

PLATTSMOUTH CITY COUNCIL

November 3, 2025

A meeting of the City Council of the City of Plattsmouth, Nebraska was convened in open and public session at 7:00 o'clock p.m. on November 3, 2025 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Mayor R. Paul Lambert and Council Members: Jeanie Brookhouser, Stockton Graham, Terry Kerns, Morgan Muller, Steve Riese and Frederick Rollins. Council Members Absent: James Forrest. Vacancy: 2nd Ward Seat. Also present: City Administrator Emily Bausch, City Attorney Damien Wright City Clerk Sandra J. Meyer and Deputy City Clerk Ryan Vulgamott.

This is a regular meeting of the Mayor and City Council of Plattsmouth. Notice of meeting was published on October 23, 2025 in the Omaha World Herald. Proof of publication along with the Mayor and Council's Acknowledgment of Receipt of Notice are on file. The Open Meetings Act is posted on the bulletin board in the City Council Chambers. A copy of the agenda and all documents to be discussed is available to the public. All proceedings hereafter shown were taken while the convened meeting was open to the public. We will follow the agenda that was made available to the public. Please silence cell phones.

ITEM 5 CITIZENS DELEGATION

Karen Mier, Library Director 401 Ave A, informed Council that the Carnegie Corporation of New York Foundation is giving all certified Carnegie libraries a \$10,000 grant in celebration of the United States 250th Anniversary. This money can be used to make some needed technology improvements.

ITEM 6 MAYORAL PROCLAMATION

There were no Mayoral Proclamations.

ITEM 7 CONSENT AGENDA

Motion by Brookhouser seconded by Rollins to approve the Consent Agenda as presented. Emily Bausch, City Administrator, reviewed ITEM 7 D and ITEM 7 E with Council. Emily stated the project engineer is planning to have a FEMA project update workshop on November 17, 2025 at 6p.m. That will be the ideal time for Council to ask questions and learn the details of each project.

- A Consider approval of the October 20, 2025 City Council Meeting Minutes
- B Consider ratifying a License and Management Agreement by and between the City of Plattsmouth, a Nebraska municipal corporation and Historic Downtown Plattsmouth Association (HDPa) a Nebraska nonprofit corporation for the 2025 Events Scheduled in the 4th Street Entertainment Plaza with correction to Halloween on Main event date (approved on May 5, 2025)

- C Receive Notification of Selection for NIFA's Communities for Housing (C4H) cohort
- D Consider Change Order No. 6 submitted by Strand Associates on behalf of Neuvirth Construction Inc. which includes three (3) items for a total increase of \$170,283.41 for the New Wastewater Treatment Plant Contract 4-Lift Stations & Force Mains (2019 Flood Recovery Project PW#88688-Relocated Wastewater Treatment Plant) and authorize the Mayor to execute Change Order No. 6
- E Consider approval of Change Order No. 1 submitted by Strand Associates on behalf of Valley Corporation which includes seven (7) items for a total increase of \$593,708.09 for the Plattsmouth Water Supply Contract W3 – Water Transmission Main (2019 FEMA Flood Recovery project #88690 – Water Supply System Project) and authorize the Mayor to execute Change Order No. 1
- F Receive the 2024-2025 State Road Report and direct the Clerk to place on file
- G Receive notification of Substantial Completion for FEMA Flood Recovery Project #88688 Wastewater Treatment Plant Contract 2-New Wastewater Treatment Plant and direct Clerk to place documents on file
- H Consider approval of claims

