

CASS COUNTY BOARD OF COMMISSIONERS MEETING MINUTES (PENDING APPROVAL): May 5, 2026

Pending minutes will not be approved until the next Board meeting and are subject to change. Approved minutes are available for public inspection at the office of the County Clerk during normal business hours. Publication: Omaha World Herald 4/29/26. Members Present: Dasher, Boyle, DeGarmo and Murdoch. Absent: Stohlmann. Others present: Thomas Brantley- Deputy County Attorney, Gerri Draper-County Clerk

8:00am- Chairman called meeting to order; gave notice of Open Meetings Act & Led Pledge of Allegiance
CONVENE BOARD OF EQUALIZATION

1. Discuss/Action- (Assessor) Exemption application (Form 451) filed by Berean Fundamental Church of Plattsmouth (Plattsmouth Bible Church)

Sasha Frye-Assessor addressed the board, noting it is her recommendation to approve exemption application.

MOTION: Dasher moved, Murdoch seconded to approve the exemption application filed by Berean Fundamental Church of Plattsmouth as presented. Motion carried 4-0, Stohlmann absent

2. Discuss/Action- (Treasurer) Motor Vehicle Exemptions filed: YMCA of Lincoln (1) 2020 Chevrolet Pickup

MOTION: Murdoch moved, Boyle seconded to approve motor vehicle exemption filed by the YMCA of Lincoln as presented. Motion carried 4-0, Stohlmann absent

8:02am CONVENE BOARD OF COMMISSIONERS

CONSENT AGENDA: (1) Prior Meeting Minutes, (2) Claims, (3) Payroll/Time Balance Reports and (4) Fees Reported

