

CASS COUNTY BOARD OF COMMISSIONERS MEETING MINUTES (PENDING APPROVAL): April 7, 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 4/1/26. 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 filed by: YMCA of Lincoln (Camp Kitaka) 2014 Ford Eco line E360; 2009 EZ Loader 2WHL Boat Trailer; 2009 4 Wheel TITA; (2) 1987 ASVE Canoes

MOTION: Murdoch moved, Boyle seconded to approve motor vehicle exemption as filed by the YMCA of Lincoln (Camp Kitaka). Motion carried 5-0

2. Discuss/Action- (Assessor) Tax List Correction(s) # 477-2025

MOTION: Dasher moved, Stohlmann seconded to approve tax list corrections as presented. Motion carried 5-0

3. Discuss/Action- (Assessor) Exemption Application (Form 451) filed St. Paul United Methodist Church, Elmwood NE

MOTION: Murdoch moved, Stohlmann seconded to approve exemption application as presented. Motion carried 5-0

8:05am CONVENE BOARD OF COMMISSIONERS

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

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

GENERAL CLAIMS: Advantage Home Improvements \$9,111.00 (srv) Amazon Capital Services \$328.10 (sup) American Auto Glass \$1,177.78 (srv) American Heart Association \$106.86 (sup) Ameritas Life Insurance Corp \$33,649.44 (ins) Applied Connective \$67,961.98 (srv) Bishop Business \$340.79 (srv) Black Hills Energy \$1,068.03 (srv) Blue 360 Media \$107.95 (srv) Bob Barker Company \$396.68 (srv) Bomgaars \$536.08 (sup) Boundtree Medical LLC \$2,588.38 (sup) Budget Blinds of Omaha Central \$1,032.00 (srv) Cash-Wa Distributing \$484.65 (srv) Reinsch, Slattery, Bear & Minahan \$1,253.62 (srv) Cass County Refuse \$150.12 (srv) Cass County Sheriff Civil Process Division \$27.00 (srv) Cass County Sheriff \$122.69 (reim) Cass County Treasurer \$14.00 (srv) CCTV Camera Pros \$926.98 (srv) Jim Chappell \$60.00 (reim) Charm-Tex Inc \$369.00 (srv) Chemsearch \$529.80 (srv) Cidnet \$3,000.00 (srv) Coast to Coast Computer Products \$369.00 (sup) Column Software PBC \$569.96 (srv) Cristina Kropf \$750.00 (srv) Percival Culligan Water \$50.00 (sup) DAS Central Finance \$1,151.99 (srv) DAS State Accounting \$150.00 (srv) Terry Dasher \$60.00 (srv) Dodge County Sheriff's Office \$37.71 (srv) Geri Draper \$60.00 (srv) Eakes Office Solutions \$1,301.62 (sup) Harold Ehmke \$15.00 (ret) Electronic Contracting Company \$59,289.95 (srv) Eugene Farris \$9.00 (ret) Cindy Fenton \$73.22 (reim) Fireguard Inc \$224.35 (srv) First State Bank Nebraska \$35,433.74 (tax) First Wireless Inc \$337.00 (srv) Taylor Fleischman \$60.00 (reim) Travis J Frye \$60.00 (reim) Fusselman-Allen-Harvey Funeral Home \$400.00 (srv) Glenwood Feed & Industrial Supply \$521.50 (sup) Goodwin Tucker Group \$694.69 (srv) Graham Tire \$1,136.00 (sup) Grainger \$96.76 (sup) Great Plains Uniforms LLC \$1,117.68 (srv) Hayes Mechanical LLC \$457.19 (srv) Helget Home Care \$2.00 (sup) Henry-Hobscheidt Service Center \$289.52 (srv) Tammy J Hetherington \$148.70 (srv) Hometown Leasing \$1,293.42 (srv) Julie Howard \$465.00 (srv) Identisys \$820.00 (srv) Iowa Prison Industries \$661.08 (sup) John's Appliance \$878.90 (srv) Johnson & Pekny LLC \$2,731.18 (srv) Jones Automotive Inc \$19,593.15 (srv) Jones Polygraph Service \$1,050.00 (srv) Kerns Excavating Co Inc \$305.00 (srv) Sarah Kunkel \$60.00 (reim) Village of Manley \$64.68 (srv) Matheson Tri-Gas Inc \$344.63 (srv) Brandon McClane \$60.00 (reim) Brook N McConnaughey \$60.00 (reim) Meeske Ace Hardware \$9.99 (sup) Meeske Auto Parts \$64.21 (srv) Menards \$479.59 (sup) Metlife Life Ins Co \$172.80 (ins) Midwest Special Serv \$1,673.85 (srv) MIPS Inc \$2,710.82 (srv) NACO \$80.00 (srv) Nebraska Health & Human Services \$698.93 (srv) Nebraska Public Power District \$8,935.01 (srv) Todd O'Connor \$60.00 (reim) Omaha Public Power District \$1,867.58 (srv) Omega Chemical Co Inc \$776.65 (sup) H.S.A. Optum Bank \$2,275.00 (ins) City of Plattsmouth \$149.76 (srv) Laura Pohlmeier \$60.00 (reim) Prime Secured \$4,010.64 (srv) Quik Dump Refuse Inc \$43.05 (srv) Quill Corporation \$478.87 (sup) Runge Law Office LLC \$1,550.00 (srv) Rural Water Dist #1 \$40.50 (srv) Simple Lift Rentals & Sales \$550.00 (srv) Sisu Law LLC \$262.50 (srv) Staples Business Credit \$67.61 (sup) William Sterrett \$60.00 (reim) Dan Stohlmann \$60.00 (reim) Cassie Story \$60.00 (reim) Stryker Sales LLC \$837.58 (sup) Sully's Cleaning Service \$400.00 (srv) Summit Food Service LLC \$11,560.90 (srv) Leonard Thorne \$60.00 (reim) Tri-State Pumping LLC \$1,080.00 (srv) TS Construction \$39,914.11 (srv) Unifirst Corporation \$199.79 (srv) United Healthcare \$75,597.24 (ins) US Bank \$6,850.17 (srv) US Bank Equipment Finance \$1,320.00 (srv) US Bank Voyager Fleet Systems \$1,228.89 (sup) Verizon Wireless \$3,579.75 (srv) Warren Wade \$19.00 (ret) Alexis Woodard \$125.00 (srv) 201 Main Street LLC \$2,960.00 (srv) CLAIMS: \$431,526.31; PAYROLL: \$410,425.81; TOTAL: \$841,952.12 ROADS: Allied Oil & Tire Company \$2,842.45 (sup) Bomgaars \$15.55 (srv) Eakes Office Solutions \$67.62 (srv) Keckler Oil Company \$526.62 (sup) Martin Marietta \$14,225.83 (sup) Meeske Ace Hardware \$81.48 (srv) Meeske Auto Parts \$1,668.48 (srv) Mill Creek Auto Parts \$2,417.82 (srv) Pomp's Tire Service Inc \$801.75 (sup) RDO Truck Center Co \$7,505.85 (srv) Truck Center Companies \$12,919.45 (srv) US Bank \$173.97 (srv) CLAIMS: \$43,246.87; PAYROLL: \$73,338.18; TOTAL: \$116,585.05 COMMUNICATION TOWER: SMJ Consulting Services LLC \$3,017.80 (srv) The Grinnell Group \$4,676.00 (srv) TOTAL: \$7,693.80 VISITOR PROMOTION: Column Software PBC \$5.45 (srv) Midwest Marketing Company \$4,060.00 (srv) Nebraska Travel Association \$125.00 (srv) Carl Reichart \$459.85 (reim) CLAIMS: \$4,650.30 PAYROLL: \$1,455.22 TOTAL: \$6,105.52 RECORD PRESERVATION: Eakes Office Solutions \$143.18 (srv) TOTAL: \$143.18 CERT: Menards Capital One Trade Credit \$73.56 (srv) TOTAL: \$73.56 TRIBAL: Cass County Historical Society \$4,583.34 (srv) TOTAL: \$4,583.34 INHERITANCE: Loren W Koch Estate \$4,424.02 (reim) TOTAL: \$4,424.02 KENO: Nebraska Department of Revenue \$100.00 (srv) TOTAL: \$100.00 E911 WIRELESS: CenturyLink \$4,321.69 (srv) TOTAL: \$4,321.69 OVERALL GRAND TOTAL: \$985,982.28

