

## PLATTSMOUTH CITY COUNCIL

January 19, 2026

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 January 19, 2026 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Mayor R. Paul Lambert and Council Members: Jeanie Brookhouser, James Forrest, Stockton Graham, Howard "Sam" Hardy, Terry Kerns, Morgan Muller, Steve Riese and Frederick Rollins. Council Members Absent: None. Also present: City Administrator Emily Bausch, City Attorney Damien Wright 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 January 8, 2026 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

No one spoke at Citizens Delegation.

### ITEM 6 MAYORAL PROCLAMATION

There were no Mayoral Proclamations.

### ITEM 7 CONSENT AGENDA

Motion by Brookhouser seconded by Rollins to approve the Consent Agenda.

- A Consider approval of the January 5, 2026 City Council Meeting Minutes
- B Consider ratifying all actions, including the election of the nominees to the LIGHT Board of Directors, of R. Paul Lambert, Mayor of the City of Plattsmouth, our LIGHT representative, identified in the minutes of the Annual Members' Meeting of the League Insurance Government Health Team (LIGHT) on September 26, 2025
- C Consider approval of the Application for Mobile Home License submitted by Jeff and Traci Henry for The Pines Mobile Home Park, 1715 South 15th Street, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2026 through February 28, 2027
- D Consider approval of the Application for Mobile Home License submitted by Jeff and Traci Henry for Cottonwood Mobile Home Park, 2405 South 15th Street, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2026 through February 28, 2027

- E Consider approval of the Application for Mobile Home License submitted by Tim Podraza for Morning Star Mobile Home Community, 1018 Avenue H and authorize the issuance of a Mobile Home License for a period March 1, 2026 through February 28, 2027
- F Consider approval of the Application for Mobile Home License submitted by John Jungers, Three Parks LLC for Hill City Mobile Home Park, 504 North 22nd Street, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2026 through February 28, 2027
- G Consider approval of the Application for Mobile Home License submitted by Rob Church for Mac-Church Properties LLC d/b/a South Side Mobile Home Park, 1904 Lincoln Avenue, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2026 through February 28, 2027
- H Consider approval of the Application for Mobile Home License submitted by Russell and Kim Kathol for R3K Investments LLC d/b/a R3K Park, 1105 Avenue D, Plattsmouth and authorize the issuance of a Mobile Home License for a period March 1, 2026 through February 28, 2027
- I Consider approval of the Application for Mobile Home License submitted by Hillside Pointe 2021 MHC, LLC for Hillside Pointe, 1023 N 9th St Lot 74 Plattsmouth, NE 68048 and authorize the issuance of a Mobile Home License for a period March 1, 2026 through February 28, 2027
- J Consider approval of the Application for Mobile Home License submitted by Summer Grove 2021 MHC, LLC for Summer Grove, 2425 S 15th St, Plattsmouth, NE 68048 and authorize the issuance of a Mobile Home License for a period March 1, 2026 through February 28, 2027
- K Consider recommendation of approval of Special Designated License application submitted by Holy Spirit Catholic Church of Plattsmouth for the Parish Fish Fry being held at St. John the Baptist Gymnasium, 508 S. 18<sup>th</sup> Street on February 20, February 27, March 6, March 13, March 20 and March 27, 2026 from 4:00 p.m. to 9:00 p.m.
- L Consider recommendation of approval of a Special Designated License application submitted by Beaver Lake Beer, Wine & Spirits for a Wine Tasting being held at Four 30 Solon & Boutique, 430 Main Street, on February 10, 2026 from 4:00 p.m. to 10:00 p.m.
- M Consider Contractor's Application for Payment No. 27 submitted by Strand Associates on behalf of Valley Corporation in the amount of \$77,624.78 for work completed from December 1 to December 31, 2025 for the New Wastewater Treatment Plant Contract 3-Raw Wastewater Force Mains (2019 Flood Recovery Project PW#88688-Relocated Wastewater Treatment Plant) and authorize the Mayor to execute Application for Payment No. 27

- N Consider Contractor's Application for Payment No. 13 submitted by Strand Associates on behalf of Neuvirth Construction Inc. in the amount of \$72,638.74 for work completed from December 1 to December 31, 2025 for the New Wastewater Treatment Plan Contract 4-Lift Stations & Force Mains (2019 Flood Recovery Project PW#88688-Relocated Wastewater Treatment Plant) and authorize the Mayor to execute Application for Payment No. 13
- O Consider Contractor's Application for Payment No. 7 submitted by Strand Associates on behalf of Valley Corporation in the amount of \$671,341.42 for work completed from December 1 to December 31, 2025 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 Contractor's Application for Payment No. 7
- P Receive Treasurer's Report
- Q Consider approval of claims

