

CASS COUNTY BOARD OF COMMISSIONERS MEETING MINUTES (PENDING APPROVAL): October 6, 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: Sarpy County Times 9/30/26; Members Present: Dasher, Boyle, DeGarmo, Stohlmann (late) and Murdoch. 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) Tax List Corrections: #510

MOTION: Dasher moved, Murdoch seconded to approve tax list corrections as presented. Motion carried 4-0, Stohlmann (late)

2. Discuss/Action- Travis Royster-VSO, Disable Veteran Motor Vehicle Tax Exemption Appeal(s)

MOTION: Boyle moved, Dasher seconded to approve appeals as presented (M. Slafter; W. Royster; D. Boden; T. Albers). Motion carried 5-0

8:005am CONVENE BOARD OF COMMISSIONERS

CONSENT AGENDA: (1) Agenda, (2) Prior Meeting Minutes, (3) Claims, (4) Payroll/Time Balance Reports and (5) Fees Reported

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

GENERAL CLAIMS: 201 Main Street LLC \$2,960.00 (srv) A1 Locksmith & Security Solutions \$230.00 (srv) Abrahamson Law Office \$2,000.00 (srv) Amazon Capital Services \$2,941.19 (sup) American Heart Association \$38.00 (sup) Ameritas Life Insurance Corp. \$34,993.03 (ins) Amy Luttman \$132.80 (srv) Applied Connective \$2,238.95 (srv) At-Scene LLC \$28,940.00 (srv) Baylor Evnen Wolfe & Tannehill, LLP \$1,206.00 (srv) Bishop Business \$415.86 (srv) Black Hills Energy \$300.20 (srv) Bob Barker Company \$545.87 (srv) Bomgaars \$140.82 (srv) Buzzcuts Lawn Care \$99.00 (srv) Candor Electric LLC \$10,088.75 (srv) Cass County Extension \$399.15 (srv) Cass County Historical Society \$4,166.66 (srv) Cass County Sheriff \$221.71 (reim) Cassgram \$251.00 (srv) Chemsearch \$548.79 (srv) Cidnet \$3,000.00 (srv) Cindy Fenton \$41.80 (reim) City Glass Company \$19,819.80 (srv) Clerk of the District Court \$121.00 (srv) Copple Chevrolet Inc \$757.90 (srv) CTI \$29,237.12 (srv) CVSOAN \$260.00 (srv) DAS State Accounting - Central Finance \$203.75 (srv) DAS State Accounting - Central Finance \$75.00 (srv) Diamond Drugs Inc. \$519.48 (srv) Diamond Medical Supply \$59.20 (sup) Eakes Office Solutions \$1,659.71 (srv) ES&S \$2,407.91 (srv) Eugene Farris \$9.00 (ret) First State Bank Nebraska \$36,403.06 (tax) First Wireless Inc. \$3,281.85 (sup) Glenwood Feed & Industrial Supply \$461.00 (sup) Grainger \$298.79 (srv) Great Plains Uniforms LLC \$496.92 (srv) H.S.A. - Optum Bank \$2,425.00 (ins) Harold Ehmke \$15.00 (srv) Hayes Mechanical \$796.06 (srv) Henry-Hobscheidt Service Center \$665.53 (srv) Hometown Leasing \$746.72 (srv) HoodMasters Inc \$618.35 (srv) Johnson & Pekny LLC \$1,840.62 (srv) Jones Automotive Inc. \$150.00 (srv) Julie Howard \$510.00 (srv) Keating, O'Gara, Nedved & Peter, PC, LLO \$1,485.00 (srv) Keep Cass County Beautiful \$20,000.00 (srv) Larson Motor Group \$1,220.72 (srv) Mainelli Wagner & Associates Inc. \$11,027.98 (srv) Mark Moore Law \$493.69 (srv) Mary Tilson \$500.00 (srv) Meeske Auto Parts \$74.45 (sup) Menards \$205.85 (sup) Menards Commercial \$45.33 (sup) Metlife Insurance Co. \$169.92 (ins) Nebraska Health & Human Services \$744.00 (srv) Nebraska Public Power District \$15,455.07 (srv) Nippon Sanso Matheson Inc. \$973.45 (srv) O'Flaherty Services \$340.40 (srv) O'Reilly Auto Parts \$38.00 (srv) Oestmann & Albertsen Law PC LLO \$112.50 (srv) Omaha Public Power District \$2,275.03 (srv) Omega Chemical Co. Inc. \$738.80 (sup) Otoe County Sheriff's Department \$-18.50 (void) Personnel Evaluation Inc \$140.00 (srv) Physicians Laboratory Services \$55.00 (srv) PIP Marketing Signs & Printing \$597.81 (srv) Quik Dump Refuse Inc. \$568.29 (srv) Quill LLC \$185.52 (sup) Reinsch, Slattery, Bear & Minahan \$3,179.54 (srv) RESERVE ACCOUNT \$30,000.00 (Sup) Response Technologies LTD \$655.00 (sup) Roby Funeral Home \$400.00 (srv) Rural Water District #1 \$40.50 (srv) Sarpy County Sheriff \$22.17 (srv) Sarpy County Treasurer \$1,806.66 (srv) Security Equipment Inc. \$177.00 (sup) Southwest Iowa Grazing Goats LLC \$63.22 (srv) Stageman Law Offices \$2,150.00 (srv) Staples \$208.92 (sup) Stryker Sales LLC \$926.11 (sup) Sully's Cleaning Service LLC \$275.00 (srv) Summit Fire Protection \$2,332.83 (srv) Summit Food Service LLC \$9,871.75 (srv) The Emblem Authority \$1,723.10 (srv) Thomas & Thomas Court Reporters \$99.80 (srv) Turnkey Corrections \$57.60 (srv) UniFirst Corporation \$200.63 (srv) United Healthcare \$75,983.55 (ins) US Bank \$3,681.68 (srv) US Bank Voyager Fleet Systems - EMA \$4,308.40 (sup) Van Diest Supply Company \$488.25 (sup) Verizon \$1,946.31 (srv) Verizon Wireless \$3,668.06 (srv) Warren Wade \$19.00 (ret) William Royster \$130.78 (reim) CLAIMS: \$401,582.52; PAYROLL: \$431,107.52; TOTAL: \$832,690.04 ROADS: Allied Oil & Tire Co. \$1,079.68 (sup) Audio Video Solutions \$11,275.00 (srv) Bomgaars \$1,020.00 (srv) Central Salt \$1,447.72 (sup) Copple Chevrolet Inc \$2,224.15 (srv) Eakes Office Solutions \$79.67 (srv) Hotsy Equipment Co \$243.90 (srv) JF Petroleum Group \$1,152.05 (srv) Mainelli Wagner & Associates Inc. \$20,245.43 (srv) Martin Marietta \$98,757.77 (sup) Medical Enterprises Inc. \$61.00 (sup) Meeske Ace Hardware \$74.93 (srv) Meeske Auto Parts \$544.93 (srv) Murphy Tractor & Equipment \$1,541.10 (sup) NMC Inc \$1,585.97 (srv) Pomp's Tire Service Inc. \$3,940.26 (sup) RDO Truck Center \$843.62 (srv) Shaffer Communications \$528.05 (srv) CLAIMS: \$146,645.23; PAYROLL: \$66,464.58; TOTAL: \$213,109.81 COMMUNICATION TOWER: Cass County Treasurer \$1,500.00 (srv) The Center for Municipal Solutions \$2,506.00 (srv) TOTAL: \$4,006.00 VISITOR PROMOTION: Carl Reichart \$472.72 (reim) Column Software PBC \$6.00 (srv) Eakes Office Solutions \$299.39 (sup) FastSigns \$95.74 (srv) Maly Marketing \$190.00 (srv) Nebraska Travel Association \$600.00 (srv) CLAIMS: \$1,663.85 PAYROLL: \$1,455.22 TOTAL: \$3,119.07 RECORD PRESERVATION: Eakes Office Solutions \$189.46 (srv) TOTAL: \$189.46 INHERITANCE: First State Bank Nebraska \$750,000.00 (srv) TOTAL: \$750,000.00 E911 WIRELESS: CenturyLink \$4,327.66 (srv) TOTAL: \$4,327.66 OVERALL GRAND TOTAL: \$1,807,442.04

