

CASS COUNTY BOARD OF COMMISSIONERS MEETING MINUTES (PENDING APPROVAL): June 16, 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 6/10/26. Members Present: Dasher, Boyle, DeGarmo and Murdoch. Absent: 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: Nebraska Lutheran Outdoor Ministries Inc. (1) 2025 Bravo Trailer; First Baptist Church (1) 2011 Ford E 350; The Nebraska Masonic Home (1) Ford Transit T-150

MOTION: Boyle moved, Dasher seconded to approve motor vehicle exemption filed by the Nebraska Lutheran Outdoor Ministries Inc., First Baptist Church and The Nebraska Masonic Home. Motion carried 4-0, Stohlmann absent

8:00am CONVENE BOARD OF COMMISSIONERS

CONSENT AGENDA: (1) Agenda, (2) Prior Meeting Minutes, (3) Claims, (4) Payroll/Time Balance Reports and (5) Fees Reported: County Clerk- Misc. \$ 1,547.94; Register of Deeds- Preservation \$2,258.00, NE DOC Stamps \$43,690.06, CO General DOC Stamps \$12,001.54, County General \$14,871.50; Zoning- Misc. \$15,307.44; District Court-Misc. \$ 3,881.80; Sheriff- Mileage \$4,195.92, Misc. \$2,352.88

