehicle Exemption Application(s): Nebraska Lutheran Outdoor Ministries (33) vehicles and (5) trailers

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

8:01am CONVENE – BOARD OF COMMISSIONERS

CONSENT AGENDA: Previous Meeting Minutes, Claims, Payroll/Time Balance Reports and Fees. Fees: County Clerk- Misc. \$3,769.70; Dist. Court Clerk- Misc. \$1,366.70; Zoning-Misc. \$45,068.62; Register of Deeds- Preservation \$2,039.50, State of NE DOC Stamps \$30,130.61, County General DOC Stamps \$8,607.64, County General \$12,774.50; Sheriff- Misc. \$1,930.00, Mileage \$1,709.87

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

GENERAL CLAIMS: Village of Alvo \$40.00 (srv) Amazon Capital Services \$8,230.76 (sup) American Legion Hall \$40.00 (srv) Avoca Town Hall \$40.00 (srv) Bay Hills Golf Club \$40.00 (srv) Beaver Lake Club House \$80.00 (srv) Betterway Tire & Auto \$223.23 (srv) Black Hills Energy \$108.45 (srv) Bomgaars \$135.93 (sup) Linda Brouhard \$60.00 (reim) William Brueggemann \$60.00 (reim) Buzzcuts Lawn Care \$88.00 (srv) Lawrence Carlsson MD \$2,000.00 (srv) Cash-Wa Distributing \$1,004.05 (srv) Cass County Extension \$40.00 (srv) Cass County Historical Society \$2,500.00 (srv) Cass County Sheriff-Civil Process Division \$288.61 (srv) Cass County Sheriff \$1,239.65 (srv) Cassgram \$78.00 (srv) Chemsearch \$472.48 (srv) Christ Lutheran Church \$40.00 (srv) Church of Holy Spirit \$40.00 (srv) Ciox Health \$478.00 (srv) Clerk of the District Court \$142.00 (srv) Creative Product Sourcing Inc \$4,381.43 (srv) Percival Culligan Water \$43.75 (sup) DAS Central Finance \$1,144.49 (srv) DAS State Accounting \$90.72 (srv) Datashield Corporation \$5.00 (srv) Des Moines Stamp \$74.05 (sup) Digital-Ally \$12,538.00 (srv) Dollar General \$117.35 (sup) Geri Draper \$60.00 (reim) Eakes Office Solutions \$2,674.32 (sup) Harold Ehmke \$15.00 (ret) Jackie Gansemer \$16.56 (srv) Deborah Null \$14.31 (srv) ES&S \$2,543.17 (srv) Fankhauser, Nelsen, Werts, Ziskey & Merwin PC LLO \$342.00 (srv) Eugene Farris \$9.00 (ret) Intervention/Assessment, Staff Secure \$3,456.15 (srv) Fireguard Inc \$333.50 (srv) First State Bank Nebraska \$28,919.58 (tax) First State Bank Nebraska \$2,960.00 (srv) First United Methodist \$40.00 (srv) First Wireless Inc \$42.05 (srv) Taylor Fleischman \$60.00 (reim) FP Finance Program \$168.00 (srv) Travis Frye \$60.00 (reim) Deloris Gall \$21.00 (ret) Galls LLC \$220.54 (srv) Geiger \$669.04 (srv) Graham Tire \$1,255.28 (sup) Grainger \$218.19 (sup) Village of Greenwood \$40.00 (srv) Gretna Small Engine \$250.14 (srv) Hometown Leasing \$749.18 (srv) Mike Jensen \$60.00 (reim) Johnson & Pekny LLC-Gerald Johnson \$334.50 (srv) Johnson & Pekny LLC-Lisa Gonzalez \$211.58 (Srv) Johnstone Supply \$378.57 (srv) Keymasters \$151.00 (sup) Konica Minolta Business Solutions \$1,141.32 (srv) Lincoln Journal Star \$225.12 (srv) Living Waters Church \$40.00 (srv) Louisville Senior Citizen Center \$40.00 (srv) Amy Luttmann \$705.00 (srv) Village of Manley \$126.00 (srv) Marking Refrigeration Inc \$219.50 (srv) Meeske Ace Hardware \$7.16 (srv) Menards \$145.76 (sup) MIPS Inc \$2,952.59 (srv) Linn Moore \$60.00 (reim) Village of Murray \$40.00 (srv) NACO \$3,124.59 (srv) Nebraska Public Power District \$8,126.14 (srv) Nehawka Town Hall \$40.00 (srv) Nextoner LLC \$487.71 (srv) Todd O'Connor \$60.00 (reim) Office Warehouse \$488.44 (sup) Omega Chemical Co Inc \$61.50 (sup) H.S.A.-Optum Bank \$2,925.00 (ins) Oxen Technology \$67.50 (srv) Colin Palm \$60.00 (reim) Paper Tiger Shredding Inc \$152.00 (srv) Papillion Sanitation \$430.56 (srv) Plattsmouth Community Center \$40.00 (srv) Plattsmouth Library \$40.00 (srv) Pottawattamie County Court \$37.43 (srv) Presbyterian Church \$40.00 (srv) Thomas Prickett \$978.50 (srv) Quality Signs \$1,400.00 (srv) Quill Corporation \$800.96 (sup) Reliance Standard Life Ins Co \$182.00 (ins) Round the Bend Steakhouse \$40.00 (srv) Otoe County Rural Water Dist #3 \$42.00 (srv) Rural Water Dist #1 \$38.00 (srv) Teresa Salinger \$92.01 (reim) Mirissa Scholting \$110.27 (srv) E. Michael Slattery \$167.76 (srv) Staples Business Credit \$738.45 (sup) William Sterrett \$60.00 (reim) Stop N Shop \$3,047.89 (srv) Summit Food Service LLC \$4,307.75 (srv) The Home Depot Pro \$62.23 (sup) Leonard Thorne \$60.00 (reim) Thyssenkrupp Elevator Corp \$488.79 (srv) Mary Tilson \$665.74 (srv) Unifirst Corporation \$102.98 (srv) United Healthcare \$79,198.13 (ins) US Bank \$7,368.24 (srv) Verizon Wireless \$3,449.77 (srv) Warren Wade \$19.00 (ret) Weeping Water City Hall \$40.00 (srv) Sandra Weyers \$60.00 (reim) Windstream \$2,164.73 (srv) Woodouse Ford South Inc \$4000 (srv) Zelle LLC \$4,631.04 (srv) CLAIMS: \$243,847.44; PAYROLL: \$339,153.55; TOTAL: \$583,000.99 ROADS: Akrs Equipment \$406.25 (srv) Allied Oil & Tire Company \$657.44 (sup) Aramark \$226.62 (sup) Audio Video Solutions \$1,400.00 (sup) Black Hills Energy \$79.68 (srv) Bomgaars \$108.33 (sup) Cass County Refuse \$167.85 (srv) Caterpillar Financial Services Corp \$20,256.00 (srv) Joel & Jessica Clements \$3,000.00 (srv) Village of Elmwood \$65.63 (srv) Village of Greenwood \$161.82 (srv) Hometown Leasing \$293.51 (srv) Keckler Oil Company \$220.02 (sup) Martin Marietta \$66,436.56 (sup) Michael Todd & Co \$216.72 (sup) Mid-America Termite & Pest Co \$100.00 (sup) Mill Creek Auto Parts \$885.60 (sup) Newman Signs Inc \$2,333.00 (sup) Northern Truck Equipment Corp \$7,585.00 (srv) Omaha Public Power District \$100.19 (srv) Pavers Inc \$93,186.08 (srv) Quality Signs \$320.00 (sup) Quik Dump Refuse Inc \$34.18 (srv) Otoe County Rural Water District #3 \$42.00 (srv) TEC Equipment \$325.98 (srv) Productivity Plus Account \$369.00 (srv) US Bank \$1,024.65 (srv) CLAIMS: \$200,002.11; PAYROLL: \$57,956.75; TOTAL: \$257,958.86 JUVENILE DIVERSION: TOTAL: \$1,445.50 COMMUNICATION TOWER: Cass County Treasurer \$1,500.00 (trans) TOTAL: \$1,500.00 VISITOR PROMOTION: Carl Reichart \$514.36 (reim) CLAIMS: \$514.36 PAYROLL: \$1,105.00 TOTAL: \$1,619.36 COVID-AMERICAN RESCUE PLAN: Brooks-Jeffrey Marketing Inc \$295.00 (srv) TOTAL: \$295.00 E911: Eaton Corporation \$8,752.56 (srv) Nebraska Public Power District \$166.59 (srv) TOTAL: \$8,919.15 OVERALL GRAND TOTAL: \$854,738.86