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

GENERAL CLAIMS: Amazon \$3,043.47 (sup) American Jail Assoc \$207.00 (srv) Ameritas Life Insurance Corp \$34,552.85 (ins) Applied Connective \$5,216.26 (srv) Benchmark Government Solutions \$212.15 (srv) Black Hills Energy \$540.34 (srv) Bomgaars \$120.80 (sup) Scott Bornemeier \$34.99 (srv) Boundtree Medical LLC \$1,375.92 (sup) Lawrence Carlsson, MD \$2,000.00 (srv) Cass County Historical Society \$4,583.34 (srv) Reinsch, Slattery, Bear & Minahan \$1,180.82 (srv) Cass County Refuse \$239.76 (srv) Cass County Sheriff \$1,705.37 (reim) Jim Chappell \$60.00 (reim) Chemsearch \$529.80 (srv) Rob Church \$44.00 (reim) Cidnet \$3,000.00 (sup) Clerk of the District Court \$186.00 (srv) Comfort Inn \$404.85 (srv) Jim Crofoot \$31.38 (reim) Percival Culligan Water \$60.00 (srv) Das Central Finance \$1,151.99 (srv) Das State Accounting \$150.00 (srv) Terry Dasher \$60.00 (reim) Roger Dennis \$42.26 (reim) Diamond Medical Supply \$71.53 (sup) Digital-Ally \$265.00 (srv) Dodge County Sheriff Office \$37.71 (srv) Geri Draper \$60.00 (reim) Eakes Office Solutions \$3,425.92 (sup) Harold Ehmke \$15.00 (reim) The Emblems Authority \$150.00 (srv) Eugene Farris \$9.00 (reim) Steve Felthousen \$36.46 (reim) First State Bank Nebraska \$36,400.74 (tax) Taylor Fleischman \$60.00 (reim) Travis J Frye \$60.00 (reim) G-S Painting LLC \$800.00 (srv) Grainger \$262.42 (sup) Great Plains Uniforms LLC \$148.99 (srv) Hayes Mechanical LLC \$1,481.87 (srv) Henry-Hobscheidt Service Center \$1,463.90 (srv) Hometown Leasing \$1,261.62 (srv) HRDirect \$395.80 (sup) Hyvee Accounts Receivable \$113.53 (sup) In Extremis Tactical Group LLC \$3,000.00 (srv) Independent Auto Repair Inc \$764.00 (sup) Jones Automotive Inc \$67.50 (srv) Keckler Oil Company \$245.51 (srv) Sarah Kunkel \$89.00 (reim) La Quinta Inns & Suites \$579.00 (srv) Lancaster County Sheriff Dept \$7.51 (srv) Amy E Luttmann \$319.55 (srv) Brandon McClane \$60.00 (reim) Brook N McConnaughey \$60.00 (reim) Menards \$1,211.87 (sup) Menards Capital One Trade Credit \$153.69 (sup) Metlife Life Ins \$172.80 (ins) Mark C Moore Atty \$3,337.44 (srv) Mullenax Auto Supply Inc \$6.99 (sup) Nebraska Dept of Transportation \$31,623.05 (srv) Nebraska Health & Human Serv \$372.00 (srv) Ne Law Enforcement Training Center \$400.00 (srv) Nebraska Medicine \$361.64 (srv) Nebraska Public Power District \$265.78 (srv) Lauren Neels \$58.29 (reim) Nippon Sanso Matheson Inc \$380.27 (sup) Todd O'Connor \$60.00 (reim) Oestmann & Albertsen Law PC LLO \$370.50 (srv) Omaha Public Power District \$1,881.04 (srv) Omega Chemical Co Inc \$1,002.28 (srv) H.S.A. Optum Bank \$2,275.00 (ins) Phantom Spikes/End-X Systems \$1,315.00 (srv) Physicians Laboratory PC \$14,799.00 (srv) Pitney Bowes Global Financial \$1,433.04 (sup) Reserve Account \$20,000.00 (srv) Plattsmouth Community Center \$3,024.00 (srv) Plattsmouth Dept of EMS \$150.00 (srv) Laura Pohlmeier \$60.00 (reim) Professional Heating & Air \$210.00 (srv) Nick Rayer \$35.15 (reim) Region 6 Behavioral Health Care \$18,554.75 (srv) Sarpy County Sheriff Dept \$22.66 (srv) Secretary of State \$40.00 (sup) Sisu Law LLC \$237.50 (srv) Robert Staben \$21.52 (reim) William Sterrett \$60.00 (reim) Dan Stohlmann \$60.00 (reim) Cassie Story \$60.00 (reim) Stryker Sales LLC \$12,914.90 (srv) Sully's Cleaning Service \$350.00 (srv) Summit Food Service, LLC \$10,489.88 (sup) TBJ LLC \$2,800.00 (srv) George Tesar \$45.16 (reim) Thomas & Thomas Court Reporter \$219.85 (srv) Leonard Thorne \$60.00 (reim) Unifirst Corporation \$287.22 (srv) United Healthcare \$74,750.38 (ins) Verizon Wireless \$3,656.45 (srv) Warren Wade \$19.00 (reim) Weathertap Com \$994.83 (srv) Uniti \$69.12 (srv) Alexis Woodard \$125.00 (srv) 201 Main Street LLC \$2,960.00 (reim) CLAIMS: \$326,201.96; PAYROLL: \$432,329.75; TOTAL: \$758,531.71 ROADS: Allied Oil & Tire Company \$2,960.80 (srv) Bobcat of Omaha \$7,500.00 (srv) Bomgaars \$78.96 (sup) Haney Shoe Stores, Inc \$180.00 (sup) Mainelli Wagner & Assoc \$15,254.00 (srv) Meeske Auto Parts \$1,397.72 (sup) Mill Creek Auto Parts \$246.09 (srv) Pomp's Tire Service Inc \$148.20 (srv) Sarpy County Times \$104.00 (sup) Truck Center Companies \$73.76 (srv) CLAIMS: \$27,943.53; PAYROLL: \$63,944.09; TOTAL: \$91,887.62 COMMUNICATION TOWER: Cass County Treasurer \$3,000.00 (srv) The Center for Municipal Solutions \$11,950.00 (srv) TOTAL: \$14,950.00 VISITOR PROMOTION: Carl Reichart \$195.88 (reim) Barbara Slattery \$56.55 (reim) CLAIMS: \$252.43; PAYROLL: \$1,455.22 TOTAL: \$1,707.65 RECORD PRESERVE: Des Moines Stamp \$53.90 (sup) TOTAL: \$53.90 OVERALL GRAND TOTAL: \$867,130.88

