

MINUTES: December 20, 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, Peterson, Henry and Murdoch. Others present: Chris Perrone-County Attorney, Gerri Draper-County Clerk

CONVENE- BOARD OF EQUALIZATION- Sasha Frye-Administrative Officer:

1. Discuss/Action- Tax List Corrections/Clerical Error List: List provided by Assessor

MOTION: Sharp moved, Peterson seconded to approve tax corrections for parcel numbers: 130398168-2022, 130397335-2022, 130398669-2022, 130129941-2022, 130395487-2022, 130398670-2022, 130130699-2022, 130225762-2022, 130398671-2022, 130398328-2022, 130398333-2022, 130398323-2022, 130398327-2022, 130398329-2022, 130398330-2022, 130398448-2022, 130398474-2022, 130398619-2022, 130398332-2022 as presented. Motion carried 5-0

8:04am CONVENE-BOARD OF COMMISSIONERS

CONSENT AGENDA: Previous Meeting Minutes, Claims, Payroll/Time Balance Reports and fees for December 20, 2022.

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

GENERAL CLAIMS: Agrivision Equipment Group \$52.82 (sup) All Copy Products, Inc \$25.44 (srv) Amazon Capital Services \$1,827.55 (sup) Douglas J Amen Law, LLC \$2,289.50 (srv) American Heart Association \$469.39 (sup) Ameritas Life Insurance Corp \$30,920.78 (ins) Baird Holm LLP \$3,534.50 (srv) Betterway Tire & Auto \$900.12 (srv) Black Hills Energy \$7,377.19 (srv) Blue 360 Media \$952.85 (srv) Bob Barker Company \$2,655.57 (srv) Bomgaars \$15.98 (sup) Scott Bornemeier LLC \$34.99 (srv) Boundtree Medical LLC \$34.99 (sup) Linda Brouhard \$14.13 (reim) Capstone Behavioral Health, PC \$200.00 (srv) Carahsoft Technology Corporation \$10.00 (srv) Lawrence Carlsson, MD \$2,000.00 (srv) Cash-Wa Distributing \$1,090.75 (srv) Cass County Court \$607.08 (srv) Cass County Refuse \$427.00 (srv) Cass County Sheriff-Civil Process Division \$641.85 (srv) Cass County Sheriff \$262.99 (reim) Cassgram \$50.00 (srv) Charter Communications \$181.61 (srv) David Chebatoris \$950.00 (srv) Choice Electric \$279.00 (srv) Clerk of the District Court \$252.00 (srv) Consolidated Management Company \$33.88 (srv) Jim Crofoot \$28.63 (srv) Percival Culligan Water \$57.00 (sup) Danko Emergency Equipment Co \$239.82 (srv) DAS State Accounting \$160.00 (srv) Datashield Corporation \$55.00 (sup) Roger Dennis \$38.00 (srv) Department of Correctional Services \$2,800.85 (srv) Douglas County Court-Criminal/Traffic Division \$4.25 (srv) Douglas County Sheriff Dept \$44.58 (srv) Eakes Office Solutions \$1,831.34 (sup) EMS Connect \$66.00 (srv) Eyman Plumbing Heating & Air \$257.00 (srv) Intervention/Assessment, Staff Secure \$808.00 (srv) Steve Felthousen \$32.50 (srv) Cindy Fenton \$34.37 (reim) Ferguson Enterprises LLC \$201.88 (srv) First Concord \$75.00 (srv) First State Bank Nebraska \$30,486.33 (tax) Frontier Cooperative \$2,396.27 (srv) Galls, LLC \$693.53 (sup) Gary Gross Truck & Accessories \$16,400.00 (srv) Graham Tire \$1,148.32 (srv) Grainger \$1,568.08 (sup) Village of Greenwood \$155.25 (srv) Rand Group \$64.20 (reim) Hometown Leasing \$1,772.78 (srv) Johnson & Pekny LLC \$2,942.07 (srv) Lancaster County Sheriff's Dept \$62.63 (srv) Matthew Bender & Co Inc \$2,025.55 (srv) LG Cleaners Inc \$257.20 (srv) Gerald M Liess \$630.00 (srv) Lincoln Journal Star \$395.74 (srv) Masonry Construction Inc \$7,313.00 (srv) Matheson Tri-Gas Inc \$254.99 (sup) Meeske Ace Hardware \$114.87 (sup) Meeske Auto Parts \$12.57 (sup) Menards \$93.97 (sup) Mill Creek Auto Parts \$42.81 (srv) Mills County Clerk of Court \$34.00 (srv) MIPS Inc \$5,670.60 (srv) Alan Mueller \$30.00 (srv) Nebraska Health & Human Services \$450.00 (srv) Nebraska Public Power District \$86.44 (srv) Nebraska.gov \$8.50 (srv) NEFSMA \$35.00 (srv) ODP Business Solutions, LLC \$91.32 (sup) John Oehlerking \$35.38 (srv) Office Warehouse \$223.97 (sup) Omaha Public Power District \$568.61 (srv) Omega Chemical Co Inc \$575.02 (sup) H.S.A. Optum Bank \$2,362.50 (ins) O'Reilly Auto Parts \$54.03 (srv) Oxen Technology \$9,637.00 (srv) Paper Tiger Shredding Inc \$152.00 (srv) Papillion Sanitation \$848.30 (srv) Perfection Auto Repair \$184.75 (srv) Christopher Perrone \$1,070.00 (reim) Physicians Laboratory Services Inc \$12.00 (srv) Pitney Bowes Inc \$482.98 (srv) City of Plattsmouth \$1,413.14 (srv) Plattsmouth Police Department \$140.00 (srv) Sandra Prall \$205.63 (reim) Thomas Prickett \$1,295.80 (srv) Professional Heating & Air Conditioning \$8,084.39 (srv) Quill Corporation \$224.14 (sup) Reliance Standard Insurance \$343.87 (ins) Ricoh USA, Inc \$201.89 (srv) Otoe County Rural Water District #3 \$141.00 (srv) Rural Water Dist #1 \$38.00 (srv) Denisha Seals \$50.00 (srv) E. Michael Slattery \$488.00 (reim) E. Michael Slattery-Public Defender \$374.00 (srv) Softchoice Corporation \$8,815.50 (srv) Software Unlimited \$256.00 (srv) Robert Staben \$20.13 (srv) Stericycle Inc \$92.62 (srv) Stop 'n Shop \$316.10 (sup) Bill Sullivan \$36.88 (srv) Summit Food Service, LLC \$18,034.32 (srv) George Tesar Jr \$43.88 (srv) Thomson Reuters-West \$1,385.34 (srv) Thyssenkrupp Elevator Corp \$254.18 (srv) Top Quality Manufacturing \$412.80 (srv) Bobbie Touchstone \$1,387.00 (srv) Transunion Risk & Alternative \$75.00 (srv) Unifirst Corporation \$839.72 (srv) United Healthcare \$86,478.51 (ins) US Bank \$289.90 (srv) US Bank Voyager Fleet Systems \$9,445.41 (srv) Verizon \$562.90 (srv) Vesta Voluntary Specialists, Inc \$564.55 (srv) Veterinary Health Center \$506.51 (srv) VSP Vision -\$237.55 (county adjust) Justin Widick \$29.25 (srv) Windstream \$14,267.27 (srv) Woodhouse Ford South Inc \$1,407.00 (srv) Woods & Aitken LLP \$2,131.00 (srv) Zelle, LLC \$4,500.00 (srv) CLAIMS: \$323,375.41; PAYROLL: \$352,747.89; TOTAL: \$676,123.30
ROADS: Akrs Equipment \$492.16 (srv) Aramark \$468.50 (srv) Cassgram \$26.00 (srv) Central Salt \$1,374.27 (sup) Eakes Office Solutions \$69.19 (srv) Frontier Cooperative \$41,649.31 (srv) Haney Shoe Stores, Inc \$180.00 (sup) Hotsy Equipment Co \$1,154.10 (srv) Kea Constructors LLC \$6,417.45 (srv) Keckler Oil Company \$63.75 (sup) Mainelli Wagner & Assoc \$48,110.00 (srv) Martin Marietta \$20,411.59 (sup) Meeske Ace Hardware \$314.48 (sup) Meeske Auto Parts \$206.25 (sup) MIPS Inc \$146.45 (srv) Murphy Tractor & Equip \$299.34 (srv) NMC Inc \$9,902.52 (srv) Pomp's Tire Service, Inc \$1,946.40 (sup) Rose Equipment \$1,636.36 (srv) Schemmer \$2,215.00 (srv) Stock Seed Farms \$1,200.00 (sup) Titan Machinery \$550.00 (srv) US Bank Voyager Fleet Systems \$869.05 (sup) Whetrock Inc \$4,891.05 (sup) CLAIMS: \$144,593.22; PAYROLL: \$64,343.07; TOTAL: \$208,936.29
JUVENILE DIVERSION: TOTAL: \$1,573.60
COMMUNICATION TOWER: The Center for Municipal Solutions \$800.00 (srv) TOTAL: \$800.00
VISITOR PROMOTION: Flagship Publishing Inc \$6,702.00 (srv) CLAIMS: \$6,702.00 PAYROLL: \$1,149.00 TOTAL: \$7,851.00
RECORD PRESERVATION: MIPS Inc \$278.64 (srv) TOTAL: \$278.64
COVID-AMERICAN RESCUE PLAN: Appraisal One \$5,900.00 (srv) Electronic Engineering \$76,594.75 (srv) TOTAL: \$82,494.75
E911: Windstream \$1,288.01 (srv) TOTAL: \$1,288.01
E911 WIRELESS: Windstream \$1,916.69 (srv) TOTAL: \$1,916.69
OVERALL GRAND TOTAL: \$981,262.28

