

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 – June 2, 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 board room.

Roll Call

Pledge of Allegiance

BOARD OF EQUALIZATION

1. Discuss/Action- (Assessor) Over/Under List
2. Discuss/Action- (Assessor) Tax List Correction – 481
3. Non-Action item- Assessor 3yr Plan of Assessment
4. Discuss/Action- (Treasurer) Motor Vehicle Exemption (Form 457) filed:
The Nebraska Masonic Home: (1) 2016 Ford Super Duty, (1) 2017 Chevy Malibu, (1) 2017 Eldorado Aerotech Ford, (1) 2023 Karavan KHD
Nebraska Lutheran Outdoor Ministries: (36) Vehicles

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. Public Hearing - CUP CU-2026-0004- Quade Kennels
 - 3B. Public Hearing - Proposed Amendment Z 2026-0011- Section 8.26 Battery Energy Storage Systems (BESS)

4. Litigation & Legal Matters-Christopher Perrone, County Attorney: none scheduled

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

6. New Business & Unfinished Business:

- 6A. Discuss/Action- Meri Sedlack, property owner requesting reimbursement for site maintenance at the KOTD tower
- 6B. Discuss/Action- Jim Chappell-Zoning Admin, Simple Split- ZP 2026-0018 Cole Seed Farm
- 6C. Discuss/Action- Jim Chappell-Zoning Admin, Boundary Adjustment ZP 2026-0019- John McClain
- 6D. Discuss/Action- Jim Chappell-Zoning Admin, Simple Split ZP 2026-0020- Kevin & Samantha Gerken
- 6E. Discuss/Action- Jim Chappell-Zoning Admin, Simple Split ZP 2026-0021- Jerome Smith
- 6F. Discuss/Action- Designate NACO to facilitate printing/ mailing of the Joint Public Hearing postcards
- 6G. Discuss/Action- Dustin Marvel-OPPD Government Affairs, requesting permission to initiate the 42nd Street Road Improvement Agreement

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