

CASS COUNTY BOARD OF COMMISSIONERS MEETING MINUTES (PENDING APPROVAL): December 2, 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 11/26/25; Members Present: Dasher, Boyle, DeGarmo, Stohlmann and Murdoch. 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
CONSENT AGENDA: (1) Prior Meeting Minutes, (2) Claims, (3) Payroll/Time Balance Reports and (4) Fees Reported
MOTION: Stohlmann moved, Dasher seconded to approve consent agenda as prepared. Motion carried 5-0

GENERAL CLAIMS: Amazon Capital Services \$1,693.52 (sup) American Heart Association \$757.56 (sup) Ameritas Life Insurance Corp \$35,760.82 (ins) APCO International Inc \$75.00 (srv) Applied Concepts Inc \$421.42 (srv) Bellevue Public Schools District Print Shop \$19.25 (sup) Benchmark Government Solutions LLC \$142.40 (srv) Black Hills Energy \$3,374.31 (srv) Bob Barker Company \$416.45 (srv) Bomgaars \$44.13 (sup) Scott Bornemeier LLC \$34.99 (srv) Boundtree Medical LLC \$3,546.33 (sup) Brevard County Clerk of Court \$24.48 (srv) Brooks-Jeffrey Marketing Inc \$3,396.25 (srv) Lawrence Carlsson MD \$2,000.00 (srv) Cash-Wa Distributing \$655.15 (srv) Cass County Extension \$441.02 (srv) Cass County Historical Society \$4,583.34 (srv) Reinsch, Slattery, Bear & Minahan \$3,578.59 (srv) Cass County Sheriff Civil Process Division \$82.05 (srv) Cass County Sheriff \$35.63 (reim) Cass County Treasurer \$2,000,000.00 (transfer) Jim Chappell \$60.00 (srv) Charm-Tex Inc \$726.30 (srv) Chemsearch \$529.80 (srv) Rob Church \$43.00 (srv) Cidnet \$3,000.00 (srv) City of Council Bluffs \$100.00 (srv) Clerk of the District Court \$236.00 (srv) Conner Psychological Services \$465.00 (srv) Constable Chris Koziol \$16.00 (srv) Creighton Dental Clinic \$146.00 (srv) Jim Crofoot \$30.82 (srv) Percival Culligan Water \$22.40 (sup) DAS State Accounting \$160.00 (srv) Douglas County Court \$2.00 (srv) Geri Draper \$60.00 (srv) Eakes Office Solutions \$566.75 (sup) Harold Ehmke \$15.00 (ret) Fankhauser, Nelsen, Wertz, Ziskey & Merwin \$4,562.50 (srv) Eugene Farris \$9.00 (ret) Steve Felthousen \$35.72 (srv) Fireguard Inc \$618.00 (srv) First Concord \$400.00 (ins) First State Bank Nebraska \$37,616.87 (tax) First Wireless Inc \$931.95 (srv) Taylor Fleischman \$60.00 (reim) Travis Frye \$60.00 (reim) Grainger \$226.93 (sup) Great Plains Uniforms LLC \$1,420.47 (srv) Rand Group \$78.00 (reim) HD Supply Facilities Maintenance \$170.01 (sup) Henry-Hobscheidt Service Center \$630.19 (srv) Hometown Leasing \$1,076.76 (srv) HyVee \$15.46 (srv) Idemia Identity Security USA LLC \$2,500.00 (srv) Johnson & Pekny LLC \$2,160.05 (srv) Johnstone Supply \$235.77 (srv) Jones Automotive Inc \$7,098.12 (srv) Jones Polygraph Service \$350.00 (srv) Keckler Oil Company \$708.00 (sup) Sarah Kunkel \$88.00 (reim) Village of Manley \$64.68 (srv) Brandon McClane \$60.00 (reim) Brook McConnaughey \$60.00 (srv) Meeske Ace Hardware \$36.00 (sup) Menards \$124.52 (srv) Metlife Life Ins Co \$175.68 (ins) Mill Creek Auto Parts \$100.98 (srv) Angela Minahan \$44.44 (reim) MIPS Inc \$8.44 (sup) Mark C Moore Atty \$4,755.07 (srv) Alan Mueller \$27.18 (srv) NACO \$320.00 (srv) Nebraska Assoc Of Emergency Mngmt \$215.00 (srv) NE Law Enforcement Training Center \$250.00 (srv) Nebraska Medicine \$1,023.71 (srv) Nebraska Public Health Environmental \$105.00 (srv) Nebraska Public Power District \$244.48 (srv) Nebraska Title Company \$600.00 (srv) Nebraska Weed Control Association \$235.00 (srv) Niobrara Visions LLC \$3,875.00 (srv) Todd O'Connor \$60.00 (srv) Omaha Public Power District \$1,618.04 (srv) Omaha World Herald \$28.00 (srv) Omega Chemical Co Inc \$571.25 (sup) H.S.A. Optum Bank \$1,900.00 (ins) O'Reilly Auto Parts \$13.98 (srv) Physicians Laboratory PC \$5,435.00 (srv) Laura Pohlmeier \$60.00 (reim) Quill Corporation \$495.76 (sup) Nick Rayer \$34.46 (srv) Revolution Wraps \$1,443.49 (srv) Sarpy County Sheriff Dept \$29.47 (srv) Sarpy County Treasurer \$3,990.62 (srv) Software Unlimited \$309.76 (srv) William Sterrett \$60.00 (reim) Dan Stohlmann \$60.00 (reim) Stop N Shop \$4,085.50 (sup) Cassie Story \$60.00 (reim) Mike Stroy \$28.02 (srv) Summit Food Service LLC \$10,814.10 (srv) T&N Acquisition Company \$85.00 (sup) Teleflex Funding LLC \$299.00 (sup) George Tesar Jr \$44.12 (srv) Thomas & Thomas Court Reporter \$290.00 (srv) Leonard Thorne \$60.00 (reim) Unifirst Corporation \$96.01 (srv) United Healthcare \$79,259.30 (ins) Verizon Wireless \$3,508.27 (srv) Warren Wade \$19.00 (srv) Windstream \$5,729.62 (srv) Alexis Woodard \$125.00 (srv) 201 Main Street LLC \$2,960.00 (srv) CLAIMS: \$2,264,211.51; PAYROLL: \$444,603.22; TOTAL: \$2,708,814.73 ROADS: ASP Enterprises \$1,460.00 (sup) Bomgaars \$511.16 (sup) Caterpillar Financial Services Corp \$20,256.00 (srv) Eakes Office Solutions \$144.54 (srv) Keckler Oil Company \$1,078.62 (sup) Martin Marietta \$61,762.31 (sup) Matheson Tri-Gas Inc \$1,420.22 (sup) Medical Enterprises Inc \$274.00 (sup) Meeske Auto Parts \$11.28 (srv) Midwest Fence Co \$627.95 (srv) Mill Creek Auto Parts \$11.49 (sup) Murphy Tractor & Equip \$654.86 (sup) Pomp's Tire Service Inc \$3,198.26 (sup) Premier Pest Control \$1,605.50 (sup) RDO Truck Center Co \$458.52 (sup) Sapp Bros Inc \$8,360.82 (sup) Shaffer Communications \$435.70 (srv) Truck Center Companies \$899.53 (sup) CLAIMS: \$103,170.76; PAYROLL: \$68,209.58; TOTAL: \$171,380.34 VISITOR PROMOTION: Carl Reichart \$535.80 (reim) CLAIMS: \$535.80 PAYROLL: \$1,815.11 TOTAL: \$2,350.91 VISITOR IMPROVEMENT: Off The Clock Events \$4,000.00 (srv) TOTAL: \$4,000.00 RECORD PRESERVATION: Amazon Capital Services \$9.69 (sup) TOTAL: \$9.69 E911 WIRELESS: First Wireless \$3,307.72 (srv) TOTAL: \$3,307.72 OVERALL GRAND TOTAL: \$2,889,503.50