1. Regular Agenda:

MOTION: Murdoch moved, Dasher seconded to approve agenda as prepared. Motion carried 4-0, Stohlmann absent

2. Past Meetings Attended by Commissioners:

- Dasher: none
- Boyle: none
- DeGarmo: none
- Stohlmann: none
- Murdoch: none

3. Public Hearing/Bid Opening/Action (8:46am): MOTION: Murdoch moved, Dasher seconded. Motion carried 4-0, Stohlmann-absent. Others Present: Lenny Thorne-Highway Superintendent, Jim Chappel-Zoning Administrator. Published: Item 3A. Sarpy County Times 4/15 & 4/22. Items 3B-3C-3D Omaha World Hearld 4/3

3A. Bid Opening - 2026 Lowboy Trailer -Bids were opened and read by Thorne

BIDDER	BID BOND	VEHICLE	PRICE
Aria Contracting Sales & Service Inc. Sarasota FL	NO	FRDT50 50T	\$72,397.50
Jim Hawk Trailers	YES	Alpha HD 55T	\$106,560.00
RDO Truck Center	YES	Load King 50T, 55T	\$114,392.00
Nebraska Machinery	YES	Felling 55Ton	\$115,531.36

Chair asked for comments, hearing none, he asked to move to next item

3B. Public Hearing - Zoning Regulations Proposed Amendment Z 2026-07

Chappell explained this amendment (Flood Plain - Sec 6.03.12 - Definitions) was a request of FEMA, Planning Commission recommended approval 7-0. Chair asked for comments, hearing none he asked to move to next item

3C. Public Hearing - Zoning Regulations Proposed Amendment Z 2026-08

Chappell explained this amendment (Sec 2.03 - Planning Commission - Voting and Recommendations) is adding a new section (clarifying regulations) at the request of the County Attorney, Planning Commission recommended approval 7-0. Chair asked for comments, hearing none he asked to move to next item

3D. Public Hearing - Zoning Regulations Proposed Amendment Z 2026-09

Chappell explained this amendment (Sec 7.03 - Public Hearing – Conditional Use Permits) was repealing and replacing current regulations which will clarify public hearing requirements, Planning Commission recommended approval 7-0. Chair asked for comments, hearing none he asked for motion to close public hearing.

8:38am CLOSE PUBLIC HEARING: MOTION: Murdoch moved, Dasher seconded. Motion carried 4-0, Stohlmann absent

PH MOTIONS:

3A. Bid Opening - 2026 Lowboy Trailer

Thorne reviewed bids noting Aria Contracting Sales & Service Inc. did not have the required bid bond -letter was provided in place of bond (bond was to be mailed separately but not received), recommending accepting bid by Jim Hawk Trailers

MOTION: Dasher moved, DeGarmo seconded to award bid to Jim Hawk Trailers as bid in the amount of \$106,560.00. Motion carried 3-1, Murdoch voting no, Stohlmann absent

3B. Public Hearing - Zoning Regulations Proposed Amendment Z 2026-07

MOTION: Murdoch moved, Boyle seconded to approve amendment Z 2026-07 as presented. Motion carried 4-0, Stohlmann absent

3C. Public Hearing - Zoning Regulations Proposed Amendment Z 2026-08

MOTION: Murdoch moved, Dasher seconded to approve amendment Z 2026-08 as presented. Motion carried 4-0, Stohlmann absent

3D. Public Hearing - Zoning Regulations Proposed Amendment Z 2026-09

MOTION: Dasher moved, Murdoch seconded to approve amendment Z 2026-09 as presented. Motion carried 4-0, Stohlmann absent

4. Litigation & Legal Matters-Christopher Perrone, County Attorney:

4A. Executive Session- Update on Black Elk Farms/Harpenau Properties and Personnel Matters (chair joined item 6H.)

EXECUTIVE SESSION: Chair stated for the protection of public interest or for the prevention of needless injury to the reputation of an individual, may I have a motion to go into executive session to allow board to address Black Elk Farms/Harpenau Properties and personnel matters.

