

**CASS COUNTY BOARD OF COMMISSIONERS MEETING MINUTES (PENDING APPROVAL): April 21, 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: Omaha World Herald 4/16/26. Members Present: Dasher, Boyle, DeGarmo, Murdoch and Stohlmann. 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- (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

MOTION: Murdoch moved, Dasher seconded to approve motor vehicle exemptions as presented. Motion carried 5-0

2. Discuss/Action- (Assessor) Tax List Correction: No.478

MOTION: Murdoch moved, Boyle seconded to approve correction No. 478 as presented. Motion carried 5-0

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. \$1,758.00; Zoning-Misc. \$15,902.52; Register of Deeds-Preservation \$2,183.00, State DOC Stamps \$36,557.32, Co General DOC Stamps \$10,042.20, Co General \$15,174.00; Dist. Court Clerk- Misc. \$2,111.69; Sheriff-Mileage \$4,421.06, Misc. \$4,577.80

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

GENERAL CLAIMS: Abrahamson Law Office \$912.50 (srv) Aladtec Inc \$4,129.46 (srv) Amazon Capital Services \$4,679.69 (sup) American Heart Association \$516.49 (sup) Ameritas Life Insurance Corp \$33,755.56 (ins) Angel Armor \$861.67 (srv) Applied Connective \$24,355.48 (srv) AT&T Mobility \$1,276.16 (srv) Village of Avoca \$71.00 (srv) Benchmark Government Solutions LLC \$1,103.65 (srv) Black Hills Energy \$3,532.27 (srv) Bomgaars \$7.98 (sup) Boundtree Medical LLC \$729.18 (sup) Lawrence Carlsson MD \$2,000.00 (srv) Cass County Extension \$443.39 (srv) Reinsch, Slattery, Bear & Minahan \$3,010.71 (srv) Cass County Sheriff Civil Process Division \$2,594.81 (srv) Cass County Sheriff \$473.63 (reim) Clerk of the District Court \$283.00 (srv) Comdata Corporation \$434.87 (srv) DAS State Accounting \$160.00 (srv) Datavant \$20.00 (srv) DirecTV \$121.99 (srv) Douglas Trade Service & Crematory \$150.00 (srv) Eakes Office Solutions \$1,973.10 (sup) Eastern NE Human Services Agency \$4,909.00 (srv) Village of Elmwood \$79.96 (srv) EMS Connect \$91.00 (srv) ES&S \$932.55 (srv) Fankhauser, Nelsen, Werts, Ziskey & Merwin PC LLO \$1,600.00 (srv) Fireguard Inc \$210.50 (srv) First Concord \$180.00 (ins) First State Bank Nebraska \$35,523.12 (tax) Grainger \$5,184.81 (sup) Great Plains Uniforms LLC \$995.92 (srv) Village of Greenwood \$208.54 (srv) Hayes Mechanical LLC \$2,840.97 (srv) HD Supply Facilities Maintenance \$288.52 (sup) Henry-Hobscheidt Service Center \$171.10 (srv) Holiday Inn \$279.90 (srv) Hometown Leasing \$1,023.27 (srv) Julie Howard \$155.00 (srv) HyVee \$52.10 (sup) Idemia Identity & Security USA LLC \$3,257.00 (srv) Independent Auto Repair Inc \$237.53 (sup) John's Appliance \$25.19 (srv) Johnson & Pekny LLC \$2,695.95 (srv) Jones Automotive Inc \$46,212.58 (srv) Keckler Oil Company \$110.59 (srv) Sean Kennedy \$48.14 (srv) Keymasters \$32.00 (sup) Konica Minolta Business Solutions \$1,615.31 (srv) Lancaster County Sheriff's Dept \$25.59 (srv) Amy E Luttmann \$589.35 (srv) Danielle McAndrew \$40.75 (reim) Meeske Ace Hardware \$106.33 (sup) Meeske Auto Parts \$377.66 (sup) Menards \$69.32 (sup) Metlife Life Ins Co \$177.60 (ins) Metro