

CASS COUNTY BOARD OF COMMISSIONERS MEETING MINUTES (PENDING APPROVAL): February 10, 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 2/4/26. Members Present: Dasher, Boyle, Murdoch and Stohlmann. Absent: DeGarmo. Others present: Thomas Brantley- Deputy County Attorney, Gerri Draper- County Clerk

8:00am- Vice-Chair called meeting to order; gave notice of Open Meetings Act & Led Pledge of Allegiance

CONVENE BOARD OF EQUALIZATION

1. Discuss/Action- (Assessor) Tax Corrections (Personal Property): 449 - 450

MOTION: Murdoch moved, Dasher seconded to approve corrections as presented. Motion carried 4-0 DeGarmo absent.

2. Discuss/Action- (Assessor) Home Stead Exemptions (Real Estate): 430 - 474

MOTION: Murdoch moved, Boyle seconded to approve homestead exemptions (Real Estate) 430-474. Motion carried 4-0 DeGarmo absent.

8:02am CONVENE BOARD OF COMMISSIONERS

CONSENT AGENDA: (1) Prior Meeting Minutes, (2) Claims, (3) Payroll/Time Balance Reports and (4) Fees Reported: County Clerk – Misc. \$493.00; Zoning- Misc. \$5,887.47; Register of Deeds - Preservation \$1,667.50, NE DOC Stamps \$43,233.23, CO General DOC Stamps \$11,876.05, CO General \$10,660.50; Dist. Court- Misc. \$741.59; Sheriff- Mileage \$4,221.77, Commissions \$4,987.71.