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

GENERAL CLAIMS: 1050 Technologies \$882 (sup) 201 MAIN STREET LLC \$2960 (srv) 4 IMPRINT, INC. \$117.2 (srv) ACCELERATED GRAPHX 385 (srv) AMAZON CAPITAL SERVICES \$17241.33 (sup) AMERITAS LIFE INSURANCE CORP \$37329.35 (ins) ANGEL ARMOR \$6114.68 (srv) APPLIED CONNECTIVE \$39981.79 (srv) AT&T MOBILITY \$1248.39 (srv) AXON ENTERPRISES \$10200 (sup) BEST EXPRESSION \$1469 (srv) BIG RED LOCKSMITHS \$389 (srv) BLACK HILLS ENERGY \$81.93 (srv) BOB BARKER COMPANY \$87.83 (srv) BOMGAARS \$17.06 (sup) BOUNDTREE MEDICAL LLC \$2678.06 (sup) BROOKS-JEFFREY MARKETING, INC \$8860 (srv) BURTON \$941 (srv) CASS COUNTY SHERIFF 320.09 (srv) CASSGRAM \$78 (srv) CEDAR VALLEY CORP LLC \$29558.07 (srv) CHARM-TEX, INC \$819.6 (srv) CHRISTOPHER PERRONE 368.17 (reim) CIDNET \$3000 (srv) CITY OF PLATTSMOUTH \$2362.16 (srv) CLERK OF THE DISTRICT COURT \$150 (srv) COLUMN SOFTWARE BC \$237.79 (srv) COMDATA CORPORATION \$1099.58 (srv) CREATIVE PRODUCT SOURCING INC \$362.5 (srv) DAVID J PARTSCH \$72.07 (reim) DIRECTV \$131.99 (srv) DOUGLAS COUNTY SHERIFF \$31.52 (srv) Drone Deploy, Inc \$6109 (srv) EAKES OFFICE SOLUTIONS \$687.32 (sup) EMS CONNECT \$97.5 (srv) EUGENE FARRIS \$9 (ret) FAC \$4232.75 (srv) FARM FOCUSED \$600 (srv) FIBER PLATFORM LLC \$20293.86 (srv) FIRST CONCORD \$360 (srv) First Responder Outfitters, Inc \$1959.84 (srv) FIRST STATE BANK NEBRASKA \$39435.6 (tax) G-S AINTING LC \$300 (srv) GRAHAM TIRE \$1394.44 (sup) GRAINGER \$1689.22 (srv) GREAT PLAINS UNIFORMS LLC \$594.96 (srv) GUARDIAN ALLIANCE ECHNOLOGIES INC \$795 (srv) H.S.A. - OPTUM BANK \$2275 (ins) HAROLD EHMKE \$15 (ret) HAYES MECHANICAL LLC \$7280.18 (srv) HD SUPPLY FACILITIES MAINTENANCE \$64.86 (sup) HELENA AGRI-ENTERPRISES LLC \$2137.4 (sup) HENRY-HOBSCHEIDT SERVICE CENTER 6015.78 (sup) HOMETOWN LEASING \$978.35 (srv) HYVEE ACCOUNTS RECEIVABLE \$9.89 (srv) IOWA PRISON INDUSTRIES \$349.35 (sup) JAMIE MARTZ \$160 (srv) JOHN'S APPLIANCE \$30.62 (srv) JUSTICE DATA SOLUTIONS, INC \$3500 (srv) K&B LAWN CARE \$350 (srv) KECKLER OIL COMPANY \$532 (sup) KENNETH & MERI SEDLAK \$600 (srv) KEYMASTERS \$222 (sup) LANCASTER COUNTY SHERIFF'S DEP 27.78 (srv) LAUREN NEELS \$699.47 (reim) LAWRENCE CARLSSON, MD \$4500 (srv) LEXIPOL LLC \$11862.9 (srv) Lumen Serve \$4970 (srv) MARY TILSON \$639.77 (srv) MEESKE ACE HARDWARE \$14.15 (srv) MENARDS \$245.3 (sup) METLIFE LIFE INS CO \$172.8 (ins) MIPS INC 13958.32 (srv) MULLENAX AUTO SUPPLY INC \$501.28 (srv) NACO \$3876.51 (srv) National Business Furniture \$1943.46 (srv) NATIONAL HERIFF'S ASSOCIATION \$370 (srv) NE COUNTY ATTORNEYS ASSOC \$2750 (srv) NEBRASKA FURNITURE MART \$1519.99 (srv) NEBRASKA PUBLIC POWER DISTRICT \$13054.94 (srv) NEBRASKA.GOV \$88 (srv) NIOBRARA VISIONS LLC \$3835 (srv) NORFOLK LODGE & SUITES LLC 220 (srv) OMAHA PUBLIC POWER DISTRICT \$381.32 (srv) OMAHA WORLD HERALD \$29.2 (srv) OMEGA CHEMICAL CO INC \$903.57 (sup) OTOE COUNTY RURAL WATER