Elevator Great Plains Inc \$6,290.00 (srv) Mill Creek Auto Parts \$7.98 (sup) MIPS \$23,364.37 (srv) Mullenax Auto Supply Inc \$60.98 (sup) NE Clerk of District Court Assn \$75.00 (srv) NE Law Enforcement Training Center \$525.00 (srv) The Nebraska Medical Center \$3,476.89 (srv) Nebraska Public Power District \$175.78 (srv) Nebraska.gov \$31.00 (srv) Niobrara Visions LLC \$2,025.00 (srv) Todd O'Connor \$11.97 (reim) ODP Business Solutions LLC \$50.04 (sup) Omaha Public Power District \$82.17 (srv) Omaha World Herald \$671.48 (srv) Omega Chemical Co Inc \$461.16 (srv) H.S.A. Optum Bank \$2,275.00 (ins) Otoe County Sheriff Dept \$72.36 (srv) Paper Tiger Shredding Inc \$514.00 (srv) Papillion Sanitation \$1,386.37 (srv) Pell Reporting Inc \$136.05 (srv) Personnel Evaluation Inc \$105.00 (srv) Pitney Bowes Inc \$531.18 (srv) City of Plattsmouth \$1,274.89 (srv) Professional Heating & Air Conditioning \$565.00 (srv) Quill Corporation \$398.87 (sup) Otoe County Rural Water District #3 \$84.00 (srv) Sam's Club \$217.79 (sup) Sarpy County Sheriff Dept \$8.57 (srv) Sarpy County Treasurer \$2,459.91 (srv) Fiber Platform LLC \$19,342.18 (srv) Sisu Law LLC \$325.00 (srv) Software Unlimited \$325.25 (srv) Sully's Cleaning Service \$375.00 (srv) Summit Food Service LLC \$11,059.36 (srv) Symbiote IT Solutions \$11,867.72 (sup) Thomson Reuters West \$1,368.84 (srv) Mary Tilson \$513.00 (srv) Transunion Risk & Alternative \$100.00 (srv) Turnkey Corrections \$53.41 (srv) United Healthcare \$78,424.88 (ins) University of Nebraska \$13,000.49 (srv) US Bank Voyager Fleet Systems \$11,430.86 (sup) Verizon \$1,946.31 (srv) Volitant Drone Technologies \$500.00 (srv) Windstream Communications \$38,064.88 (srv) Uniti \$1.36 (srv) Zelle HR Solutions \$5,500.00 (srv) CLAIMS: \$439,488.09; PAYROLL: \$420,123.77; TOTAL: \$859,611.86 ROADS: AKRS Equipment \$623.15 (sup) Column Software PBC \$49.89 (srv) Dultmeier Sales \$1,275.43 (srv) Fireguard Inc \$2,793.55 (sup) Frontier Cooperative \$31,097.68 (sup) Hometown Leasing \$153.87 (srv) Martin Marietta \$43,635.65 (sup) Meeske Ace Hardware \$127.12 (sup) Meeske Auto Parts \$885.09 (sup) Mill Creek Auto Parts \$181.46 (srv) MIPS Inc \$146.45 (srv) Murphy Tractor & Equip \$272.08 (srv) Nancy Phillips \$600.00 (sup) Pitney Bowes Global Financial \$122.97 (srv) Pomp's Tire Service Inc \$783.80 (sup) Premier Pest Control \$100.00 (sup) RDO Truck Center Co \$1,296.37 (srv) S&C Dust Control \$4,752.00 (srv) Syracuse Iron Works \$248.64 (sup) Whetrock Inc \$39,737.01 (sup) CLAIMS: \$128,882.21; PAYROLL: \$65,680.80; TOTAL: \$128,882.21 VISITOR PROMOTION: Carl Reichart \$327.70 (reim) CLAIMS: \$327.70 PAYROLL: \$1,455.22 TOTAL: \$1,782.92 VISITOR IMPROVEMENT: Fastsigns \$67.80 (srv) TOTAL: \$67.80 RECORD PRESERVATION: Amazon Capital Services \$118.13 (sup) Hometown Leasing \$181.72 (srv) MIPS Inc \$3,198.32 TOTAL: \$3,498.17 KENO: Nebraska Department of Revenue \$2,298.00 (srv) TOTAL: \$2,298.00 E911: APCO International Inc \$5,000.00 (srv) Language Line Services \$42.24 TOTAL: \$5,042.24 E911 WIRELESS: First Wireless Inc \$554.50 (srv) TOTAL: \$554.50 OVERALL GRAND TOTAL: \$1,067,418.50