1. Regular Agenda:

MOTION: Stohlmann moved, Murdoch 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: Meeting with Otoe County Commissioners

3. Public Hearing/Bid Opening/Action (8:17am): MOTION: Stohlmann moved, Murdoch seconded. Motion carried 5-0. Others present-Jim Chappell Zoning Administrator. Publication: Omaha World Herald 3/27/26 (items 3A-3D)

3A. PH- Conditional Use Permit CU-2025-0008- Hacienda Barajas- Outdoor Event Center
Chappell outlined permit, and recommended approval with "conditions of approval" added to CUP, planning commission recommended approval 5-2. Applicant Jesus Barajas appeared to discuss application. Chair opened floor for questions from the board; questions asked reg parking, traffic, lighting and liquor license. Six audience members spoke in opposition siting safety, dust, trash and road concerns. After hearing all questions/comments chair asked to move to the next item.

3B. PH- Conditional Use Permit CU-2026-0001- Pink Grading- Borrow Pit
Chappell outline permit, and recommended approval with "conditions of approval" added to CUP, planning commission recommended approval 7-0 with modifications added. Applicant John Pink was present to discuss application. Chair opened the floor for questions of the board hearing none, he then asked for comments from the audience hearing none he asked to move to the next item.

3C. PH- Conditional Use Permit CU-2026-0002- Farmers Union -Anhydrous Fill Plant
Chappell outlined permit, and recommended approval with "conditions of approval" added to CUP, planning commission recommended approval 7-0. Applicant Joe Kreifels was present to discuss application. Chair opened floor for questions from the board hearing none, he then asked for public comments hearing from two individuals in favor of application. After hearing all questions/comments he asked to move to the next item.