Claims Register Report as of 11/3/25

Pay Date: 10/31/25

168817

Cemetery 4424

Com Ctr 8580.05

EMS 29139.47

General 22997.13

Library 11163.87

Police 55379.95

Senior Center 4386.15

Street 14997.17

Water and Sewer 17749.21

Vendor Name

ACCREDITED COLLECTION SERVICE 150.82

AMERITAS 19002.21

BLUE CROSS BLUE SHIELD 73483.65

FIRST STATE BANK NEBRASKA 631.95

INTERNAL REVENUE SERVICE 41492.01

MUTUAL OF OMAHA 7687.05

NEBRASKA CHILD SUPPORT PAYMENT CENTER 225.7

NEBRASKA DEPARTMENT OF REVENUE 6025.06

Department : 01 - GENERAL ADMINISTRATION

ACCELERATED GRAPHX 100
ACCESS TECHNOLOGIES INC 330.06
AMAZON.COM SALES INC 74.99
CHARTER BUSINESS 232.91
FIRST BANKCARD 4013.14
F S I AGENCY LLC 99283.38
H & H SALES INC 3901
HEROES HOLIDAY LIGHTING LLC 2065
JEREMY J MASID 3890
NEXT GENERATION PROPERTIES OF NEBRASKA LLC 19620.62
OFFICE DEPOT INC 81.24
RICHARD A COMI 1193.4
STEPHEN C WARGA 52
WALKERS INC 59.79
WASTE CONNECTIONS OF NEBRASKA INC 278.86
WESTSIDE DEVELOPMENT INC 10635.25

Department : 02 - HUMANE/CODE ENFORCEMENT
DR K E JOY PC 102

Department : 03 - EMS

ACCESS TECHNOLOGIES INC 51.09
ALADTEC INC 3457.32
AMAZON.COM SALES INC 39.99
BOUND TREE MEDICAL LLC 197.67
FIRST BANKCARD 1546.42
FORT DEARBORN LIFE INSURANCE CO 44.72
F S I AGENCY LLC 611.25
UNMC PHYSICIANS CORPORATION 2771.79
WALKERS INC 22.49

Department : 04 - POLICE

ACCESS TECHNOLOGIES INC 225.69
AMAZON.COM SALES INC 920.6
AUDREY WILSON 67.37
CLEARVIEW COUNTRY CLUB FOR PETS INC 295.7
DAVID WALKER 51.61
GALLS 164.32
JONES AUTOMOTIVE INC 425
MULLENAX AUTO SUPPLY 64.56
TAYLOR LAWN CARE LLC 150

Department : 05 - STREET

BOMGAARS SUPPLY 93.44
BOO INC DBA BOBCAT OF OMAHA 10612.21
CINTAS CORPORATION #749 412.5
FIRST STATE BANK NEBRASKA 187911.5

MICHAEL TODD & COMPANY INC 171.86
NEBRASKA IOWA SUPPLY CO INC 2630.71
OREILLY AUTOMOTIVE INC 42.02
READY MIX CONCRETE CO 2550.58

Department : 06 - LIBRARY

ACCESS TECHNOLOGIES INC 123.51
DEMCO 212.98
EYMAN PLUBING INC 435.18
FIRST BANKCARD 1609.04
INGRAM LIBRARY SERVICES LLC 630.86
NATASHA BASHUS 286.25
SCHOLASTIC INC 773

Department : 07 - PARKS

BOMGAARS SUPPLY 68.96
BOO INC DBA BOBCAT OF OMAHA 20311.6
CHARLES S SCHREIBER 287.65
CHARTER BUSINESS 33.09
EAKES INC 5.07
WALKERS INC 15.7

Department : 08 - CEMETERY

AGRIVISION EQUIPMENT GROUP LLC 31.06
BOMGAARS SUPPLY 64.9
JESSE CLARK 24.5
SITE INDUSTRIES LLC 6300

Department : 10 - FIRE

ACCESS TECHNOLOGIES INC 51.09
FIRST BANKCARD 23.79
FORT DEARBORN LIFE INSURANCE CO 154.8
MACQUEEN EQUIPMENT LLC 430.39
WALKERS INC 22.49