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

GENERAL: Accelerated Graphx \$95.40 (Srv) Amazon \$2,103.10 (Sup) Ameritas Life Insurance \$34,892.42 (Ins) Axon Enterprises \$3,085.20 (Srv) Big Red Locksmiths \$125.00 (Srv) Black Hills Energy \$1,733.10 (Srv) Bomgaars \$7.18 (Sup) Lawrence Carlsson \$2,500.00 (Srv) Cass County Public Defender \$2,814.06 (Srv) Cass County Refuse \$139.00 (Srv) Jim Chappell \$60.00 (Reim) Charm-Tex \$1,262.50 (Srv) Chemsearch \$529.80 (Srv) Cidnet \$3,000.00 (Srv) Clerk of the District Court \$36.00 (Srv) Cody Inc \$1,320.00 (Srv) Column Software \$183.80 (Srv) Comdata Corporation \$230.02 (Srv) Deborah Cooley \$53.95 (Reim) Corrections Products Company \$9,299.05 (Sup) Percival Culligan Water \$50.00 (Sup) DAS \$1,301.99 (Srv) Diamond Medical Supply \$71.03 (Sup) Digital-Ally \$250.00 (Srv) Douglas County Sheriff \$14.80 (Srv) Geri Draper \$60.00 (Reim) Eakes Office Solutions \$659.33 (Sup) Ear Specialists of Omaha \$168.00 (Srv) Eagan Supply \$89.76 (Sup) Harold Ehmke \$15.00 (Srv) Eyman Plumbing Heating & Air \$406.25 (Srv) Eugene Farris \$9.00 (Reim) First State Bank \$36,638.94 (Ins) Taylor Fleischman \$60.00 (Reim) Frontier Cooperative \$884.79 (Srv) Travis Frye \$60.00 (Reim) Grainger \$185.05 (Sup) Village of Greenwood \$188.69 (Srv) Hayes Mechanical \$2,264.89 (Srv) HD Supply \$684.89 (Sup) Henry-Hobscheidt Service \$3,970.32 (Srv) Tammy Hetherington \$92.50 (Srv) Hometown Leasing \$217.15 (Srv) Hy-Vee \$22.26 (Sup) Interstate All Battery Center \$27.20 (Srv) John's Appliance \$30.69 (Sup) Valerie Kochevar \$68.00 (Srv) Sarah Kunkel \$60.00 (Reim) Matheson Tri-Gas \$380.27 (Srv) Brandon McClane \$60.00 (Reim) Brook McConnaughey \$60.00 (Reim) Menards \$253.36 (Sup) Metlife \$171.84 (Ins) Mid America First Call \$250.00 (Srv) Mid States Organized Crime \$200.00 (Srv) Angela Minahan \$45.94 (Reim) Mark Moore \$2,737.50 (Srv) NE Assoc of County Clerks \$50.00 (Srv) Nebraska Health & Human Services \$363.00 (Srv) Nebraska Medicine \$355.88 (Srv) Nebraska Public Health Environment \$210.00 (Srv) NPPD \$8,955.58 (Srv) Todd O'Connor \$60.00 (Reim) ODP Business Solutions \$67.18 (Srv) OPPD \$1,870.12 (Srv) Omega Chemical \$384.58 (Srv) ONEA \$1,100.00 (Srv) H.S.A \$3,075.00 (Ins) Paper Tiger Shredding \$1,667.30 (Srv) Papillion Sanitation \$338.94 (Srv) PCSO \$60.00 (Srv) Pitney Bowes \$1,433.04 (Srv) City of Plattsmouth \$272.00 (Srv) Plattsmouth Department of EMS \$744.39 (Srv) Laura Pohlmeier \$60.00 (Reim) Professional Heating & Air Conditioning \$5,090.00 (Srv) Quik Dump Refuse \$2.95 (Srv) Quill Corporation \$362.19 (Sup) Steve Rathman \$3,500.00 (Srv) Rural Water Dist #1 \$36.50 (Srv) Sarpy County Times \$104.00 (Srv) Saunders County Sheriff \$45.18 (Srv) Secretary of State \$20.00 (Srv) Security Equipment \$612.00 (Srv) Fiber Platform \$16,986.86 (Srv) Sisu Law \$412.50 (Srv) Michael Smith \$378.00 (Srv) Software Unlimited \$309.76 (Srv) Spectrum Paint \$207.80 (Srv) Staples Business Credit \$215.53 (Sup) William Sterrett \$60.00 (Reim) Dan Stohlmann \$60.00 (Reim) Cassie Story \$60.00 (Reim) Sully's Cleaning Service \$400.00 (Srv) Summit Food Service \$10,145.78 (Sup) T&N Acquisition Company \$125.00 (Srv) Leonard Thorne \$60.00 (Reim) Mary Tilson \$500.00 (Srv) TK Elevator Corporation \$757.89 (Srv) Tyler Technologies \$951.88 (Srv) Unifirst \$189.07 (Srv) Unit Innovations \$2,900.00 (Srv) United Healthcare \$73,989.19 (Ins) United Healthcare Dental \$2,470.70 (Ins) University of Nebraska \$12,898.23 (Srv) US Bank \$3,346.96 (Srv) US Bank Voyager \$499.81 (Srv) Verizon Wireless \$3,488.29 (Srv) Warren Wade \$19.00 (Reim) Washington County Sheriff \$500.00 (Srv) Windstream \$584.77 (Srv) Alexis Woodard \$125.00 (Srv) Zelle \$5,848.00 (Srv) 201 Main Street \$2,960.00 (Srv) CLAIMS: \$288,760.33 PAYROLL: \$430,406.65 TOTAL: \$719,166.98 ROADS: A&L Hydraulics \$3,026.00 (Srv) Allied Oil & Tire Company \$926.40 (Srv) Bomgaars \$129.96 (Sup) Column Software \$22.36 (Srv) Hotsy Equipment \$294.00 (Sup) La Quinta Inn & Suites \$249.90 (Srv) Meeske Ace Hardware \$60.83 (Sup) Meeske Auto Parts \$3,860.22 (Sup) Michael Todd \$83.53 (Srv) Mill Creek Auto Parts \$1,322.04 (Sup) Murphy Tractor & Equipment \$342.60 (Srv) Nancy Phillips \$300.00 (Srv) Pomp's Tire Service \$443.38 (Srv) Titan Machinery \$218.65 (Srv) US Bank \$1,942.73 (Srv) CLAIMS: \$13,222.60 PAYROLL: \$69,570.36 TOTAL: \$82,792.96 COMMUNICATION TOWER: The Center for Municipal Solutions \$6,025.00 (Srv) TOTAL: \$6,025.00 VISITOR PROMOTION: Bess Streeter Aldrich H&M \$2,500.00 (Srv) Marie Gregoire \$195.44 (Reim) Adam Johns \$29.00 (Reim) Nebraska Tourism Commission \$250.00 (Srv) Carl Reichart \$297.30 (Reim) Barbara Slattery \$29.00 (Reim) CLAIMS: \$3,300.74 PAYROLL: \$1,455.22 TOTAL: \$4,755.96 VISITOR IMPROVEMENT: Village of Avoca \$4,249.05 TOTAL: \$4,249.05 CERT & EMERGENCY TEAMS GRANT: Menards \$17.09 (Sup) TOTAL: \$17.09 TRIBAL: Cass County Historical Society \$4,583.34 (Srv) TOTAL: 4,583.34 E911: CenturyLink \$4,321.69 (Srv) TOTAL: \$4,321.69 OVERALL GRAND TOTAL: \$866,912.07