1. Current/Regular Agenda: Henry requested to add item for discussion only 6G. NIRMA II billing Statement
MOTION: Henry moved, Murdoch seconded to approve current agenda as prepared. Motion carried 4-0, Peterson absent

2. Past Meetings Attended by Commissioners:

- Sharp: None
- Sommer: MAPA meeting with Mike Jensen-Zoning Administrator
- Peterson: Absent
- Henry: None
- Murdoch: Cattleman's Ball

3. Open Public Hearing/Action 8:18am: MOTION: Henry moved, Sharp seconded. Motion carried 4-0. Peterson absent

3A. Bid Opening: Main Electrical Service- New EMS Facility. Published: Plattsmouth Journal May 26 & June 22022. No Bids received

3B. Bid Opening: In-ground Plumbing- New EMS Facility. Published: Plattsmouth Journal May 26 & June 22022.

COMPANY:	BID:
Nebraska Digging, Alvo NE	\$14,450.00
Plumrite, Omaha NE	\$24,435.00

3C. PH: CUP# 11308-Riverside RV Park; Owners: Joe & Dan Riskowski, 20015 Beach Road, Plattsmouth, NE; L2 EXC S16' & 4A DB138 P263 & TL36R NE1/4; 35-13-13; Parcel # 130167371 – RV Park. Published: Plattsmouth Journal May 26, 2022.