1. Regular Agenda: DeGarmo requested item 6L be removed from the agenda.

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

2. Past Meetings Attended by Commissioners:

- Dasher: Attended the Lincoln Water meeting

- Boyle: none
- DeGarmo: none
- Stohlmann: none
- Murdoch: Attended the Lincoln Water meeting

3. Public Hearing/Bid Opening/Action (8:15am): none scheduled

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

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

EXECUTIVE SESSION: 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 Address continued funding and legal representation of solar lawsuits

MOTION: Murdoch moved, Stohlmann seconded to enter executive session to address continued funding and legal representation of solar lawsuits

Motion carried 5-0 Chair reiterated limited subject matter to be addressed: continued funding and legal representation of solar lawsuits. Time of entering closed session was 8:23am

CLOSE EXECUTIVE SESSION:

MOTION: Stohlmann moved, Murdoch seconded, to close executive session. Motion carried 5-0. Meeting reconvened in open session at 8:45am. Chair announced that the only topic discussed in closed session was to address continued funding and legal representation of solar lawsuits. There was no action taken in closed session.

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: City of Plattsmouth \$20,000, Eagle Facilities & Grounds Assoc. \$5,000, NE Lutheran Outdoor ministries \$20,000, Plattsmouth Chamber \$35,000, The Loft \$18,415, Village of Murray \$6,585 Totaling \$105,000

MOTION: DeGarmo moved, Murdoch seconded to approve the 2026 Capital Improvement Grants in the amount of \$105,000. Motion carried 5-0

Tourism Committee appointments: Alex Farrens (Lodging Rep), Marie Gregoire (4yr term), Nancy Bose (4yr term)

MOTION: DeGarmo moved, Stohlmann seconded to approve committee appointments as presented. Motion carried 5-0

6B. Discuss/Action- Cindy Fenton-Treasurer, 2026 Public Tax Sale, authorize placement of parcels that remain unpaid as of October 1, 2026, on County Sale

MOTION: Murdoch moved, Stohlmann seconded to authorize Cindy Fenton-Treasurer to place parcels that remain unpaid as of October 1, 2026 on County sale. Motion carried 5-0. Motion carried 5-0

6C. Discuss/Action- Sheriff Sorenson, request furniture items list be declared surplus, authorize approval to sale

MOTION: Dasher moved, Murdoch seconded to authorize Sheriff to surplus/sale items as listed. Motion carried 5-0

6D. Discuss/Action- Jim Chappell-Zoning Administrator, Conditional Use Permit CU-2025-0008 Hacienda Barajas-Outdoor Event Center (tabled 4.7.26)

Chappell and Planning Commission (5-2) recommended approval subject to conditions of approval as written

MOTION: Murdoch moved, Dasher seconded to deny CU 2026-0008 based on safety hazard concerns. Motion carried 5-0

6E. Discuss/Action- Jim Chappell-Zoning Administrator, Conditional Use Permit Cu-2026-0003-American Dream Developers-Event Center (tabled 4.7.26)

Chappell recommended approval based on regulations and with conditions of approval document. Planning Commission recommended denial 4-3

MOTION: DeGarmo moved, Stohlmann seconded to deny based on public safety concerns. Motion carried 3-2, Dasher and Murdoch voting no

6F. Discuss/Action- Jim Chappell-Zoning Administrator, Z-2026-0005 Section 8.21.1 Definitions (tabled 3/10)

Chappell- Planning Commission recommended approval 5-3 on 2/9/26, Commissioners tabled on 2/24 & 3/10

MOTION: Murdoch moved, Stohlmann seconded to approve Z-2026-0006 Section 8.21.1 Definitions as presented. Motion carried 5-0

6G. Discuss/Action- Jim Chappell-Zoning Administrator, Z-2026-0006 Section 8.21.5 CSCS (tabled 3/10)

Chappell- Planning Commission motion to approve failed with a tie vote on 2/6/26, Commissioners tabled 2/24 and advised taking item back to the Planning Commission 3/10, Planning Commission recommended approval 4-3

MOTION: Murdoch moved, Stohlmann seconded to approve Z-2026-0006 Section 8.21.5 CSCS as presented. Motion carried 5-0

6H. Discuss/Action- Jim Chappell-Zoning Administrator, ZP 2026-0010 Residential Acreage Development

Chappell- Parcel 1300397037 recommending approval with exception per Article 7 Section 1 of the Zoning Regulations, Planning Commission recommended approval 7-0

MOTION: Stohlmann moved, Dasher seconded to approve ZP 2026-0010 Residential Acreage Development as presented. Motion carried 5-0

6I. Discuss/Action- Jim Chappell-Zoning Administrator, ZP 2026-0013 Administrative Split

Chappell- Parcel 130121290 complies with regulations Section 5.07.5 Residential Acreage Development

MOTION: Murdoch moved, Boyle seconded to approve ZP 2026-0013 Administrative Split as presented. Motion carried 5-0

6J. Discuss/Action- Jim Chappell-Zoning Administrator, ZP 2026-0014 Administrative Split

Chappell-Parcel 130110787 complies with regulations Section 5.07.5 Residential Acreage Development

MOTION: Dasher moved, Stohlmann seconded to approve ZP 2026-0014 Administrative Split as presented. Motion carried 5-0

6K. Discuss/Action- Jim Chappell-Zoning Administrator, Jim Chappell-Zoning Administrator, approve Informal Bid to purchase (1) ½ ton regular cab 4X4 pickup

MOTION: Murdoch moved, Stohlmann seconded to authorize the purchase of (1) ½ ton regular cab pickup from Copple Chevrolet in the amount of \$38,609.00. Motion carried 5-0

6L. Discuss/Action- ARPA Allocations and funding. Chairman removed item

Other Business Matters/Public Input & Comments: (6) audience members spoke regarding solar items with (1) on the Lincoln Water project

8:56am ADJOURN: MOTION: Murdoch moved, Stohlmann seconded. Motion carried 5-0

Gerri Draper

Cass County Clerk