

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 5/27/26. Members Present: Dasher, Boyle, Stohlmann and Murdoch. Absent: DeGarmo. 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- (Assessor) Over/Under List

MOTION: Murdoch moved, Dasher seconded to approve over/under list as presented. Motion carried 4-0, DeGarmo absent

2. Discuss/Action- (Assessor) Tax List Correction – 481

MOTION: Murdoch moved, Stohlmann seconded to approve tax correction 481 as presented. Motion carried 4-0, DeGarmo absent

3. Non-Action item- Assessor 3yr Plan of Assessment. Report only no action taken

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 and Nebraska Lutheran Outdoor Ministries: (36) Vehicles

MOTION: Murdoch moved, Boyle seconded to approve motor vehicle exemption as filed by the Nebraska Masonic Home and Nebraska Lutheran Outdoor ministries. 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: County Clerk – Misc. \$2,028.64; District Court Clerk- Misc. \$2,502.96; Zoning-Misc. \$27,282.43; Register of Deeds- Preservation \$2,064.00, NE DOC Stamps \$43,580.86, CO General DOC Stamps \$11,971.54, County General \$13,361.50; Sheriff-Misc. \$3,845.36, Mileage \$5,285.11

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

GENERAL: ELECTION WORKERS(Srv) \$36030.33 POLL WORKERS(Srv) \$320.00 ALAN MUELLER(Srv) \$27.61 ALEXUS WOODARD(Srv) \$125.00 AMAZON CAPITAL SERVICES(Sup) \$5808.79 AMERICAN HEART ASSOCIATION(Sup) \$569.92 AMERITAS LIFE INSURANCE CORP(Ins) \$34704.76 BLACK HILLS ENERGY(Srv) \$2423.05 BOB BARKER COMPANY(Srv) \$2620.06 BOMGAARS(Sup) \$298.23 BOUNDTREE MEDICAL LLC(Sup) \$549.99 BULLETPROOF ZONE(Sup) \$769.48 BUZZCUTS LAWN CARE(Srv) \$49.50 CARMEN NOVOA(Srv) \$150.00 CASH-WA DISTRIBUTING(Sup) \$558.49 CASS COUNTY COURT(Reim) \$7947.35 CASS COUNTY EXTENSION(Reim) \$711.83 CASS COUNTY REFUSE(Srv) \$150.12 CASS COUNTY SHERIFF(Srv) \$18.25 CASSGRAM(Srv) \$342.00 CHAD KORTE(Reim) \$329.36 CHEMSEARCH(Srv) \$529.80 CIDNET(Srv) \$3000.00 CLERK OF THE DISTRICT COURT(Srv) \$147.00 COLUMN SOFTWARE PBC(Srv) \$231.80 CREATIVE PRODUCT SOURCING INC(Srv) \$5326.79 DANKO EMERGENCY EQUIPMENT CO(Srv) \$1872.39 DES MOINES STAMP(Sup) \$34.00 DIAMOND MEDICAL SUPPLY(Sup) \$10.71 DOUGLAS COUNTY SHERIFF(Srv) \$35.04 Dudley Movers of Omaha, Inc(Srv) \$1175.00 EAKES OFFICE SOLUTIONS(Sup) \$1064.08 ERIN BETH DESIGNS(Sup) \$216.00 ES&S(Sup) \$8799.33 FIRST STATE BANK NEBRASKA(Ins) \$36663.50 FUSSELMAN-ALLEN-HARVEY FUNERAL HOME(Srv) \$400.00 GEORGE TESAR JR(Srv) \$45.16 GERI DRAPER(Reim) \$49.17 GOODWIN TUCKER GROUP(Srv) \$516.90 GOVERNMENT FORMS & SUPPLIES(Sup) \$1542.64 GRAINGER(Sup) \$624.44 GRAINGER(Sup) \$387.16 GREAT PLAINS UNIFORMS LLC(Sup) \$1145.69 H.S.A. - OPTUM BANK(Ins) \$2275.00 HD SUPPLY FACILITIES MAINTENANCE(Sup) \$7.57 HELENA AGRI-ENTERPRISES LLC(Srv) \$2464.00 HENRY-HOBSCHEIDT SERVICE CENTER(Srv) \$166.09 HOMETOWN LEASING(Srv) \$624.13 HYVEE ACCOUNTS RECEIVABLE(Sup) \$14.98 JIM CROFOOT(Srv) \$31.38 JOHNSTONE SUPPLY(Sup) \$328.20 JONES AUTOMOTIVE