DISTRICT #3 \$91.25 (srv) PAPER TIGER SHREDDING INC \$579.23 (srv) PAPILLION SANITATION \$1105.1 (srv) PIN POINT DRONE APPLICATIONS \$3250 (srv) PLATTSMOUTH POLICE DEPARTMENT \$6385 (srv) QUALITY GLASS & MIRROR 5328.86 (srv) QUALITY INN \$720 (srv) QUIK DUMP REFUSE INC. \$43.05 (srv) QUILL CORPORATION \$886.62 (sup) RAY O'HERRON \$400 (srv) RECKLING PROPERTY MANAGEMENT \$240 (srv) REINSCH, SLATTERY, BEAR & MINAHAN \$855.56 (srv) ROCK BLUFF RESTORATION LC \$1000 (srv) SARPY COUNTY TREASURER \$4843.15 (srv) SAUNDERS COUNTY SHERIFF \$48.83 (srv) SECURITY EQUIPMENT INC \$1742.4 (srv) SOFTWARE UNLIMITED \$325.25 (srv) STAPLES BUSINESS CREDIT \$119.45 (sup) STRYKER SALES LLC \$276.26 (sup) SULLY'S LEANING SERVICE LLC \$300 (srv) Summit Fire Protection \$367.45 (sup) SUMMIT FOOD SERVICE, LLC \$10687.76 (srv) TRANSUNION RISK & ALTERNATIVE \$100 (srv) TRIPLE M INVESTMENTS \$5759.76 (srv) TURFBUILDERS IRRIGATION, INC \$568.46 (sup) TURNKEY CORRECTIONS 108.92 (srv) UNIFIRST CORPORATION \$88.21 (srv) UNITED HEALTHCARE \$74142.45 (ins) UNIVERSITY OF NEBRASKA \$12997.61 (srv) UNIVERSITY OF NEBRASKA-LINCOLN \$7500 (srv) US BANK VOYAGER FLEET SYS \$17089.5 (sup) USBANK \$9641.16 (srv) VERIZON 1946.31 (srv) VILLAGE OF AVOCA \$71 (srv) VILLAGE OF ELMWOOD \$79.96 (srv) VILLAGE OF GREENWOOD \$159.43 (srv) VILLAGE OF NEHAWKA \$180.72 (srv) WARREN WADE \$19 (ret) ZELLE HR SOLUTIONS \$5500 (srv) CLAIMS: \$514,765.55; PAYROLL: \$467,274.03; OTAL: \$985,039.58 ROADS: ACE IRRIGATION & MFG \$9312.94 (sup) AKRS EQUIPMENT \$13.68 (srv) CASSGRAM \$260 (srv) CENTRAL SALT \$7227.24 (sup) EAKES OFFICE SOLUTIONS \$82.95 (srv) FRONTIER COOPERATIVE \$34860.62 (sup) HANEY SHOE STORES, INC \$148.99 (sup) HOMETOWN EASING \$221.29 (srv) INLAND TRUCK PARTS CO \$123.65 (srv) LOGAN CONTRACTORS SUPPLY, INC \$20 (sup) MARTIN MARIETTA 110187.83 (sup) MEESKE AUTO PARTS \$395.24 (srv) MICHAEL TODD & CO \$448.6 (sup) MIDWEST PETROLEUM EQUIPMENT \$252.93 (srv) MILL CREEK AUTO PARTS \$259.95 (srv) MIPS INC \$146.45 (srv) NANCY PHILLIPS \$375 (sup) POMP'S TIRE SERVICE, INC. \$2328.65 (sup) RDO TRUCK CENTER CO \$6240.36 (srv) STOCK SEED FARMS \$725 (sup) SYRACUSE IRON WORKS \$157.08 (sup) TEC EQUIPMENT 4562.6 (srv) TRUCK CENTER COMPANIES \$5526.59 (srv) US BANK VOYAGER FLEET SYS \$1706.16 (sup) USBANK \$299.96 (sup) CLAIMS: \$185,883.76; PAYROLL: \$68,890.31; TOTAL: \$254,774.07 COMMUNICATION TOWER: CASS COUNTY TREASURER \$1500 (srv) THE CENTER FOR MUNICIPAL SOLUTIONS \$2725 (srv) TOTAL: \$4,225.00 VISITOR PROMOTION: CARL E REICHART \$441.20 (reim) CLAIMS: \$441.20 PAYROLL: \$1,455.22 TOTAL: \$1,896.42 RECORD PRESERVATION: MIPS INC \$799.58 (srv) TOTAL: \$799.58 TRIBAL: CASS COUNTY HISTORICAL SOCIETY \$4583.34 (srv) TOTAL: \$4,583.34 E911: JUSTICE DATA SOLUTIONS, INC \$8000 (srv) NEBRASKA REGIONAL INTEROPERABILITY \$9600 (srv) TOTAL: \$17,600.00 E911 WIRELESS: CENTURYLINK \$4318.71 (srv) TOTAL: \$4,318.71 OVERALL GRAND TOTAL: \$1,270,236.70