1. Regular Agenda:

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

2. Past Meetings Attended by Commissioners:

- Sharp: None
- Sommer: Met with Railroad on sandbar
- Peterson: NACO Conference, Region 6 meetings
- Henry: None
- Murdoch: None

3. Open Public Hearing/Action 8:21am: Murdoch moved, Sommer seconded. Motion carried 5-0

3A. Bid Opening- 2023 Armor Coat Improvement. Published: Plattsmouth Journal December 1st , 8th and 15th

BIDDER:	BID BOND:	GRAND TOTAL:	CONSTRUCTION DATES:
Midwest Coatings Co, Modale, IA	YES	\$761,047.20	7/1-7/15/2023
Sta-Bilt Const, Harlan IA	YES	\$577,797.32	6/5-6/9/2023
Topkote Inc., Yankton, SD	YES	\$578,054.84	5/1-6/15/2023

3B. PH-Conditional Use Permit # CU-2022-0003 - Street Media Group - Nebraska LLC – Mink Agribusiness LLC, owner – Legal description – NE ¼ N OF INTS EXC 64.49 A DP230 P230 26-12-09 – Billboard Sign. Published: Plattsmouth Journal December 8th. Mike Jensen-Zoning Administrator gave an overview of application referring board to exhibits A – I. Administrator remarks: Proposed sign is zoned Industrial Agricultural (I/A) to be viewed from west bound interstate 80. Two areas are outside the regulatory limits, the sign face limit of 500 square feet and the 45’ height limit. Commissioners have some regulatory latitude to adjust for natural terrain within ¼ mile. Planning Commission voted 8-0 to recommend approval of sign with extra height and sign square footage pending State approval. Jensen introduced Gary Young, representative from Mink Agribusiness LLC, board members asked questions regarding size and requirements. Chair asked for comments from the audience, chair reiterated- hearing none chair moved to next item.