Claims Register Report as of 1/19/26

Pay Date: 1/9/26                      170680.5

Cemetery 2378  
 Com Ctr 7367.05  
 EMS 32927.84  
 General 23876.58  
 Library 10133.28  
 Police 60474.7  
 Senior Center 3528.15  
 Street 14453.14  
 Water and Sewer 15541.76

Vendor Name  
 ACCREDITED COLLECTION SERVICE 150.82  
 AMERITAS 22540.12  
 FIRST STATE BANK NEBRASKA 731.56  
 FIRST STATE INSURANCE 185737.75  
 FRATERNAL ORDER OF POLICE 195  
 INTERNAL REVENUE SERVICE 40391.78  
 MIDLAND CREDIT MANAGEMENT INC 552.82  
 NEBRASKA CHILD SUPPORT PAYMENT CENTER 225.7  
 NEBRASKA DEPARTMENT OF REVENUE 5910.42  
 PLATTSMOUTH COMMUNITY CENTER 1856.58

Department : 01 - GENERAL ADMINISTRATION  
 BLACK HILLS ENERGY 1053.15  
 BOMGAARS SUPPLY 116.87  
 F S I AGENCY LLC 71.75

IDEAL PURE WATER 34  
INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS 135  
IRINA A HARRINGTON 75  
MICROFILM IMAGING SYSTEMS 75  
NEBRASKA PUBLIC POWER DISTRICT 286.31  
OFFICE DEPOT INC 148.26  
OMAHA WORLD HERALD 668.54  
OXEN TECHNOLOGY 3664.61  
SOUTHEAST AREA CLERKS 20  
TYLER TECHNOLOGIES 15104.39  
VERIZON WIRELESS 79.88  
WASTE CONNECTIONS OF NEBRASKA INC 455.56  
WELCH LAW FIRM PC 6600  
WINDSTREAM 313.16

Department : 02 - HUMANE/CODE ENFORCEMENT  
AMAZON.COM SALES INC 28.99  
NEBRASKA PUBLIC POWER DISTRICT 214.71  
VERIZON WIRELESS 40.01

Department : 03 - EMS  
ARROW TOWING INC 325  
BLACK HILLS ENERGY 166.34  
BOUND TREE MEDICAL LLC 793.61  
CHARTER BUSINESS 27.01  
EAKES INC 56.2  
FORT DEARBORN LIFE INSURANCE CO 34.4  
IDEAL PURE WATER 30.5  
LIFEARTS INTEGRATED HEALTH CENTER PC 310  
NEBRASKA PUBLIC POWER DISTRICT 287.37  
PEDIATRIC EMERGENCY STANDARDS INC 1470  
SMA ENTERPRISE INC 3035.29  
STERICYCLE INC 108.18  
VERIZON WIRELESS 171.73  
WASTE CONNECTIONS OF NEBRASKA INC 54.42  
WEX HEALTH INC 12.5  
WINDSTREAM 103.42

Department : 04 - POLICE  
AMAZON.COM SALES INC 488.76  
AMY RICHTER 88.75  
BENCHMARK GOVERNMENT SOLUTIONS LLC 119.5  
CASS COUNTY SHERIFF 3615  
GALLS 160  
GREAT PLAINS UNIFORMS 2520  
JACKS UNIFORMS & EQUIPMENT 28.95  
MULLENAX AUTO SUPPLY 60.05  
OSCAR LOYA 620.38  
ROCK BLUFF RESTORATION LLC 1159.9  
RYAN CRICK 134.82

VERIZON WIRELESS 320.01  
WEX HEALTH INC 37.5

Department : 05 - STREET  
AGRIVISION EQUIPMENT GROUP LLC 342.99  
BLACK HILLS ENERGY 669.26  
BOMGAARS SUPPLY 700.06  
CINTAS CORPORATION #749 412.5  
IMPACT MANUFACTURING 178.62  
INDEPENDENT AUTO REPAIR 105.2  
MILL CREEK AUTO PARTS INC 86.39  
NEBRASKA PUBLIC POWER DISTRICT 5598.24  
OREILLY AUTOMOTIVE INC 288.59  
VERIZON WIRELESS 159.76  
WASTE CONNECTIONS OF NEBRASKA INC 445.51  
WINDSTREAM 170.33

Department : 06 - LIBRARY  
AMAZON.COM SALES INC 956.1  
BLACK HILLS ENERGY 359.49  
CENTER POINT LARGE PRINT 127.34  
CHARTER BUSINESS 65  
DEMCO 176.16  
INGRAM LIBRARY SERVICES LLC 643.7  
MENARDS 21.48  
NEBRASKA PUBLIC POWER DISTRICT 419.22  
OXEN TECHNOLOGY 2706.4  
TYLER TECHNOLOGIES 3549  
WASTE CONNECTIONS OF NEBRASKA INC 54.42  
WEX HEALTH INC 12.5  
WINDSTREAM 190.77