1. Regular Agenda:

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

2. Past Meetings Attended by Commissioners:

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

3. Public Hearing/Action (8:26am) MOTION: Stohlmann moved, Boyle seconded. Motion carried 5-0

Publication: Omaha World Herald: 10/29/25. Jim Chappell-Zoning Administrator appeared to outline items.

3A. PH. Conditional Use Permit CU- 2025-0005- Wireless Telecommunication Site

Chappell noted the planning commission recommended approval by a 7-0 vote. Chair asked for comments from Board and audience members hearing none, he asked to move to the next item.

3B. PH. Residential Acreage Development- ZP-2025-0021- Parcel # 130396840- Owner Caitlyn & John Weber

Chappell noted the planning commission recommended approval by a 7-0 vote. Chair asked for comments from Board and audience members hearing none, he asked to move to the next item.

3C. PH. Conditional Use Permit CU-2025-0007- Event Center

Chappell noted the planning commission recommended denial by a 6-1 vote. Chair asked for comments from Board. The applicant answered questions regarding liquor license, driveway placement, security, wastewater and noise control. (7) Audience members spoke in opposition citing concerns with traffic, noise, security and business failure and lack of community benefits. Hearing no further questions chair asked for motion to close the public hearing

9:09am CLOSE Public Hearing: MOTION: Murdoch moved, Dasher seconded. Motion carried 5-0

3A. PH. Conditional Use Permit CU- 2025-0005- Wireless Telecommunication Site

MOTION: Stohlmann moved, Murdoch seconded to approve conditional use permit CU-2025-0005 as presented. Motion carried 5-0

3B. PH. Residential Acreage Development- ZP-2025-0021- Parcel # 130396840- Owner Caitlyn & John Weber. No action taken

3C. PH. Conditional Use Permit CU-2025-0007- Event Center

MOTION: DeGarmo moved, Murdoch seconded to postpone until December 30th meeting to allow time to review with County Attorney. Motion carried 5-0

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

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

6. New Business & Unfinished Business:

6A. Discuss/Action- Jim Chappell-Zoning Administrator, Black Elk Farms odor complaints. Discussion only no action taken

6B. Discuss/Action- Maximus Consulting Services, FY2024 Cost Allocation Plan, authorize chair to sign certification

MOTION: Murdoch moved, Stohlmann seconded to approve, authorize chairman to sign certification. Motion carried 5-0

6C. Discuss/Approve: Sheriff Sorenson is requesting the Board of Commissioners approve the Otoe County Sheriff's Office ALPR Project

MOTION: Stohlmann moved, Murdoch seconded to approve request, authorize chairman to sign support letter. Motion carried 5-0

6D. Discuss/Action- Award Bid First State Bank Building (Bldg.) Remodel (tabled 11.18.25)

MOTION: Stohlmann moved, Dasher seconded to award bid to TS Construction as bid in the amount of \$115,551.17. Motion carried 5-0

6E. Discuss/Action- Elected Officials salaries for the 4yr term of 2027-2030 (tabled 11.18.25)

Julie Bear- Public Defender, Robert Sorenson-Sheriff and Sasha Frye-Assessor addressed the board

MOTION: Stohlmann moved, Dasher seconded to table item until December 16th board meeting. Motion carried 5-0

Other Business Matters/Public Input & Comments: (3) audience members spoke with concerns regarding the event center item. Sheriff gave provided update regarding distress warrants.

9:28am ADJOURN: MOTION: Murdoch moved, Stohlmann seconded. Motion carried 5-0

Gerri Draper

Cass County Clerk