3C. PH-Conditional Use Permit # CU-2022-0004 - Scatter Joy Acres - Joy Bartling, owner- 4107 Waverly Road, Murray-parcel 130155330 - Legal description: L3 N1/2 NE1/4 17-11-13 – Special Event Center - Therapeutic Animal Sanctuary. Published: Plattsmouth Journal December 8th. Mike Jensen-Zoning Administrator gave an overview to application. Mike Jensen-Zoning Administrator gave an overview of application referring board to exhibits A-D. Administrator remarks: This special event center and therapeutic animal sanctuary is allowed under a conditional use permit in AG Zoning section 5.07 line X, special event center. This non-profit utilizes animal assisted intervention (AA1) and animal assisted therapy (AAT) to affect positive change in our community. Planning Commission voted 8-0 to recommend approval with the permanent animals to meet animal units per regulation and temporary rescue animals not to be counted. Jensen introduced Joy Bartling-owner, board members asked questions regarding animals, dust control and special events. Chair asked for comments from the audience, chair reiterated- hearing none chair asked for a motion to close the public hearing.

Close Public Hearing 8:47am MOTION: Peterson moved, Murdoch seconded. Motion carried 5-0

3A. Bid Opening- 2023 Armor Coat Improvement

MOTION: Murdoch moved, Henry seconded to award bid to Stay-bilt as bid in the amount of \$577,797.32, chair authorized to sign as needed. Motion carried 5-0

3B. PH-Conditional Use Permit # CU-2022-0003 - Street Media Group - Nebraska LLC – Mink Agribusiness LLC, owner – Legal description – NE ¼ N OF INTS EXC 64.49 A DP230 P230 26-12-09 – Billboard Sign

MOTION: Sharp moved, Peterson seconded to approve condition use permit as presented. Motion carried 5-0

3C. PH-Conditional Use Permit # CU-2022-0004 - Scatter Joy Acres - Joy Bartling, owner- 4107 Waverly Road, Murray-parcel 130155330 - Legal description: L3 N1/2 NE1/4 17-11-13 – Special Event Center - Therapeutic Animal Sanctuary

MOTION: Sharp moved, Peterson seconded to approve conditional use permit.

AMENDED MOTION: Murdoch moved, Peterson seconded to approve conditional use permit to include no poisonous animals or reptiles will be allowed. Motion carried 5-0

4. Litigation & Legal Matters-Chris Perrone, County Attorney: None scheduled

5. Road Matters-Lenny Thorne, Highway Superintendent: None scheduled

6. New Business & Unfinished Business:

6A. Discuss/Action- Commissioner Sommer & Mike Jensen-Zoning Administrator, Update on Highway 75 Sandbar RR clean-up project. Jensen gave an update on meetings attended by Cass County, Sarpy County and NDOR estimated cost to remove is 1.5 to 3 million dollars.

9:15am BREAK

6B. Discuss/Action- Cost Savings Presentation- I.T. Department: New fiber lines for Cass County (removal of Windstream as internet provider for the County)

MOTION: Sharp moved, Murdoch seconded to approve using ARPA funds in the amount of \$600,000.00 to Unite Fiber, pending legal review. Motion carried 5-0

6C. Discuss/Action- Lauren Stohlmann-Extension Educator and Lead Educator, Extension update. Update given – Stohlmann noted that Doug Wehrbein has accepted the invitation to serve on the Extension Board and asked for board approval.

MOTION: Sharp moved, Peterson seconded to approve Doug Wehrbein to serve on extension board. Motion carried 5-0

6D. Discuss/Action- Continuous Agenda Item(s); Buildings- review and award proposal for EMS Building
MOTION: Sharp moved, Murdoch seconded to award EMS building bid to JLC Construction as bid in the amount of \$548,950.57 (ARPA funds will be used). Motion carried 5-0

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

9:48am ADJOURN AS CASS COUNTY BOARD OF COMMISSIONERS: MOTION: Murdoch moved, Sommer 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 20th day of December, 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 20th day of December, 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