

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 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

FINAL AGENDA – May 5, 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- (Assessor) Exemption application (Form 451) filed by Berean Fundamental Church of Plattsmouth (Plattsmouth Bible Church)
2. Discuss/Action- (Treasurer) Motor Vehicle Exemptions filed: YMCA of Lincoln (1) 2020 Chevrolet Pickup

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:
 - 3A. Bid Opening - 2026 Lowboy Trailer
 - 3B. Public Hearing - Zoning Regulations Proposed Amendment Z 2026-07
 - 3C. Public Hearing - Zoning Regulations Proposed Amendment Z 2026-08
 - 3D. Public Hearing - Zoning Regulations Proposed Amendment Z 2026-09

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

- 4A. Executive Session- Update on Black Elk Farms/Harpenau Properties

5. Road Matters-Lenny Thorne, Highway Superintendent:

- 5A. Discuss/Action- 108th Street Guardrail cost share with Ash Grove
- 5B. Discussion only - Bay Road bridge replacement update and review

6. New Business & Unfinished Business:

- 6A. Discuss/Action-Susan Keholm, SENCA Development Director, present 2025 Annual Report, SENCA's 60th Anniversary and request May be Proclaimed as Community Action Month in Cass County.
Becca Welch, Cass County Family Development Associate, provide an update on Cass County services and share future events/activities
- 6B. Discuss/Action- Kay Wissmann-SENCA Community Services Director, requesting approval for increase in fares for the Cass County Transit Service
- 6C. Discuss/Action- Diana Lindensmith, CASA Director, FY 2026-2027 funding request
- 6D. Discuss/Action- Jim Chappell-Zoning Administrator, Compliant Boundary Adjustment ZP 2026-0016
- 6E. Discuss/Action- Jim Chappell-Zoning Administrator, Bank Update
- 6F. Discuss/Action- Sheriff Sorenson, requesting approval for MOU between the Cass County Sheriff and Douglas County Sheriff for the National Sheriff's Association June Conference 2026
- 6G. Discuss/Action- NE Liquor Control Commission- Local Review: Job Type: Amendment Application (new premises manager) Job Number: 156621; License Type: Class I Beer, Wine, Spirits On Sale Only; Secondary Licenses: N/A; Licensee: Loft Community Inc; Premises Name: Loft Community Theatre; Premises Address: 15841 Manley Rd Manley, NE 68403-0062; Premises Type: Converted
- 6H. Executive Session- Personnel Matters

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