Department : 11 - SENIOR CITIZEN CTR

CHARTER BUSINESS 147.29
HYVEE 605.91
PERFORMANCE FOOD GROUP INC 3699.65
STRATUS BUILDING SOLUTION OF ARIZONA 219

Department : 17 - COMMUNITY CENTER

ACCESS TECHNOLOGIES INC 123.51
BOMGAARS SUPPLY 72.98
CAILYN NELSON 28
CHARTER BUSINESS 441.86
CHESTERMAN CO 230.24
FIRST BANKCARD 81.08

STRATUS BUILDING SOLUTION OF ARIZONA 1870
WALKERS INC 114.74

Department : 18 - AQUATIC
CHARTER BUSINESS 33.09

Department : 20 - WATER
AMAZON.COM SALES INC 77.56
BOMGAARS SUPPLY 339.22
CORE & MAIN LP 5978.47
FIRST BANKCARD 2028.59
F S I AGENCY LLC 20649.69
H & H SALES INC 190.4
MACQUEEN EQUIPMENT LLC 34403.24
NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB 1356
NEBRASKA PUBLIC POWER DISTRICT 6896.63
OFFICE DEPOT INC 110.53
OLSSON INC 3120
ONE CALL CONCEPTS INC 79.17
PEOPLESERVICE INC 11979.5
SHERWIN WILLIAMS 216.43
STEPHEN C WARGA 58.5
TRANSWOOD LOGISTICS INC 1027.45
TYLER TECHNOLOGIES 90

Department : 30 - SEWER
AMAZON.COM SALES INC 180.65
F S I AGENCY LLC 20649.69
H & H SALES INC 190.41
HYDROVAC SUPPLY LLC 135.85
MACQUEEN EQUIPMENT LLC 34403.24
NEBRASKA PUBLIC POWER DISTRICT 22465.57
OFFICE DEPOT INC 80.47
ONE CALL CONCEPTS INC 79.16
PEOPLESERVICE INC 11979.5
STRAND ASSOCIATES INC 53750
TERRACON CONSULTANTS INC 1023.75
TYLER TECHNOLOGIES 90
BOMGAARS SUPPLY 111.81
STEPHEN C WARGA 58.5

ROLL CALL: Yes-Graham, Brookhouser, Kerns, Muller, Riese and Rollins. No-None. Absent-Forrest. Abstain-None. MOTION CARRIED.

ITEM 8 UNFINISHED BUSINESS

ITEM 8 A

Bryan Clark's resignation letter was distributed to Council and added to the permanent record. Motion by Kerns seconded by Graham to accept, with regrets, the resignation of Bryan Clark as a 2nd Ward Council Member effective November 1, 2025. ROLL CALL: Yes-Muller, Riese, Rollins, Brookhouser, Kerns and Graham. No-None. Absent-Forrest. Abstain-None. MOTION CARRIED.

ITEM 8 B

Council member Kerns stated he would be abstaining from any discussion or action on ITEM 8 B due to a conflict of interest. Motion by Muller seconded by Riese to approve Change Order No. 2 submitted by Strand Associates on behalf of Building Crafts Inc. which includes two (2) items for a total increase of \$34,690.37 for the Plattsmouth Water Supply Contract W2 – Water Booster Station (2019 FEMA Flood Recovery project #88690 – Water Supply System Project) and authorize the Mayor to execute Change Order No. 2. ROLL CALL: Yes-Brookhouser, Graham, Riese, Rollins and Muller. No-None. Absent-Forrest. Abstain-Kerns. MOTION CARRIED.

ITEM 9 NEW BUSINESS

ITEM 9 A

Mayor Lambert stated Sarah has expressed her desire to be more active in the community, whether that be as part of Council or as a City Board and Commission member. Motion by Riese seconded by Brookhouser to approve the Mayor's recommendation of the appointment of Sarah Slattery to the Plattsmouth Library Board to fill a vacancy which term expires 01/2027. ROLL CALL: Yes-Riese, Rollins, Muller, Kerns, Graham and Brookhouser. No-None. Absent-Forrest. Abstain-None. MOTION CARRIED.

