

CASS COUNTY BOARD OF COMMISSIONERS MEETING MINUTES (PENDING APPROVAL): July 29, 2025

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. Members Present: Dasher, Boyle, DeGarmo, Murdoch and Stohlmann. Others present: Chris Perrone-County Attorney, Gerri Draper-County Clerk

8:00am- Chairman called meeting to order; gave notice of Open Meetings Act, Meeting Documents & Led Pledge of Allegiance
CONVENE AS BOARD OF EQUALIZATION

1. Discuss/Action- (Assessor) Tax Corrections: No. 401; No. 402; Parcel # 130077348

MOTION: Murdoch moved, Stohlmann seconded to deny correction No. 401 due to incorrect value on record. Motion carried 5-0

MOTION: Dasher moved, Murdoch seconded to approve correction No. 402 as presented. Motion carried 5-0

2. Discuss/Action- (Assessor) Clerical Error Report

MOTION: Murdoch moved, Boyle seconded to approve clerical error report as presented. Motion carried 5-0

3. Non-Action Item- (Assessor) 2025 Annual Cemetery Review (per §77-202.10)

8:02am CONVENE AS 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: Advanced Cardiovascular Care \$78.00 (Srv) Amazon \$146.60 (Sup) Ameritas Life Insurance \$34,023.22 (Ins) Applied Concepts \$3,028.00 (Srv) Applied Connective \$7,500.00 (Srv) AT&T Mobility \$1,270.41 (Srv) Village of Avoca \$126.00 (Srv) Benchmark Government Solutions \$572.15 (Srv) Black Hills Energy \$1,755.57 (Srv) Bomgaars \$43.90 (Sup) Boundtree Medical \$1,640.37 (Sup) Jody Bousquet \$144.00 (Reim) Brian Harvey Funeral Home \$1,000.00 (Srv) Buzzcuts Lawn Care \$44.00 (Srv) Cass County Extension \$389.68 (Reim) Cass County Historical Society \$3,333.33 (Srv) Cass County Public Defender \$1,375.00 (Srv) Cass County Refuse \$223.00 (Srv) Cass County Sheriff \$29.68 (Srv) Cassgram \$39.00 (Srv) Cedar Valley Corp \$51,346.08 (Srv) Chemsearch \$508.53 (Sup) Rob Church \$43.00 (Srv) Cidnet \$6,000.00 (Srv) Clerk of the District Court \$1096.00 (Srv) Column Software \$225.79 (Srv) Jim Crofoot \$30.82 (Srv) Das State Accounting \$160.00 (Srv) Day Electric Service \$849.65 (Srv) Roger Dennis \$41.32 (Srv) Digital-Ally \$265.00 (Srv) DirectTV \$95.99 (Srv) Geri Draper \$60.00 (Reim) Village of Eagle \$3,000.00 (Reim) Eakes \$2,117.89 (Sup) Harold Ehmke \$15.00 (Reim) Eugene Farris \$9.00 (Reim) Steve Felthousen \$35.72 (Srv) First State Bank \$36,618.30 (Ins) Taylor Fleischman \$60.00 (Reim) FP Finance Program \$121.18 (Srv) Travis Frye \$60.00 (Reim) Gene Steffy Auto \$30,715.00 (Srv) Village of Greenwood \$169.62 (Srv) Rand Group \$102.74 (Reim) Hayes Mechanical \$1,792.98 (Srv) HD Supply \$1,097.50 (Sup) Helena Agri-Enterprises \$15.56 (Srv) Henry-Hobscheidt Service Center \$796.29 (Srv) HTBS Credit \$60.08 (Sup) Hometown Leasing \$2,292.18 (Srv) Julie Howard \$310.00 (Srv) Hy-Vee \$9.11 (Sup) K&B Lawn Care \$350.00 (Srv) Keckler Oil Company \$84.41 (Srv) Sarah Kunkel \$88.00 (Reim) Linda Brouhard \$300.00 (Srv) Mainelli Wagner & Associates \$93,785.90 (Srv) Mascot Metropolitan \$207.75 (Srv) Matheson Tri-Gas \$355.50 (Srv) Brandon McClane \$60.00 (Reim) Brook McConnaughey \$60.00 (Reim) Meeske Auto Parts \$500.97 (Sup) Menards \$47.97 (Sup) Alan Mueller \$27.18 (Srv) Nebraska Health & Human Service \$360.00 (Srv) Ne Law Enforcement Training Center \$250.00 (Srv) Nebraska Medical Center \$3,359.31 (Srv) Nebraska Notary Association \$433.64 (Srv) NPPD \$33.81 (Srv) Nebraska State Fire Marshall/Boiler Division \$122.00 (Srv) Nebraska Weed Control Association \$150.00 (Srv) Lauren Neels \$34.42 (Reim) S. Gregory Nelson \$3,812.50 (Srv) Ray