INC(Srv) \$12442.22 KECKLER OIL COMPANY(Srv) \$65.00 KENNETH & MERI SEDLAK(Reim) \$7440.00 KIESLER POLICE SUPPLY, INC(Sup) \$2231.00 LANCASTER COUNTY SHERIFF'S DEP(Srv) \$28.57 LAUREN NEELS(Reim) \$753.57 MARK C MOORE ATTY(Srv) \$1222.31 MEESKE ACE HARDWARE(Sup) \$26.99 MENARDS(Sup) \$333.35 METLIFE LIFE INS CO(Ins) \$172.80 MIKE STROY(Srv) \$28.48 MILL CREEK AUTO PARTS(Sup) \$8.99 MILLS COUNTY CLERK OF COURT(Srv) \$48.28 NACO(Srv) \$40.00 NEBRASKA HEALTH & HUMAN SERVICES(Srv) \$1579.37 NEBRASKA NOTARY ASSOCIATION(Srv) \$107.00 NEBRASKA PUBLIC POWER DISTRICT(Srv) \$2015.86 NIPPON SANJO MATHESON INC(Srv) \$368.39 NIRMA(Srv) \$40.00 OESTMANN & ALBERTSEN LAW PC LLO(Srv) \$225.00 OMAHA PUBLIC POWER DISTRICT(Srv) \$1177.52 OMAHA WORLD HERALD(Srv) \$1547.59 OMEGA CHEMICAL CO INC(Srv) \$557.74 PAPIO-MISSOURI NRD(Srv) \$234.45 PERCIVAL CULLIGAN WATER(Sup) \$52.50 PHYSICIANS LABORATORY PC(Srv) \$3175.00 PIP MARKETING SIGNS & PRINTING(Srv) \$494.74 PROFESSIONAL HEATING & AIR CONDITIO(Srv) \$7709.00 QUILL CORPORATION(Sup) \$884.39 REINSCH,SLATTERY,BEAR & MINAHAN(Reim) \$1407.23 ROB CHURCH(Srv) \$44.00 ROBERT STABEN(Srv) \$21.52 ROCK BLUFF RESTORATION LLC(Srv) \$1000.00 SARAH KUNKEL(Srv) \$29.00 SARPY COUNTY SHERIFF DEPT.(Srv) \$13.47 SCOTT BORNEMEIER LLC(Srv) \$34.99 SECRETARY OF STATE(Srv) \$40.00 SISU LAW, LLC(Srv) \$312.50 STAPLES BUSINESS CREDIT(Sup) \$131.08 STEVE FELTHOUSEN(Srv) \$36.46 STOP 'N SHOP(Srv) \$3038.48 STRYKER SALES LLC(Sup) \$1187.80 SULLY'S CLEANING SERVICE LLC(Srv) \$475.00 SUMMIT FOOD SERVICE, LLC(Sup) \$11188.79 THOMAS & THOMAS COURT REPORTER(Srv) \$300.65 TK ELEVATOR CORPORATION(Srv) \$612.72 UHAUL(Srv) \$91.91 UNIFIRST CORPORATION(Srv) \$88.21 UNITED HEALTHCARE(Ins) \$2454.76 UNITED HEALTHCARE(Ins) \$72142.27 UNITED LABORATORIES(Srv) \$449.56 UNITI(Srv) \$62.72 UNO SCHOOL OF CRIM & CJ(Srv) \$500.00 USBANK(Srv) \$501.07 VALERIE KOICHEVAR,RPR,CSR(Srv) \$100.00 VERIZON WIRELESS(Srv) \$3747.87 VILLAGE OF NEHAWKA(Srv) \$357.73 CLAIMS: \$180946.05 PAYROLL: \$433016.12 TOTAL: \$613962.17 ROADS: AKRS EQUIPMENT(Sup) \$1060.18 ALLIED OIL & TIRE COMPANY(Srv) \$1068.60 ASP ENTERPRISES(Srv) \$315.00 BOBCAT OF OMAHA(Srv) \$40.39 BOMGAARS(Sup) \$213.95 CENTRAL SALT(Sup) \$4241.27 DEERE CREDIT, INC(Srv) \$17746.04 GALVIN GLASS(Srv) \$439.90 HOMETOWN LEASING(Srv) \$74.41 HOTSY EQUIPMENT CO(Srv) \$222.00 MARTIN MARIETTA(Sup) \$75045.88 MEESKE AUTO PARTS(Sup) \$524.16 MIDWEST FENCE CO(Sup) \$94100.00 MILL CREEK AUTO PARTS(Sup) \$20.00 MURPHY TRACTOR & EQUIP(Sup) \$2597.52 PAVERS INC(Sup) \$2149.29 POMP'S TIRE SERVICE, INC.(Srv) \$11464.19 PREMIER PEST CONTROL(Srv) \$100.00 RDO TRUCK CENTER CO(Srv) \$269.96 RONS AUTO & TIRE REPAIR(Srv) \$570.21 STOCK SEED FARMS(Srv) \$872.00 STRAIGHT-LINE STRIPING INC(Srv) \$165572.50 UNION PACIFIC RAILROAD COMPANY(Srv) \$1285.95 WESSELS TRUCKING(Srv) \$11130.79 WESTOVER ROCK & SAND(Sup) \$52326.41 CLAIMS: \$422105.42 PAYROLL: \$66589.59 TOTAL: \$488,695.01 VISITOR PROMOTION: TOTAL: \$1182.45 OVERALL GRAND TOTAL: \$1,254,123.50