ITEM 9 B

Motion by Brookhouser seconded by Graham to approve the Mayor's recommendation of the appointment of Sarah Slattery to the Plattsmouth Bridge Commission to fill a vacancy which term expires 10/2031. ROLL CALL: Yes-Kerns, Graham, Brookhouser, Rollins, Muller and Riese. No-None. Absent-Forrest. Abstain-None. MOTION CARRIED.

ITEM 9 C

Pursuant to publication, Mayor Lambert opened a public hearing at 7:12 p.m. to hear and consider public comment, oral or written, concerning the acquisition of the following easements, each to be acquired pursuant to the terms of a purchase agreement with the property owner and in connection with the City's 2019 FEMA Flood Recovery project #88690 – Water Supply System Project:

1. A permanent water main easement located on part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M. City of Plattsmouth, Cass County, Nebraska.
2. A permanent water main easement located on part of Tax Lot 59 in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska.
3. A permanent water main easement located on part of a parcel recorded in instrument number 2023-04300 in the NW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska.

Mayor Lambert again stated the reason for the public hearing and with no one coming forward, closed the public hearing at 7:14 p.m.

ITEM 9 D

Motion by Riese seconded by Rollins to approve the following agreements for the acquisition of certain easements, each agreement having been negotiated and prepared by Midwest Right of Way Services, Inc. as directed by the City pursuant to the terms of the Right of Way Acquisition Services Agreement between the City and Midwest and in connection with the City's 2019 FEMA Flood Recovery project #88690 – Water Supply System Project, and authorize the Mayor to execute the agreement and such other documents as may be necessary to close the real estate purchase transaction described therein:

1. Purchase agreement between the City of Plattsmouth and Jerry G. Bethel for the acquisition of a permanent water main easement located on part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M. City of Plattsmouth, Cass County, Nebraska.
2. Purchase agreement between the City of Plattsmouth and the Estate of Javez St. John, c/o Wayne Stohlmann, Executor for the acquisition of a permanent water main easement located on part of Tax Lot 59 in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska.
3. Purchase agreement between the City of Plattsmouth and the Estate of Javez St. John, c/o Wayne Stohlmann, Executor, and Glennia J. Sand, and Sterling Sand, and Judy K. Stohlmann, and Wayne Stohlmann for the acquisition of a permanent water main easement located on part of a parcel recorded in instrument number 2023-04300 in the NW $\frac{1}{4}$ of Section 2, Township 12 North, Range 13 East of the 6th P.M., City of Plattsmouth, Cass County, Nebraska.

ROLL CALL: Yes-Rollins, Muller, Riese, Graham, Brookhouser and Kerns. No-None. Absent-Forrest. Abstain-None. MOTION CARRIED.

ITEM 9 E

Emily Bausch, City Administrator, stated that this is a state certifying resolution that is brought before Council every year to confirm the appointment of the City Street Superintendent. Following discussion, Motion by Riese seconded by Graham to adopt RESOLUTION NO. 25-011: Signing of the Year-End Certification of City Street Superintendent 2025 by title only. ROLL CALL: Yes-Graham, Brookhouser, Kerns, Muller, Riese and Rollins. No-None. Absent-Forrest. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read RESOLUTION NO. 25-011 into the record by title only.

ITEM 9 F

Motion by Brookhouser seconded by Muller to appoint Brian Friedrichsen, Olsson, as the City of Plattsmouth Street Superintendent for calendar year 2026. ROLL CALL: Yes-Muller, Riese, Rollins, Brookhouser, Kerns and Graham. No-None. Absent-Forrest. Abstain-None. MOTION CARRIED.

ITEM 12

At 7:47 p.m. Motion by Brookhouser seconded by Graham to adjourn. ROLL CALL: Yes-Brookhouser, Kerns, Graham, Riese, Rollins and Muller. No-None. Absent-Forrest. Abstain-None. MOTION CARRIED.

R. Paul Lambert, Mayor

ATTEST:

Sandra J. Meyer, City Clerk