O'Herron \$6,579.70 (Srv) Todd O'Connor \$60.00 (Reim) OPPD \$457.36 (Srv) Omega Chemical \$251.85 (Srv) OnSolve \$5,169.25 (Srv) O'Reilly Auto Parts \$15.99 (Sup) Papio-Missouri NRD \$63,150.40 (Srv) Personnel Evaluation \$140.00 (Srv) Physicians Laboratory \$769.00 (Srv) Pin Point Drone Application \$750.00 (Srv) Laura Pohlmeier \$60.00 (Reim) Professional Heating & Air Conditioning \$285.00 (Srv) Nick Rayer \$34.46 (Srv) Runge Law Office \$1,650.00 (Srv) Rural Water District #3 \$45.00 (Srv) Sarpy County Times \$243.99 (Srv) Secretary of State \$20.00 (Srv) Simple Distributors \$225.00 (Srv) Sisu Law \$1,551.00 (Srv) Robert Staben \$21.30 (Srv) William Sterrett \$60.00 (Reim) Stop N Shop \$2,248.08 (Srv) Cassie Story \$60.00 (Reim) Mike Stroy \$28.02 (Srv) Stryker Sales \$1,671.68 (Sup) Summit Food Service \$10,421.23 (Sup) George Tesar Jr \$44.12 (Srv) Thomson Reuters – West \$1,582.62 (Srv) Leonard Thorne \$60.00 (Reim) Bboie Touchstone \$987.50 (Srv) Turnkey Correction \$81.33 (Srv) Unifirst \$87.58 (Srv) US Bank \$328.65 (Srv) US bank Voyager \$8,594.39 (Sup) Valuation Services \$6,000.00 (Srv) Verizon \$1,077.74 (Srv) Warren Wade \$19.00 (Reim) Windstream \$6,197.31 (Srv) 201 Main Street \$2,960.00 (Srv) CLAIMS: \$425,297.15 PAYROLL: \$409,320.99 TOTAL: \$834,618.14 ROADS: Bomgaars \$80.45 (Sup) Cassgram \$65.00 (Sup) Cintas Corp \$145.65 (Srv) Hotsy Equipment \$826.96 (Sup) Inland Truck Parts \$115.21 (Sup) Mainelli Wagner & Associates \$41,003.35 (Srv) Martin Marietta \$6,415.45 (Sup) Meeske Ace Hardware \$216.96 (Sup) Meeske Auto Parts \$23.94 (Sup) Mill Creek Auto Parts \$828.13 (Srv) Murphy Tractor & Equipment \$1,661.73 (Sup) NMC \$1,616.22 (Srv) Pavers \$1,711.75 (Sup) Pitney Bowes \$122.97 (Srv) Pomp's Tire Service \$3,824.15 (Srv) RDO Truck Center \$1,347.03 (Srv) Ready Mixed Concrete \$2,146.50 (Sup) Truck Center Companies \$417.60 (Srv) Wessels Trucking \$4,472.95 (Sup) CLAIMS: \$67,042.00 PAYROLL: \$67,849.78 TOTAL: \$134,891.78 VISITOR PROMOTION: Column Software \$5.45 (Srv) Carl Reichart \$512.40 (Reim) Southeast Nebraska Tourism Council \$1,000.00 (Srv) USPS \$126.00 (Srv) CLAIMS: \$1,643.85 PAYROLL: \$1,412.88 TOTAL: \$3,056.73 PRIVATE GRANTS: Meeske Ace Hardware \$12.53 Menards \$304.97 (Sup) TOTAL: \$317.50 E911: Language Line Services \$24.32 (Srv) TOTAL: \$24.32 E911 WIRELESS: Voice Products \$7,346.00 (Srv) Windstream \$629.78 (Srv) OVERALL GRAND TOTAL: \$980,884.25

1. Regular Agenda:

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

2. Past Meetings Attended by Commissioners:

- Dasher: City of Plattsmouth City Council and Planning Commission meetings.
- Boyle: None
- DeGarmo: None
- Stohlmann: None
- Murdoch: ATV committee meeting

3. Public Hearing/Action (8:24am) MOTION: Stohlmann moved, Murdoch seconded. Motion carried 5-0. Publication Sarpy County Times 7/16/25

3A. Public Hearing Concerning the Issuance of Class I Liquor License:

Bliss Barn at Sherwood Forest Bar LLC. has filed an application with the Nebraska Liquor Control Commission for the issuance of the following: New License Application: Job Number: 110766; License Type: Class I Beer, Wine, Spirits On Sale Only; Secondary Licenses: N/A; Licensee: Bliss Barn at Sherwood Forest Bar LLC; Premises Name: Bliss Barn at Sherwood Forest; Premises Address: 13620 A St Avoca, NE 68307; Premises Type: Bar/Lounge (on prem)
Owner Tammy Shaffer appeared to discuss application. Chairman asked for questions/comments, hearing none Chairman asked for a motion to close public hearing.