1. Past Meetings Attended by Commissioners:

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

2. Public Hearing/Bid Opening/Action (8:20am): MOTION: moved, seconded. Motion carried 4-0, Stohlmann absent. Others Present: Lenny Thorne Highway Superintendent. Publication Sarpy County Times: Item 2A. 5/27, 6/3 and 6/10. Item 2B. 6/10. 2A. Bid Opening- Construction Bid Proposal “STWD-CBMP(10): C-13(940)

BIDDER	BID BOND	AMOUNT	START-END DATES
Hawkins Construction	Yes	\$3,518,087.20	11/2/26-6/10/27
Lobato LLC.	Yes	\$4,948,936.85	2/18/27-220 Working days
KEA Constructors	Yes	\$3,855,570.44	Fall 2026- 270 Working days
JMN Construction	Yes	\$4,513,115.65	12/24/26-8/1/27
Simon	Yes	\$4,113,000.00	11/2/26-6/9/27

Chair asked for comments hearing none, he asked to move to next item.

2B. Public Hearing- Cass County ATV & UTV Ordinance: Registration and Operation of All-Terrain and Off-Road Utility Vehicles in Cass County Nebraska. Sorenson gave overview of ordinance. DeGarmo asked for clarification on AG Exemption. Chair asked for comments hearing none he asked for motion to close the public hearing.

8:34am CLOSE PUBLIC HEARING: MOTION: Murdoch moved, Boyle seconded. Motion carried 4-0, Stohlmann absent
PH MOTIONS:

2A. Bid Opening- Construction Bid Proposal “STWD-CBMP (10): C-13(940)
MOTION: Murdoch moved, Boyle seconded to table for review until 6/30 meeting. Motion carried 4-0, Stohlmann absent

2B. Public Hearing- Cass County ATV & UTV Ordinance: Registration and Operation of All-Terrain and Off-Road Utility Vehicles in Cass County Nebraska
MOTION: Murdoch moved, Dasher seconded to table until 6/30 meeting to allow clarification on AG Exemption. Motion carried 4-0, Stohlmann absent

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

4A. Discuss/Action- Moratorium on Conditional Use Permit (CUP). Update given no action taken

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

5. New Business & Unfinished Business:

6A. Discuss/Action- Meri Sedlack, property owner KOTD tower site maintenance (tabled 6/2/26), discussion held no action taken, Sedlack will continue to maintain site at (\$200 per paid from Tower Maintenance Fund)

6B. Discuss/Action- Josh Armatis-Hayes & Associates, review Cass County FY 2024-2025 Audit. Update given, no action taken.

6C. Discuss/Action- Sean Kennedy-GIS Coordinator & Sasha Frye-Assessor, CivQuest GIS funding request (tabled 5/19/26)
MOTION: Murdoch moved, Dasher seconded to approve \$6,000 request. Motion carried 4-0, Stohlmann absent

6D. Discuss/Action- Jim Chappell-Zoning Administrator, ZP 2026-0024- Administrative Subdivision- Owner Lester Gilbert Chappell: Location: Part of Tax Lot 1 in the NW 1/4, NW 1/4 of SEC 13-T10N-R10E (reverting 7 acres back to 149.9 acres)
MOTION: Murdoch moved, Dasher seconded to approve ZP 2026-0024. Motion carried 4-0, Stohlmann absent

6E. Discuss/Action- Jim Chappell-Zoning Administrator, ZP 2026-0025- Administrative Lot Change- Owner Janet Schoech Chappell: Location: NE 1/4, NW1/4 of SEC 21- T12N-R13E; Boundary Adjustment- move boundary to the East for fence line adjustment
MOTION: Dasher moved, Murdoch seconded to approve ZP 2026-0025. Motion carried 4-0, Stohlmann absent

6F. Discuss/Action- Jim Chappell-Zoning Administrator, ZP 2026-0027- Administrative Subdivision- Owner Sherwood Forest Animal Sanctuary
Chappell: Location: SE 1/4 SEC 25-T12N-R11E; splitting 9.59 acres from 156.5 acres
MOTION: Murdoch moved, Boyle seconded to approve ZP 2026-0027. Motion carried 4-0, Stohlmann absent

6G. Discuss/Action- NIRMA/NIRMA II 2026-27 Billing, authorize Clerk to process payment
MOTION: Murdoch moved, Dasher seconded to authorize clerk to process payment. Motion carried 4-0, Stohlmann absent

6H. Discuss/Action- Cancel toll free number for County Courthouse/redirect auto attendant
Draper- with all offices now having a direct number the need for the toll-free number is no longer needed, there removing the auto attendant (which is redundant) with these changes the County Clerk will be issued a new number
MOTION: DeGarmo moved, Murdoch seconded to authorize cancel the toll-free and remove auto attendant from phone lines. Motion carried 4-0, Stohlmann absent

Other Business Matters/Public Input & Comments: none

8:49am ADJOURN: MOTION: Murdoch moved, Boyle seconded. Motion carried 4-0, Stohlmann absent
Gerri Draper
Cass County Clerk