Jensen outlined application stating: that it meets the Zoning Regulations under the Use Matrix page 53 Parks and Open Space Section 8.07 Recreational Vehicle Park/Campground; referring board to exhibits. Concerns raised during the April 11, 2022 Planning Commission meeting: area is in flood-way, additional traffic/dust, and one way in & out; Planning Commission voted to deny with a 9-0 vote. Dan Riskowski-owner appeared to outline application stating that the lot spacing and setback concerns raised by the planning commission have been addressed. No grading will be done to the site and only golf-carts will be allowed.

Chair asked if anyone in attendance would like to speak regarding application with 6 audience members speaking against the application. Items of concern, limited access to area, flooding, fencing concerns, use of recreational vehicle, and safety. Hearing no additional comments the chair announced the board would move to the next item.

Close Public Hearing 9:15am: MOTION: Sharp moved, Murdoch seconded. Motion carried 4-0, Peterson absent
PH MOTIONS:

3A. Bid Opening: Main Electrical Service- New EMS Facility. No bids received

3B. Bid Opening: In-ground Plumbing- New EMS Facility

MOTION: Henry moved, Sharp seconded to award bid to Nebraska Digging as bid in the amount of \$14,450.00. Motion carried 4-0, Peterson seconded.

3C. PH: CUP# 11308-Riverside RV Park; Owners: Joe & Dan Riskowski, 20015 Beach Road, Plattsmouth, NE; L2 EXC S16' & 4A DB138 P263 & TL36R NE1/4; 35-13-13; Parcel # 130167371 – RV Park

MOTION: Henry moved, Sharp seconded to table item to allow Commissioner's Murdoch and Sharp to work with the Property Owner and Zoning on modifying application. Motion carried 4-0, Peterson absent

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

5. Road Matters-Lenny Thorne, Highway Superintendent:

5A. Discuss/Action- Approval to purchase propane -contract with Frontier Cooperative

MOTION: Henry moved, Murdoch seconded to authorize Thorne to enter into pre-paid contract at \$1.98 per gallon for a maximum 5,000 gallon. Motion carried 4-0, Peterson absent

5B. Discuss/Action- Union Pacific Reimbursement Agreement for Engineering on Havelock Ave Road Rebuild project Thorne gave an update on project noting Union Pacific is requesting \$10,000 for reimbursement for an engineering review.

MOTION: Henry moved, Murdoch seconded to table item until the 6/21 meeting to allow Thorne to consult with the County Attorney. Motion carried 4-0, Peterson absent

5C. Discuss/Action- Approval of the Sarpy County/Cass Pavement Striping Contract

Thorne noted the contract has an increased paint price of \$31 per gallon (previous cost \$19 per gallon)

MOTION: Sharp moved, Murdoch seconded to approve Thorne to enter into contract with Sarpy County for paint striping at a cost of \$31.00 per gallon. Motion carried 4-0, Peterson absent

9:28am BREAK

6. New Business & Unfinished Business:

6A. Discuss/Action- Diane Lindsmith-CASA Director, request financial support for CASA program

MOTION: Henry moved, Sharp seconded to give \$35,000 in financial support to CASA using KENO funds. Motion carried 4-0, Peterson absent

6B. Discuss/Action- LB644- designate Nebraska Dept. of Administrative Service via MIPS for printing of required postcards

MOTION: Henry moved, Murdoch seconded to designate the Nebraska Department of Administrative Service via MIPS for printing of required postcards. Motion carried 4-0, Peterson absent

6C. Discuss/Action- County Clerk, Revised Amusement License Application and Guideline

MOTION: Murdoch moved, Sharp seconded to approve revised amusement license application and guidelines as presented. Motion carried 4-0, Peterson absent

6D. Discuss/Action- July 28th Agricultural field day estimated 500 in attendance, will permit be required

MOTION: Henry moved, Murdoch seconded require a permit for the July 28th Agricultural Field Day. Motion carried 4-0, Peterson absent

6E. Discuss/Action- Develop plan to address inconsistency in zoning and planning regulations. Discussion held no action taken.

6F. Discuss/Action- Approve Amendment to the Interlocal Agreement to create the Lower Platte Weed Management Area

MOTION: Henry moved, Murdoch seconded to approve amendment to the 2018 Interlocal Agreement adding Washington County to the Lower Platte Weed Management Area. Motion carried 4-0, Peterson absent

6G. Discussion only- NIRMA II Billing Statement. Discussion on 2022-2023 renewal options presented by NIRMA-No action taken

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

10:22am ADJOURN AS CASS COUNTY BOARD OF COMMISSIONERS: MOTION: Sharp moved, Murdoch 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 7th day of June, 2022.

State of Nebraska)
County of Cass) ^{ss.}

Gerri Draper, 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 7th day of June, 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