1. Regular Agenda:

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

2. Past Meetings Attended by Commissioners:

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

3. Public Hearing/Bid Opening/Action (8:19am): MOTION: Murdoch moved, Boyle seconded. Motion carried 4-0, DeGarmo absent. Others Present: Jim Chappell-Zoning Administrator. Publication items 3A & 3B: Omaha World Herald 5/2/26.

3A. Public Hearing - CUP CU-2026-0004- Quade Kennels

Chappell: applicant is requesting approval to allow the operation of a kennel/dog hunting facility in AG, meets Section 5.07.4 Kennels and Animal Facilities Article 7, planning commission recommended approval 7-0. Chair asked for questions/comments - hearing none he moved to the next item

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

Chappell: on the recommendation of the County Board this Amendment would add a new section to the Zoning Regulations; Section 8.26 Battery Energy Storage Systems (BESS), planning commission recommended approval 6-1. Chair asked for questions/comments hearing none - he asked for motion to close public hearing.

8:24am CLOSE PUBLIC HEARING: MOTION: Murdoch moved, Boyle seconded. Motion carried 4-0, DeGarmo absent
PH MOTIONS:

3A. Public Hearing - CUP CU-2026-0004- Quade Kennels

MOTION: Dasher moved, Boyle seconded to approve CU 2026-0004 as presented. Motion carried 4-0, DeGarmo absent

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

MOTION: Murdoch moved, Stohlmann seconded to approve Amendment Z 2026-0011 as presented. Motion carried 4-0, DeGarmo absent

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
Chad Korte-EMA Director appeared along with Sedlack to discuss request.

Discussion held no action taken, Korte will contact the Weed Superintendent to spray area and pay current invoice using Tower Maintenance, chair asked to table item until the 6/16 meeting.

6B. Discuss/Action- Jim Chappell-Zoning Admin, Simple Split- ZP 2026-0018 Cole Seed Farm

Chappell: this is a simple split (5.48 acres out of 81.08 (Trans-AG)), application meets Subdivision Regulations Article 3 - Section 8

MOTION: Murdoch moved, Dasher seconded to approve ZP 2026-0018 as presented. Motion carried 4-0, DeGarmo absent

6C. Discuss/Action- Jim Chappell-Zoning Admin, Boundary Adjustment ZP 2026-0019- John McClain

Chappell: this is a boundary adjustment (Residential), application meets Subdivision Regulations Article 3 - Section 9

MOTION: Dasher moved, Boyle seconded to approve ZP 2026-0019 as presented. Motion carried 4-0, DeGarmo absent

6D. Discuss/Action- Jim Chappell-Zoning Admin, Simple Split ZP 2026-0020- Kevin & Samantha Gerken

Chappell: this simple split (acquiring .31 from Parcel 130133957 (AG)), application meets Subdivision Regulations Article 3 - Section 9

MOTION: Murdoch moved, Stohlmann seconded to approve ZP 2026-0020 as presented. Motion carried 4-0, DeGarmo absent

6E. Discuss/Action- Jim Chappell-Zoning Admin, Simple Split ZP 2026-0021- Jerome Smith

Chappell: this is a simple split (10acres out of 80 (AG)), application meets Subdivision Regulations Article 3 - Section 8

MOTION: Dasher moved, Boyle seconded to approve ZP 2026-0021 as presented. Motion carried 4-0, DeGarmo absent

6F. Discuss/Action- Designate NACO to facilitate printing/mailing of the Joint Public Hearing postcards

MOTION: Murdoch moved, Boyle seconded to designate NACO to facilitate the printing/mailing with the State Print Shop & Pitney Bowes for the 2026 JPH postcards. Motion carried 4-0, DeGarmo absent

6G. Discuss/Action- Dustin Marvel-OPPD Government Affairs, requesting permission to initiate the 42nd Street Road Improvement Agreement. Marvel and board members discussed possible road closures, funding and ROW items.

MOTION: Murdoch moved, Stohlmann seconded to approve request to initiate the 42nd Street Road Improvement Agreement (Murdoch and Boyle will serve as board reps). Motion carried 4-0, DeGarmo absent

Other Business Matters/Public Input & Comments: Sheriff Sorenson addressed the board regarding distress warrants and a UTV Ordinance.

8:45am ADJOURN: MOTION: Stohlmann moved, Boyle seconded. Motion carried 4-0, DeGarmo absent

Gerri Draper

Cass County Clerk