Department : 07 - PARKS  
AGRIVISION EQUIPMENT GROUP LLC 800.02  
BLACK HILLS ENERGY 326.61  
BOMGAARS SUPPLY 279.81  
CLAY D LINCOLN 100  
MIDWEST CONCRETE COATINGS LLC 1557  
NEBRASKA PUBLIC POWER DISTRICT 250.51  
WALKERS INC 31.4  
WASTE CONNECTIONS OF NEBRASKA INC 386.6

Department : 08 - CEMETERY  
BLACK HILLS ENERGY 202.01  
BOMGAARS SUPPLY 101.8  
JESSE CLARK 21.7  
VERIZON WIRELESS 39.94  
WASTE CONNECTIONS OF NEBRASKA INC 100.1  
WEX HEALTH INC 12.5  
WINDSTREAM 231.73

Department : 10 - FIRE  
BLACK HILLS ENERGY 166.33  
CHARTER BUSINESS 27  
EAKES INC 56.19  
FORT DEARBORN LIFE INSURANCE CO 130.72  
IDEAL PURE WATER 30.5  
MULLENAX AUTO SUPPLY 37.5  
NEBRASKA PUBLIC POWER DISTRICT 287.37  
SAM A DMAVRO 15  
WASTE CONNECTIONS OF NEBRASKA INC 54.41  
WINDSTREAM 103.42

Department : 11 - SENIOR CITIZEN CTR  
BLACK HILLS ENERGY 217.63  
CHARTER BUSINESS 147.29  
NEBRASKA PUBLIC POWER DISTRICT 481.08  
PERFORMANCE FOOD GROUP INC 3100.78  
WASTE CONNECTIONS OF NEBRASKA INC 86.81

Department : 17 - COMMUNITY CENTER  
BLACK HILLS ENERGY 1958.63  
CHARTER BUSINESS 441.87  
EGAN SUPPLY CO 672.77  
NEBRASKA PUBLIC POWER DISTRICT 4329.68  
WALKERS INC 172.11  
WASTE CONNECTIONS OF NEBRASKA INC 260.44

Department : 18 - AQUATIC  
BLACK HILLS ENERGY 121.03  
NEBRASKA PUBLIC POWER DISTRICT 91.34

Department : 20 - WATER  
AMAZON.COM SALES INC 41.22  
BLACK HILLS ENERGY 385.45  
FASTENAL COMPANY 25.49  
H & H SALES INC 386  
JAY GLASER 127  
MIDWEST RIGHT OF WAY SERVICES INC 5012.5  
NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB 216  
NEBRASKA PUBLIC POWER DISTRICT 51.87  
NEBRASKA RURAL WATER 275  
OLSSON INC 5420  
ONE CALL CONCEPTS INC 27.57  
OXEN TECHNOLOGY 663.66  
PETTY CASH WATER DEPARTMENT 752.37  
STRAND ASSOCIATES INC 119160.7  
TYLER TECHNOLOGIES 10860.13  
VERIZON WIRELESS 159.83  
WASTE CONNECTIONS OF NEBRASKA INC 220.78

WELCH LAW FIRM PC 2200  
WEX HEALTH INC 25  
WINDSTREAM 167.22

Department : 24 - DRUG FORFEITURE  
H & H SALES INC 400  
VERIZON WIRELESS 37.98

Department : 30 - SEWER  
AMAZON.COM SALES INC 41.22  
BLACK HILLS ENERGY 1430.38  
FASTENAL COMPANY 25.49  
FIBER PLATFORM LLC 1249.5  
H & H SALES INC 386  
JAY GLASER 127  
MIDWEST LABORATORIES INC 448.25  
NEBRASKA PUBLIC POWER DISTRICT 13.43  
NEBRASKA RURAL WATER 275  
OFFICE DEPOT INC 40.67  
ONE CALL CONCEPTS INC 27.56  
OXEN TECHNOLOGY 2340.44  
STRAND ASSOCIATES INC 47625  
TYLER TECHNOLOGIES 7238.62  
VERIZON WIRELESS 120.09  
WASTE CONNECTIONS OF NEBRASKA INC 84.58  
WELCH LAW FIRM PC 2200  
WINDSTREAM 128.07

Department : 40 - PLATTSMOUTH KENO  
NEBRASKA DEPARTMENT OF REVENUE CHARITABLE GAMING DIVISION 11084

Following a discussion on mobile homes, ROLL CALL: Yes-Graham, Brookhouser, Hardy, Forrest, Muller, Riese, Kerns and Rollins. No-None. Absent-None. Abstain-None. MOTION CARRIED.