MOTION: Murdoch moved, Dasher seconded to enter executive session to address Black Elk Farms/Harpenau Properties and personnel matters. Motion carried 4-0, Stohlmann absent Chair reiterated limited subject matter to be address Black Elk Farms/Harpenau Properties and personnel matters. Time of entering closed session was 8:41am

CLOSE EXECUTIVE SESSION:

MOTION: Murdoch moved, Dasher seconded, to close executive session. Motion carried 4-0, Stohlmann absent. Meeting reconvened in open session at 9:36am. Chair announced that the only topic discussed in closed session was to discuss Black Elk Farms/Harpenau Properties and Personnel Matters. There was no action taken in closed session.

5. Road Matters-Lenny Thorne, Highway Superintendent:

5A. Discuss/Action- 108th Street Guardrail cost share with Ash Grove

Thorne updated board, estimated additional cost \$94,100 50% county cost \$47,050.00

MOTION: Murdoch moved, Boyle seconded to approve cost share with Ash Grove (50%=\$47,050.00). Motion carried 4-0, Stohlmann absent

5B. Discussion only - Bay Road bridge replacement update and review

Mainelli Wagner representative gave update on project- detour, project length (220 days), advisory speed (35mph), traffic count 4,000+, temporary bridge placement, estimated project cost \$2.6million, letting date June 2026.

6. New Business & Unfinished Business:

6A. Discuss/Action-Susan Keholm, SENCA Development Director, present 2025 Annual Report, SENCA's 60th Anniversary and request May be Proclaimed as Community Action Month in Cass County.

Becca Welch, Cass County Family Development Associate, provide an update on Cass County services and share future events/activities

MOTION: DeGarmo moved, Dasher seconded to proclaim May as Community Action Month for Cass County. Motion carried 4-0, Stohlmann absent

6B. Discuss/Action- Kay Wissmann-SENCA Community Services Director, requesting approval for increase in fares for the Cass County Transit Service

Wissmann requested board approval to increase intown local fares by .50 with out of town increasing by \$1.00

MOTION: Murdoch moved, Dasher seconded to increase fares to \$2.00 within city limits and an increase of \$1.00 for outside of city limits (Plattsmouth). Motion carried 4-0, Stohlmann absent

6C. Discuss/Action- Diana Lindensmith, CASA Director, FY 2026-2027 funding request

Lindensmith gave update noting a new pilot program is being implemented to assist funding for school supplies.

MOTION: DeGarmo moved, Murdoch seconded to approve requested increase to \$38,000 (\$1,000 increase) to be paid from the KENO Fund. Motion carried 4-0, Stohlmann absent

6D. Discuss/Action- Jim Chappell-Zoning Administrator, Compliant Boundary Adjustment ZP 2026-0016

Overview by Chappell- simple boundary adjustment would extend boundary line of parcel 130397270 (2.03 acres) south to meet/match fence line; parcels are in Trans-Ag, meeting Article 3-Sec 9 Subdivision Regulations

MOTION: Dasher moved, Murdoch seconded to approve boundary adjustment ZP 2026-0016. Motion carried 4-0, Stohlmann absent

6E. Discuss/Action- Jim Chappell-Zoning Administrator, Bank Update. Update given, no action taken

6F. Discuss/Action- Sheriff Sorenson, requesting approval for MOU between the Cass County Sheriff and Douglas County Sheriff for the National Sheriff's Association June Conference 2026 (Sheriff noted MOU will be signed by DocuSign)

MOTION: DeGarmo moved, Dasher seconded to authorize chair to sign MOU as presented. Motion carried 4-0, Stohlmann absent

6G. Discuss/Action- NE Liquor Control Commission- Local Review: Job Type: Amendment Application (new premises manager) Job Number: 156621; License Type: Class I Beer, Wine, Spirits On Sale Only; Secondary Licenses: N/A; Licensee: Lofte Association Inc; Premises Name: Lofte Community Theatre; Premises Address: 15841 Manley Rd Manley, NE 68403-0062; Premises Type: Converted

MOTION: Dasher moved, Murdoch seconded to approve amendment application Job Number 156621 as presented. Motion carried 4-0, Stohlmann absent

6H. Executive Session- Personnel Matters (item added to 4A. executive session)

Other Business Matters/Public Input & Comments: none

9:41am ADJOURN: MOTION: moved, seconded. Motion carried 4-0, Stohlmann absent

Gerri Draper
Cass County Clerk