

**The Cass County Board of Commissioners Meetings are held in Room 101 - 346 Main Street, Plattsmouth NE 68048** Notice of this meeting was publicized per statute and is available online at [www.casscountyne.gov](http://www.casscountyne.gov) Agendas are kept continually current, subject to change to include emergency items and are available for public inspection at the office of the County Clerk. The Board reserves the right to rearrange agenda items and may discuss one or more items in closed session as allowed under Neb. Rev. Stat. §84-1410. No votes are taken during a closed session. **PLEASE SILENCE ALL CELL PHONES DURING THE MEETING - THANK YOU** Gerri Draper-County Clerk

## AGENDA – April 21, 2026

### **CALL MEETING TO ORDER:**

**Notice:** A copy of the 'Nebraska Open Meetings Act' is located on the north wall of the County Board Room. Copies of meeting exhibits provided to the county clerk prior to the meeting are available for public viewing and are located next to the east door of the boardroom.

Roll Call

Pledge of Allegiance

### **BOARD OF EQUALIZATION**

1. Discuss/Action- (Treasurer) Motor Vehicle Exemption (Form 457) filed by:  
Scatter Joy Acres Inc.: (1) 1993 Horse Trailer, (1) 2013 Chevy Silverado, (1) 2018 Chevy Silverado, (1) 2022 Horse Trailer  
The Nebraska Masonic Home: (1) 2017 Chrysler Pacifica Limited
2. Discuss/Action- (Assessor) Tax List Correction: No. 478

### **BOARD OF COMMISSIONERS: Announcements/Comments:**

**CONSENT AGENDA** Note: these are items that are routine which are expected to be adopted without dissent. Items are automatically approved when the consent agenda is approved unless an item is REMOVED by a Commissioner or any member of the public (1) Prior Meeting Minutes; (2) Claims; (3) Payroll/Time Balance Reports; (4) Fees Reported

### **REGULAR AGENDA**

1. Review and Approval of Agenda
2. Review of the Past Meetings attended by the Board, Board Communications & Committee Reports
3. Public Hearing/Bid Opening/Action: none scheduled

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

4A. Executive Session- Address continued funding and legal representation of solar lawsuits

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

#### 6. New Business & Unfinished Business:

- 6A. Discuss/Action- Carl Reichart-Director Cass County Tourism  
2026 Capital Improvement Grants  
Tourism Committee Appointments: Alex Farrens (Lodging Rep), Marie Gregoire (4yr term), Nancy Bose (4yr term)
- 6B. Discuss/Action- Treasurer, 2026 Public Tax Sale, authorize placement of parcels that remain unpaid as of October 1, 2026, on County Sale
- 6C. Discuss/Action- Sheriff Sorenson, request furniture items list be declared surplus, authorize approval to sale
- 6D. Discuss/Action- Jim Chappel-Zoning Administrator, Conditional Use Permit CU-2025-0008- Hacienda Barajas- Outdoor Event Center (tabled 4.7.26)
- 6E. Discuss/Action- Jim Chappel-Zoning Administrator, Conditional Use Permit CU-2026-0003- American Dream Developers- Event Center (tabled 4.7.26)
- 6F. Discuss/Action- Jim Chappel-Zoning Administrator, Z-2026-0005 Section 8.21.1 Definitions (tabled 3/10)
- 6G. Discuss/Action- Jim Chappel-Zoning Administrator, Z-2026-0006 Section 8.21.5 CSCS (tabled 3/10)
- 6H. Discuss/Action- Jim Chappel-Zoning Administrator, ZP 2026-0010 Residential Acreage Development
- 6I. Discuss/Action- Jim Chappel-Zoning Administrator, ZP 2026-0013 Administrative Split
- 6J. Discuss/Action- Jim Chappel-Zoning Administrator, ZP 2026-0014 Administrative Split
- 6K. Discuss/Action- Jim Chappel-Zoning Administrator, approve Informal Bid to purchase (1) ½ ton regular cab 4X4 pickup
- 6L. Discuss/Action- ARPA Allocations and Funding

#### Other Matters/Public Input & Comments

- **Public Input & Comments** is limited to sixty (60) minutes in duration and each speaker is limited to two (2) minutes. These time limits may be extended at the discretion of the County Board Chair