

CASS COUNTY BOARD OF COMMISSIONERS MEETING MINUTES (PENDING APPROVAL): November 4, 2025

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 10/29/25; Members Present: Dasher, Boyle, Stohlmann and Murdoch. Absent: DeGarmo. Others present: Gerri Draper-County Clerk, Thomas Brantley-Deputy County Attorney

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

1. Discuss/Action- (Treasurer) Motor Vehicle Exemption- NE Lutheran Outdoor Ministries: 2019 Ford Transit Van

MOTION: Stohlmann moved, Boyle seconded to approve motor vehicle exemption as filed. Motion carried 4-0, DeGarmo absent

8:01am CONVENE AS BOARD OF COMMISSIONERS

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

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

GENERAL CLAIMS: Accelerated Graphx \$1,016.48 (srv) Acorn Engineering Company \$2,515.09 (srv) All Copy Products Inc \$529.68 (srv) Amazon Capital Services \$1,090.39 (sup) American Auto Glass \$60.00 (srv) American Heart Association \$21.85 (sup) Ameritas Life Insurance Corp \$34,857.87 (ins) B Sharp Towing \$300.00 (srv) Badger Body \$388.95 (srv) Benchmark Government Solutions LLC \$206.55 (srv) Black Hills Energy \$306.99 (srv) Bob Barker Company \$416.45 (srv) Bomgaars \$55.96 (sup) Scott Bornemeier LLC \$34.99 (srv) Cass County Extension \$11,586.52 (srv) Cass County Historical Society \$4,583.34 (srv) Reinsch, Slattery, Bear & Minahan \$1,982.99 (srv) Cass County Refuse \$223.00 (srv) Cass County Sheriff Civil Process \$121.89 (srv) Cass County Sheriff \$271.38 (reim) Cedar Valley Corp LLC \$89,250.37 (srv) Jim Chappell \$60.00 (reim) Charm-Tex Inc \$189.30 (srv) Chemsearch \$529.80 (srv) Cidnet \$3,000.00 (srv) Citizens State Bank \$53.33 (srv) Clerk of the District Court \$183.00 (srv) Clerk of the Supreme Court \$131.00 (srv) Column Software PBC \$908.11 (srv) Conner Psychological Services PC \$465.00 (srv) Control Masters Inc \$385.19 (srv) Jim Crofoot \$30.82 (srv) Crowne Plaza \$1,349.55 (srv) DAS State Accounting \$300.00 (srv) Roger Dennis \$41.32 (srv) Digital-Ally \$25,845.25 (srv) Geri Draper \$60.00 (reim) Eakes Office Solutions \$1,551.67 (sup) Eastern Nebraska Human Service Agency \$4,909.00 (srv) Harold Ehmke \$15.00 (ret) Fankhauser, Nelsen Werts, Ziskey & Merwin PC LLO \$7,300.00 (srv) Eugene Farris \$9.00 (ret) Fireguard Inc \$3,358.50 (srv) First State Bank Nebraska \$36,589.04 (tax) Taylor Fleischman \$60.00 (reim) Fremont County Sheriff \$44.00 (srv) Travis Frye \$60.00 (srv) Government Forms & Supplies \$65.00 (srv) Great Plains Uniforms LLC \$2,648.48 (srv) Rand Group \$129.00 (reim) Hayes Mechanical LLC \$776.78 (srv) Helget Home Care \$4.00 (sup) Henry-Hobscheidt Service Center \$923.67 (srv) Hometown Leasing \$1,084.57 (srv) Julie Howard \$150.00 (srv) HyVee \$56.34 (sup) IAAO \$255.00 (srv) Emergency Service Marketing \$8,748.00 (srv) John's Appliance \$72.67 (srv) Johnson & Pekny LLC \$1,410.76 (srv) Jones Automotive Inc \$22,178.72 (srv) Keckler Oil Company \$243.95 (sup) Tyler Kelly \$427.00 (srv) Sarah Kunkel \$88.00 (srv) Larson Motor Group \$60.00 (srv) Gerald Liess \$350.00 (srv) Jamie Martz \$80.00 (srv) Maximus Inc \$2,600.00 (srv) Brandon McClane \$60.00 (reim) Brook McConaughy \$60.00 (reim) Meeske Ace Hardware \$20.03 (sup) Meeske Auto Parts \$164.78 (srv) Menards \$902.35 (sup) Metlife Life Ins Co \$175.68 (ins) Midwest Card & ID Solutions \$2,324.92 (srv) Mark C Moore Atty \$2,987.50 (srv) Alan Mueller \$27.18 (srv) Nebraska Extension-Cedar County \$285.00 (srv) Nebraska Guardianship Counsel LLC \$6,433.09 (srv) Nebraska Health & Human Services \$577.76 (srv) Nebraska Notary Association \$107.00 (sup) Nebraska Public Power District \$1,992.80 (srv) NE Sheriff's Association \$1,090.00 (srv) NE State Fire Marshal/Elevator Div \$240.00 (srv) Nebraska State Treasurer \$2,406.91 (srv) Nestore & Mercure Attorneys at Law \$3,822.10 (srv) Nextoner LLC \$260.85 (sup) O'Flaherty Services \$1,149.00 (srv) Todd O'Connor \$60.00 (reim) Omaha Public Power District \$2,098.66 (srv) Omaha World Herald \$533.82 (srv) Omega Chemical Co Inc \$116.93 (sup) H.S.A. Optum Bank \$2,100.00 (ins) Pin Point Drone Applications \$300.00 (srv) Pitney Bowes Global Financial \$1,433.04 (srv) Laura Pohlmeier \$60.00 (reim) Project Lifesaver International \$83.49 (sup) Proxy Networks Inc \$4,111.22 (srv) Quill Corporation \$318.85 (sup) Nick Rayer \$34.46 (srv) RSA 1 Partnership \$36,493.34 (srv) Sarpy County Sheriff Dept \$15.69 (srv) Secretary of State \$20.00 (srv) Silva Law Office \$3,343.75 (srv) Robert Staben \$21.30 (srv) Staples Business Credit \$12.62 (sup) William Sterrett \$60.00 (reim) Dan Stohlmann \$60.00 (reim) Cassie Story \$60.00 (reim) Mike Story \$28.02 (srv) Stryker Sales LLC \$4,500.00 (sup) Summit Food Service LLC \$11,453.71 (srv) George Tesar Jr \$44.12 (srv) Leonard Thorne \$60.00 (reim) Turnkey Corrections \$58.68 (srv) Unifirst Corporation \$192.02 (srv) United Healthcare \$79,259.30 (ins) US Bank \$4,114.16 (srv) US Bank Voyager Fleet \$391.90 (sup) Verizon Wireless \$3,550.10 (srv) Warren Wade \$19.00 (ret) Windstream \$46.93 (srv) Alexis Woodard \$125.00 (srv) 201 Main Street LLC \$2,960.00 (srv) CLAIMS: \$462,836.93; PAYROLL: \$431,174.18; TOTAL: \$894,011.11 ROADS: Allied Oil & Tire Company \$471.31 (sup) Bomgaars \$89.96 (sup) Caterpillar Financial Services Corp \$145,530.00 (srv) Cintas Corp \$1,041.69 (sup) Galvin Glass \$285.00 (srv) Goldenrod Printing \$1,139.65 (sup) Martin Marietta \$58,826.29 (sup) Meeske Ace Hardware \$144.26 (srv) Nebraska Generator Service \$29,205.00 (srv) Nebraska Iowa Supply Co \$8,023.22 (sup) Pomp's Tire Service Inc \$884.50 (sup) Stock Seed Farms \$562.50 (sup) US Bank \$258.79 (sup) CLAIMS: \$314,760.25; PAYROLL: \$68,298.08; TOTAL: \$246,462.17 COMMUNICATION TOWER: Cass County Treasurer \$1,500.00 (srv) The Center for Municipal Solutions \$2,175.00 (srv) TOTAL: \$3,675.00 VISITOR PROMOTION: Nancy Bose \$79.10 (srv) Elmwood-Murdock Merchants Association \$1,409.78 (srv) Keep Cass County Beautiful \$97.50 (srv) Village of Manley \$2,049.44 (srv) Midland Printing \$935.13 (srv) Murray Freedom Festival \$87.75 (srv) Nebraska Trail Foundation \$2,143.08 (srv) Plattsmouth Chamber of Commerce \$2,500.00 (srv) Plattsmouth Harvest Festival Club \$2,500.00 (srv) Carl Reichart \$529.20 (srv) Barbara J Slattery \$70.00 (srv) CLAIMS: \$12,400.98 PAYROLL: \$1,412.88 TOTAL: \$13,813.86 VISITOR IMPROVEMENT: Nebraska Lutheran Outdoor Ministries \$38,000.00 (srv) Village of Greenwood \$15,000.00 (srv) TOTAL: \$53,000.00 KENO: Sommer Butts Brew & BBQ \$1,200.00 TOTAL: \$1,200.00 OVERALL GRAND TOTAL: \$1,280,460.22