3D. PH- Conditional Use Permit CU-2026-0003- American Dream Developers- Event Center
Chappell outlined permit, and recommended approval with conditions of approval added to CUP, planning commission recommended denial 4-3. Applicant Dan Derun was present to discuss application. Chair opened floor for questions of the board hearing none, he then asked for public comments hearing from five individuals in opposition. After hearing all questions/comments he asked for a motion to come out of public hearing.

9:05am CLOSE PUBLIC HEARING: MOTION: Murdoch moved, Dasher seconded. Motion carried 5-0

PH MOTION(S):

3A. PH- Conditional Use Permit CU-2025-0008- Hacienda Barajas- Outdoor Event Center
MOTION: DeGarmo moved, Murdoch seconded to table item until April 24, 2026, meeting to allow board time to review item further. Motion carried 5-0

3B. PH- Conditional Use Permit CU-2026-0001- Pink Grading- Borrow Pit
MOTION: Stohlmann moved, Dasher seconded to approve CU-2026-0001 as presented. Motion carried 5-0

3C. PH- Conditional Use Permit CU-2026-0002- Farmers Union -Anhydrous Fill Plant
MOTION: Stohlmann moved, Murdoch seconded to approve CU-2026-0002 as presented. Motion carried 5-0

3D. PH- Conditional Use Permit CU-2026-0003- American Dream Developers- Event Center
Due to public safety concerns Commissioner DeGarmo made a motion to deny, which failed due to lack of second.
MOTION: Murdoch moved, Stohlmann seconded to table CU-2026-0003 until April 24, 2026, meeting to allow board time to review item further. Motion carried 5-0

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

4A. Executive Session- Discuss Proposed Solar Litigation Settlement Agreement(s)
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 discuss proposed solar litigation settlement agreement(s)

MOTION: Stohlmann moved, Dasher seconded to enter executive session to discuss proposed solar litigation settlement Agreement(s). Motion carried 5-0 Chair reiterated limited subject matter to be addressed: proposed solar litigation settlement agreement(s) Time of entering closed session was 9:13am.

CLOSE EXECUTIVE SESSION:

MOTION: Murdoch moved, Dasher seconded, to close executive session. Motion carried 5-0. Meeting reconvened in open session at 11:13am. Chair announced that the only topic discussed in closed session was proposed solar litigation settlement agreement(s). There was no action taken in closed session.

4B. Discuss/Action- Proposed Solar Litigation Settlement Agreement(s) (tabled 3.24.26)
Chair asked for further discussion on Proposed Solar Litigation Settlement Agreement Resolution 2026-06, hearing none he asked for a motion.

MOTION: Murdoch moved, Stohlmann seconded to not accept the settlement agreement because exhibit B contradicts our original resolution of denial. Motion carried 3-2. DeGarmo and Dasher voting no

4C. Discuss/Action- RES 2026-05, Extending contract with ENSHA
Perrone presented two versions of the resolution (extend contract or extend contract with contingencies added)
MOTION: DeGarmo moved, Boyle seconded to adopt resolution 2026-05 with the contingency option. Motion carried 5-0

5. Road Matters-Lenny Thorne, Highway Superintendent:

5A. Discuss/Action- Approve Mainelli Wagner & Associates to perform 2026 Bridge Inspections
MOTION: Stohlmann moved, Murdoch seconded to authorize Mainelli Wagner & Associates to perform the 2026 Bridge Inspections (est. cost \$14,335.00). Motion carried 5-0

6. New Business & Unfinished Business:

6A. Discuss/Action- Shane Jacobsen- Jacobsen Consulting, UHC Performance Rewards

6B. Discuss/Action- Jim Chappel-Zoning Admin, Residential Acreage Development -ZP 2026-0003 -Non-Compliant Split Chappell outlined application stating, parcel # 130097861 is located in the SW corner of 262nd St. and Waverly Rd. between Murdock and Hwy 63. (4.96 acres out of 156.72 AG parcel). There is an existing 3.28-acre parcel (130384972) that lies within both northern ¼ ¼ of the Section. Approximately 2.5 acres of that parcel are in this northeast ¼ ¼ technically making this a non-compliant subdivision per to Article 5 Section 5.07.5 (A) of the Regulations which requires that a proposed residential acreage development must meet a density of 1 subdivided lot per 40-ac. quarter of a quarter. However, Article 7 Section 1 of the Subdivision Regulations describes the granting of waivers and conditions. Planning commission recommended denial however after further review Chappel recommended approval with variance.

MOTION: Murdoch moved, Stohlmann seconded to allow residential acreage development ZP 2026-0003 with variance. Motion carried 5-0

6C. Discuss/Action- Jim Chappel-Zoning Admin, Update on Bank Building. Update given no action taken

Other Business Matters/Public Input & Comments: One member spoke against Event Center CU-2026-003 due to public safety

11:122am ADJOURN: MOTION: Stohlmann moved, Boyle seconded. Motion carried 5-0

Gerri Draper
Cass County Clerk