1. Regular Agenda:

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

2. Past Meetings Attended by Commissioners:

- Dasher: none
- Boyle: Region 6 meeting
- DeGarmo: absent
- Stohlmann: none
- Murdoch: none

3. Public Hearing/Action (8:15am): MOTION: Dasher moved, Murdoch seconded. Motion carried 4-0 DeGarmo absent. Others Present: Lenny Thorne Hwy Superintendent, Jim Chappell-Zoning Administrator. Publication(s): Item 3A - Sarpy County Times 2/4, 2/11, 2/14: Posted: USPS Eagle-Greenwood 1/27; Louisville-Plattsmouth-Weeping Water and Courthouse 1/28; Items 3B – 3F Omaha World Herald 1/27/26

3A. PH. One- and Six-Year Road Plan RES 2026-02

Thorne outlined plan, noting 2 one-year projects and 4 six-year projects. Vice-Chair asked for comments from board members and audience members hearing none, vice-chair then moved to the next item.

3B. PH. Proposed Amendment- Z-2026-0001 - Fines and Penalties

Chappell summarized the amendment to Section 4.21 Fines and Penalties noting anyone with unpaid county fees would not be allowed to pull a permit, Planning Commission recommended approval by an 8-0 vote. Chappell recommended approval as written. Vice-Chair asked for comments from board members and audience members hearing none, vice-chair moved to the next item.

3C. PH. Proposed Amendment- Z-2026-0002 – Fees

Chappell summarized the amendment to Section 4.21 Fees noting the Planning Commission recommended \$50 an acre with \$500 minimum for grading. Chappell recommends approval as written. Chair asked for comments from board and audience members, with Commissioner Murdoch asking for clarification on max fee (\$1,000), hearing no further question's vice-chair moved to the next item.

3D. PH. Proposed Amendment- Z-2026-0003 - Wind Energy

Chappell summarized the amendment to Section 8.15 Wind Energy noting this would change the setback from the property line of a windmill from two times the combined height to 2500 feet with the Planning Commission voting to recommend approval by a 6-2 vote. Chappell recommends approval as written. Vice-Chair asked for comments from board and audience members hearing none, vice-chair moved to the next item.

3E. PH. Proposed Amendment- Z-2026-0004 - Event Centers

Chappell summarized the amendment to Section 3.02 and Section 8.20 Event Centers recommending repealing the current 8.20 and replacing it to add medium event center to clarify and change language for special event center, the Planning Commission voted to recommend approval by an 8-0 vote. Chappell recommends approval as written. Vice-Chair asked for comments from board and audience members hearing none, vice-chair moved to the next item.

3F. PH. Proposed Amendment- Z-2026-0005 – Definitions

Chappell summarized the amendment to Section 8.21.5 Definitions, noting this would add the definition of important farmland to the commercial solar section, the Planning Commission voted 5-3 to recommend approval with the condition of adding USDA Title 7. Chappell recommended approval with the condition be added.

Vice-Chair asked for comments from board members and audience members hearing from 1 audience member regarding availability of maps on GIS, vice-chair moved to the next item.

3G. PH. Proposed Amendment- Z-2026-0006 – CSCS

Chappell summarized the amendment, noting this would add more conditions on using important farmland for solar, the Planning Commission motion failed with a tie vote of 4-4. Chappell recommends approval as written. Chair asked for comments from board and audience members, hearing from 6 members in the audience in favor and opposition, vice-chair asked for a motion to close the hearing.

CLOSE PUBLIC HEARING (8:42am): MOTION: Murdoch moved, Dasher seconded. Motion carried 4-0, DeGarmo Absent

PH. MOTION(S)

3A. PH. One- and Six-Year Road Plan RES 2026-02

MOTION: Boyle moved, Murdoch seconded to adopt RES 2026-02 approving the One- and Six-Year Road Plan as prepared. Motion carried 4-0 DeGarmo absent.

3B. PH. Proposed Amendment- Z-2026-0001 - Fines and Penalties

3C. PH. Proposed Amendment- Z-2026-0002 - Fees

3D. PH. Proposed Amendment- Z-2026-0003 - Wind Energy

3E. PH. Proposed Amendment- Z-2026-0004 - Event Centers

3F. PH. Proposed Amendment- Z-2026-0005 - Definitions

3G. PH. Proposed Amendment- Z-2026-0006 - CSCS

MOTION: Stohlmann moved, Dasher seconded to table proposed amendments Z-2026-0001 through 2026-0006 due to missing board member and planning commission tabling certain aspects of Amendments. Motion carried 4-0 DeGarmo absent.