1. Past Meetings Attended by Commissioners:

- Dasher: Plattsmouth City Council Meeting
- Boyle: none
- DeGarmo: none
- Stohlmann: Cass County Economic Development
- Murdoch: Cass County Economic Development

2. Public Hearing/Bid Opening/Action 8:30am: MOTION: Stohlmann moved, Boyle seconded. Motion carried 5-0

Others present: Jim Chappell- Zoning Administrator. Publication: Omaha World Herald items 9/26/27

2A. Public Hearing- Amendment to CUP 10875- Private Airstrip- Allowing grass air strip to be paved

Chappell read from staff memorandum outlining: Exhibits A-C. Chappel recommends approval of the amendment as presented.

Chair opened floor to comments, receiving 1 comment against, representative of the applicant provided clarification on request and answered questions from the board: how long has the airstrip been in operation (10yrs), size of aircrafts (determined by FAA), length of runway (2,500'). Hearing no further comments, chair asked for motion to close public hearing.

8:36am CLOSE PUBLIC HEARING: MOTION: Murdoch moved, Stohlmann seconded. Motion carried 5-0

PH MOTIONS:

2A. Public Hearing- Amendment to CUP 10875- Private Airstrip- Allowing grass air strip to be paved

MOTION: DeGarmo moved, Murdoch seconded to approve amendment to CUP 10875 as presented. Motion carried 3-2, Stohlmann and Murdoch voting no.

3. Litigation & Legal Matters-Christopher Perrone, County Attorney: none scheduled

4. Road Matters-Lenny Thorne, Highway Superintendent:

4A. Discuss/Action- Approval to purchase 2 Semi Tractors from State Contract #16240 OC (Truck Center Co. of Omaha)

MOTION: Dasher moved, Murdoch seconded to authorize Thorne to purchase of 2 semi tractors in the amount of \$349,652 using state contact 16240 OC. Motion carried 5-0

5. New Business & Unfinished Business:

5A. Discuss/Action- Susan Lorence-Plattsmouth Lions Club, First Responders Award Presentation. Jacob Lupardus received award for his leadership, lifesaving actions and commitment to improving safety and training.

5B. Discuss/Action- Laura Pohlmeier-Register of Deeds, requesting fee adjustments for the Register of Deeds Office: 11 X 17 \$10 + \$6 each additional page, Medium Blueprints \$40 + \$36 each additional page; Large Blueprints + \$60 each additional page

MOTION: Murdoch moved, Stohlmann seconded to approve fee adjustments as requested. Motion carried 5-0

5C. Discuss/Action- Jim Chappell-Zoning Administrator, RES 2026-11 (Revised) Proposed Data Center Amendment- Section 8.25 (Tabled 8.11.26, 9.22.26)

Chappell read staff memorandum, per commissioner request from 9/22/26 the following changes were made to the Cass County Zoning Regulations - Section 8.25: Class III – Hyperscale Data Centers prohibited; Closed-loop cooling required for all water-cooled data centers; non-refundable permit application fee of \$50,000; Road improvements and paving to nearest paved road. Chappell recommends adoption of Section 8.25 as revised

MOTION: DeGarmo moved, Murdoch seconded to Amend Section 8.25 Data Centers; Classifications: Item B. Class II Standard/Mid-Scale Data Center #2. Electrical Load to be capped at no greater than 15 megawatts. Motion carried 3-2, Dasher and Boyle voting no

MOTION: DeGarmo moved, Dasher seconded to table item until November 3, 2026, to allow Zoning Administrator to make changes requested. Motion carried 5-0

Other Business Matters/Public Input & Comments:

8:41am ADJOURN: MOTION: Stohlmann moved, Boyle seconded. Motion carried 5-0

Gerri Draper

Cass County Clerk