1. Regular Agenda:

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

2. Past Meetings Attended by Commissioners:

- Dasher: Met with contactors for bank bldg. remodel
- Boyle: Region 6

- DeGarmo: absent
- Stohlmann: none
- Murdoch: none

3. Public Hearing/Action (8:15am) MOTION: Stohlmann moved, Dasher seconded. Motion carried 4-0, DeGarmo absent. Publication: Omaha World Herald: 10/2/25. Other present: Jim Chappell-Zoning Administrator

3A. PH. Residential Acreage Development ZP-2025-0018- Parcel #130107093-31414 Adams Street: Owner: Gary Bornemeier

Chappell provided overview: simple split 3 acres from 80, planning commission recommends approval by a vote of 7-0.

3B. PH. Cass County Zoning Regulations- Proposed Amendment(s):

Z-2025-01 Section 5.07- Agricultural District- Principal Permitted Uses

Chappell provided overview: planning commission voted to table indefinitely 7-0 vote

Z-2025-03 Section 5.06- Land Use Categories Matrix

Chappell provided overview: update to matrix to add medium LFO livestock production; planning commission recommends approval by a 7-0 vote with one correction: change farm to less than 299

Z-2025-04 Section 5.07- Agricultural District- Permitted Conditional Uses

Chappell provided overview: renaming and changing category counts to match NDAs livestock matrix and title 29 and NDEE title 130 regulations; planning commission voted to recommends approval by a 7-0 vote with one correction: change medium LFO from 251-999 to 300-999

Z-2025-05 Section 8.23- Livestock Feeding Operations Standards

Chappell provided overview: renaming and changing category counts to match NDAs livestock matrix and title 29 and NDEE title 130 regulations (minimum spacing and distance charts); planning commission voted to recommends approval by a 7-0 vote with one correction: change medium LFO from 251-999 to 300-999

Z-2025-06 Section 8.12- Contractor Registration

Chappell provided overview: planning commission voted to recommend approval by a 5-2 vote Staben-no, Rayer abstain with one change; fines from \$50/\$500 (1st/2nd offense) to \$500/\$1,000 (1st/2nd offense)

Z-2025-07 Section 6.04- AA-Airport Approach Zone

Chappell provided overview: planning commission voted to withdraw amendment by a 6-1 vote, Rayner-no

Z-2025-08 Article 2- General Provisions: Section 4- Applicability

Chappell provided overview: stating this is in the subdivision regulations; planning commission voted to recommend approval by a 7-0 vote with one correction: change the word ten (acres) to twenty (acres)

Z-2025-09 Article 3- Procedures: Section 8- Administrative Plats

Chappell provided overview: stating this is in the subdivision regulations; this would bring back the administrative splits for simple lot splits-combinations and boundary adjustments adding Section 9 Change of Lot Boundary; planning commission voted to recommend approval by a 7-0 vote with one correction: a report of the splits be given to the planning board

8:15am CLOSE Public Hearing: MOTION: Stohlmann moved, Boyle seconded. Motion carried 4-0, DeGarmo absent

3A. PH. Residential Acreage Development ZP-2025-0018- Parcel #130107093-31414 Adams Street: Owner: Gary Bornemeier
MOTION: Murdoch moved, Stohlmann seconded to approve ZP-2025-0018 as presented. Motion carried 4-0, DeGarmo absent

3B. PH. Cass County Zoning Regulations- Proposed Amendment(s):

Z-2025-01 Section 5.07- Agricultural District- Principal Permitted Uses. No action taken

Z-2025-03 Section 5.06- Land Use Categories Matrix

MOTION: Stohlmann moved, Murdoch seconded to approve change to increase to 300-999. Motion carried 4-0, DeGarmo absent

Z-2025-04 Section 5.07- Agricultural District – Permitted Conditional Uses

MOTION: Murdoch moved, Dasher seconded to approve change to increase to 300-999. Motion carried 4-0, DeGarmo absent

Z-2025-05 Section 8.23- Livestock Feeding Operations Standards

MOTION: Stohlmann moved, Murdoch seconded to approve change to increase to 300-999. Motion carried 4-0, DeGarmo absent

Z-2025-06 Section 8.12- Contractor Registration

MOTION: Dasher moved, Murdoch seconded to approve change fines from \$50/\$500 to \$500/\$1,000 (1st/2nd offense). Motion carried 3-1, Boyle-no, DeGarmo absent

Z-2025-07 Section 6.04- AA-Airport Approach Zone. No action taken

Z-2025-08 Section 4- Applicability

MOTION: Stohlmann moved, Murdoch seconded to approve change wording from ten to twenty acres. Motion carried 4-0, DeGarmo absent

Z-2025-09 Section 8- Administrative Plats

MOTION: Stohlmann moved, Dasher seconded to authorize the Zoning Administrator to review administrative plat application to include lot line splits, lot combinations and boundary adjustments. And add Section 9 Change of Lot Boundary:

without adding a discussion item to the planning commission agenda for splits and combinations. Motion carried 4-0, DeGarmo absent

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

5. Road Matters-Lenny Thorne, Highway Superintendent:

5A. Discuss/Action- RES 2025-12, authorize chairman to sign Year-end Certification of Highway Superintendent

MOTION: Dasher moved, Boyle seconded to adopt resolution as prepared, authorized vice-chair to sign certification. Motion carried 4-0, DeGarmo absent

6. New Business & Unfinished Business:

6A. Discuss/Action- Sheriff Sorenson, requesting approval to sell county surplus property

MOTION: Dasher moved, Boyle seconded to authorize the sheriff to sell county surplus property. Motion carried 4-0, DeGarmo absent

Other Business Matters/Public Input & Comments: none

9:52am ADJOURN: MOTION: Boyle moved, Stohlmann seconded. Motion carried 4-0, DeGarmo absent

Gerri Draper

Cass County Clerk