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

4A. Executive Session- Litigation update. Item is joined with item 6I executive session

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

6. New Business & Unfinished Business:

6A. Discuss/Action- John Hassett-Advance Gaming Technologies, KENO sales outlet operation Interlocal Agreement between Cass County and the City of Weeping Water

MOTION: Dasher moved, Murdoch seconded to approve interlocal agreement as presented authorizing vice chair to sign. Motion carried 4-0 DeGarmo absent.

6B. Discuss/Action- Sean Kennedy-GIS Coordinator, board to designate Kennedy as MSAG Coordinator

MOTION: Dasher moved, Murdoch seconded to designate Sean Kennedy as MSAG Coordinator for Cass County. Motion carried 4-0 DeGarmo absent.

6C. Discuss/Action- NE Liquor Control Commission- Local Review; Job Type: Amendment Application (manager change); Job Number: 142884; License Type: Class C Beer, Wine, Spirits On and Off Sale; Secondary Licenses: N/A; Licensee: Strategic

Air Command & Aerospace Museum; Premises Name: Strategic Air Command & Aerospace Museum; Premises Address: 28210 W Park Hwy Ashland, NE 68003; Premises Type: Other Category

MOTION: Murdoch moved, Boyle seconded to approve amendment application change as presented. Motion carried 4-0 DeGarmo absent.

6D. Discuss/Action- Moratorium on Commercial Solar and Wind Energy Conversion Systems Applications (Resolution 25-03 adopted March 11, 2025)

Stohlmann stated due to the Planning Commission tabling item, he felt it would be appropriate to extend moratorium 6 months.

MOTION: Stohlmann moved, Murdoch seconded to adopt Resolution 2026-03 extending moratorium (6 months) through September 10, 2026. Motion carried 4-0 DeGarmo absent.

6E. Discuss/Action- Jim Chappell- Zoning Administrator, Proposed Interlocal Agreement (Building Inspections) between Cass County and the Village of Manley

MOTION: Murdoch moved, Stohlmann seconded to approve interlocal agreement as presented. Motion carried 4-0 DeGarmo absent.

6F. Discuss/Action- Jim Chappell- Zoning Administrator, ZP 2026-0004- Simple Split

Chappel gave overview, noting this is an administrative split in trans-ag zoning district taking 4.2acres out of 67.89acres leaving no non-compliant parcels, and complies with Section 5.0 8.6 Residential Acreage Development

MOTION: Stohlmann moved, Murdoch seconded. Motion carried 4-0 DeGarmo absent.

6G. Discuss/Action- Jim Chappell- Zoning Administrator, ZP 2026-0005- Simple Split

Chappell gave overview, noting this is a boundary adjustment in trans-ag moving .32 acres to parcel 130396276 from parcel 130301779 currently not compliant due to set back requirements of an outbuilding directly on the property line, change would bring both parcels into compliance with zoning regulations.

MOTION: Murdoch moved, Dasher seconded. Motion carried 4-0 DeGarmo absent.

6H. Discuss/Action- Jim Chappell- Zoning Administrator update on bank building. Update only no action taken

6I. Discuss/Action- Jim Chappell- Zoning Administrator, review/approve Applied Connective V2- bank bldg. data cabling bid
EXECUTIVE SESSION: Vice-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 discuss applied connective V2- bank building data cabling bid and litigation update.

MOTION: Murdoch moved, Dasher seconded to enter executive session to discuss applied connective V2-bank building data cabling bid and litigation update. Motion carried 5-0 Vice-Chair reiterated limited subject matter to be addressed: applied connective cabling bid and litigation update. Time of entering closed session was 8:51am

CLOSE EXECUTIVE SESSION:

MOTION: Boyle moved, Dasher seconded, to close executive session. Motion carried 5-0. Meeting reconvened in open session at 9.07am. Vice-Chair announced that the only topic discussed in closed session was: applied connective V2- bank building data cabling bid and litigation update. There was no action taken in closed session. MOTION: Boyle moved, Dasher seconded. Motion carried 4-0 DeGarmo absent.

6I. Discuss/Action- Jim Chappell- Zoning Administrator, review/approve Applied Connective V2- bank bldg. data cabling bid

MOTION: Stohlmann moved, Murdoch seconded to approve bid as presented in the amount of \$59,110.98. Motion carried 4-0, DeGarmo absent.

Other Business Matters/Public Input & Comments: none

9:10am ADJOURN: MOTION: Boyle moved, Dasher seconded. Motion carried 4-0 DeGarmo absent.

Gerri Draper,
County Clerk