#### ITEM 8 UNFINISHED BUSINESS

##### ITEM 8 A

Council member Forrest introduced an ordinance numbered and titled as follows: **ORDINANCE NO. 2043: AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA, TO AMEND CHAPTER 4, ARTICLE 4 OF THE PLATTSMOUTH REVISED MUNICIPAL ORDINANCES 2011, TO ENACT SECTIONS 4-448 TO 4-455 RELATING TO THE USE OF THROTTLE-POWERED MOTORBIKES IN THE CITY; TO REPEAL ALL ORDINANCES IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE.** Council members stated they have not received any comments from the public on this ordinance. Motion by Forrest seconded by Rollins to approve second reading of ORDINANCE NO. 2043 by title only. ROLL CALL: Yes-Muller, Riese, Kerns, Rollins, Brookhouser, Hardy, Forrest and Graham. No-None. Absent-None.

Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read ORDINANCE NO. 2043 into the record by title only.

#### ITEM 8 B

Council Member Kerns stated he would be abstaining from any discussion or action on ITEM 8 B and ITEM 8 C due to a conflict of interest.

Motion by Muller seconded by Brookhouser to approve Contractor's Application for Payment No. 6 submitted by Strand Associates on behalf of Building Crafts Inc. in the amount of \$209,006.35 for work completed from December 1, 2025 to January 1, 2026 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 Contractor's Application for Payment No. 6. ROLL CALL: Yes-Brookhouser, Hardy, Forrest, Graham, Riese, Rollins and Muller. No-None. Absent-None. Abstain-Kerns. MOTION CARRIED.

#### ITEM 8 C

Emily Bausch, City Administrator, said the City is still waiting for contractor signed documents from the consultant for ITEM 8 C and ITEM 8 D. There are no changes expected from the contractors, Council approval now will allow the City to execute the documents immediately after the contractors sign. If any changes are made by the contractors, they will be brought back to Council for approval before being executed.

Motion by Forrest seconded by Hardy to approve a Contract and Notice to Proceed with Kerns Excavating Co. for the City RV Park and Campground Project (2019 FEMA Flood Recovery project #101799 – Alternate Projects) and authorize the Mayor to execute the contract documents. ROLL CALL: Yes-Riese, Rollins, Muller, Hardy, Forrest, Graham and Brookhouser. No-None. Absent-None. Abstain-Kerns. MOTION CARRIED.

#### ITEM 8 D

Motion by Forrest seconded by Brookhouser to approve a Contract and Notice to Proceed with T2 GC LLC for the 10<sup>th</sup> Street Pavement Reconstruction Project (2019 FEMA Flood Recovery project #101799 – Alternate Projects) and authorize the Mayor to execute the contract documents. ROLL CALL: Yes-Hardy, Forrest, Graham, Brookhouser, Kerns, Rollins, Muller and Riese. No-None. Absent-None. Abstain-None. MOTION CARRIED.

#### ITEM 9 NEW BUSINESS

##### ITEM 9 A

Council member Kerns introduced a resolution numbered and titled as follows: RESOLUTION 26-001: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, AMENDING A SPECIAL ASSESSMENT IN THE AMOUNT OF \$375.00 AGAINST CERTAIN REAL ESTATE LOCATED AT 1300 BLOCK OF SMITH AVE, PLATTSMOUTH, NEBRASKA (PARCEL #130015458). Emily Bausch, City Administrator, referenced her memo that was included in the Council packet stating that City staff

correctly executed nuisance procedures. Weighting some extenuating circumstances, the City has negotiated an acceptable solution with the landowner. A corrected version of RESOLUTION 26-001 was also supplied to Council addressing some scrivener errors. Motion by Kerns seconded by Forrest to adopt the corrected copy of RESOLUTION 26-001, supplied at the meeting, by title only. ROLL CALL: Yes-Kerns, Rollins, Muller, Riese, Forrest, Graham, Brookhouser and Hardy. No-None. Absent-None. Abstain-None. MOTION CARRIED. Damin Wright, City Attorney, read RESOLUTION 26-001 into the record by title only.

ITEM 12

At 7:20 p.m. Motion by Brookhouser seconded by Graham to adjourn. ROLL CALL: Yes-Forrest, Kerns, Hardy, Riese, Brookhouser, Muller, Graham and Rollins. No-None. Absent-None. Abstain-None. MOTION CARRIED.

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R. Paul Lambert, Mayor

ATTEST:

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Sandra J. Meyer, City Clerk