Close Public Hearing (8:26am): MOTION: Murdoch moved, Boyle seconded. Motion carried 5-0

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MOTION: Dasher moved, Boyle seconded to approve request as presented. Motion carried 5-0

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

5. Road Matters-Lenny Thorne, Highway Superintendent:

5A. Discuss/Action- Chairman signature required - 3 NMC Motor Grader purchase agreements using Sourcewell Contract # 011723-CAT. Thorne noted costs \$367,800 each for a total of \$1,003,400

MOTION: Boyle moved, Dasher seconded to authorize chair to sign purchase agreements as presented. Motion carried 5-0

5B. Discuss/Action-Request(s) to Temporarily use County Roads

Gravel Worlds: August 23, 2025: Gravel Worlds Bike Ride

Off the Clock Events dba Pink Gorilla Events: September 12, 2025: Harvest Moon Hustle & October 11, 2025: Market to Market Relay

Wild Blue Running: October 4, 2025: Platte Half Marathon & 5K

MOTION: DeGarmo moved, Murdoch seconded to approve requests from Gravel Worlds with the changes requested by the County Attorney. Perrone will work with vendor on requested changes. Motion carried 5-0

MOTION: Dasher moved, Stohlmann seconded to approve requests from Off the Clock Events dba Pink Gorilla Events with the changes requested by the County Attorney. Perrone will work with vendor on requested changes. Motion carried 5-0

MOTION: Murdoch moved, Dasher seconded to approve requests from Wild Blue Running with the changes requested by the County Attorney. Perrone will work with vendor on requested changes. Motion carried 5-0

6. New Business & Unfinished Business:

6A. Discussion only- Candace Meredith- NACO Deputy Director, NACO updates. No action taken

6B. Discuss/Action- Chad Korte-EMA Director, placing Ham radio Antenna and equipment at the KOTD Tower site

Korte and Perrone will work with KOTD tower owner on agreement. Item will be brought back for board approval once complete.

6C. Discuss/Action- Sheriff Sorenson & Chad Korte-EMA Director requesting board approval for Voice Products Satellite Recorder Proposal

MOTION: Stohlmann moved, Murdoch seconded to approve request as presented (\$11,915.00 with 5yr maintenance \$2,212.00 for a total of \$14,127.00). Motion carried 5-0

6D. Discuss/Action- Zoning Regulations- discuss revisions to regulations including review of LFO provisions and when CUPs are required

MOTION: Stohlmann moved, DeGarmo seconded to review LFO provisions and CUPs with Zoning Administrator and Planning Commission, for review by the Board by December 31, 2025. Motion carried 5-0

6E. Executive Session- Black Elk Farms Nuisance Allegations and Review of office space recommendations and facilitation of bank remodel

EXECUTIVE SESSION: Chair stated for the 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 Black Elk Farms Nuisance Allegations and Review of office space recommendations and facilitation of bank remodel.

MOTION: Boyle moved, Stohlmann seconded to enter into executive session to discuss personnel matters. Motion carried 5-0. Chair reiterated limited subject matter to be addressed: Black Elk Farms Nuisance Allegations and Review of office space recommendations and facilitation of bank remodel before entering closed session. Time of entering closed session was 9:07am.

CLOSE EXECUTIVE SESSION:

MOTION: Murdoch moved, Boyle seconded, to close executive session. Motion carried 5-0. Meeting reconvened in open session at 9:37am. Chair announced that the only topic discussed in closed session was Black Elk Farms Nuisance Allegations and Review of office space recommendations and facilitation of bank remodel. There was no action taken in closed session.

6F. Discuss/Action- Hiring architect/Engineering Firm to help facilitate bank remodel

MOTION: Stohlmann moved, Boyle seconded to advertise for an RFP to hire architect/engineering firm for bank remodel. Motion carried 5-0

6G. Discuss/Action- Appointment of Zoning Administrator

MOTION: DeGarmo moved, Murdoch seconded to appoint James Chappell to fill the remaining term in accordance with offer letter prepared by Zelle HR. Motion carried 5-0

BREAK 9:45am (5min)

6H. Discuss/Action- 2025-2026 Budget Workshop (began at 9:50am)

Other Business Matters/Public Input & Comments: none

10:54am ADJOURN: MOTION: Murdoch moved, Boyle seconded. Motion carried 5-0

Gerri Draper,
County Clerk