

# PLATTSMOUTH CITY COUNCIL

March 16, 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 March 16, 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. Absent Members: None. Also present: City Administrator Emily Bausch, City Attorney Damien Wright and City Clerk Sandra J. Meyer.

This is a regular meeting of the Mayor and City Council of Plattsmouth. Notice of meeting was published on March 5, 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

Mike Wilson, Plattsmouth Fire Chief extended his thanks to Mayor Lambert, City Administrator Emily Bausch, Plattsmouth Police Department, Senior Center Director Deb Barnhart and Community Center Director Liz Glup for their support during the Bailey's Point Fire on Sunday afternoon, March 8, 2026. Assistance was also received from First Baptist Church, Masonic Home, Prestige Care Center, American Red Cross and additional staff from Baily's Point. Some of the first responder departments were Murray Fire and Rescue, Cass County Emergency Management, Cass County EMS and the Cass County CERT Team.

## ITEM 6 MAYORAL PROCLAMATION

There were no Mayoral Proclamations.

## ITEM 7 PRESENTATION

Susan Lorence and Sheri Lyons, Plattsmouth Lions Club presented the First Responders Award to SRO Officer Michael McKnelly. Captain Crick stated Officer McKnelly builds bridges between the Police Department and the community. Susan Lorence stated the award is to recognize work, bravery and service to the community, the award would be given quarterly and would be recognition with a \$100 gift card. Sheri Lyons gave a brief background on the Lions Club organization.

## ITEM 8 CONSENT AGENDA

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

- A Consider approval of the March 2, 2026 City Council Meeting Minutes

- B Receive the Plattsmouth Housing Authority Basic Financial Statements, Required Supplemental Information and Supplemental Information for year ended June 30, 2025 and direct the clerk to file
- C Consider Change Order No. 7 submitted by Strand Associates on behalf of Valley Corporation which includes 10 (10) items for a total increase of \$21,458.31 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 Change Order No. 7
- D Consider Contractor's Application for Payment No. 28 and Engineer's Statement of Completion submitted by Strand Associates on behalf of Valley Corporation in the amount of \$993,919.32 for work completed from January 1 to March 11, 2026 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. 28 and Engineer's Statement of Completion
- E Receive notification of Final Substantial Completion for FEMA Flood Recovery Project #88688 Wastewater Treatment Plant Contract 3-Raw Wastewater Force Mains and direct Clerk to place documents on file
- F Consider approval of Change Order No. 2 submitted by Strand Associates on behalf of Valley Corporation which includes ten (10) items for a total increase of \$67,566.20 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. 2
- G Consider Contractor's Application for Payment No. 9 submitted by Strand Associates on behalf of Valley Corporation in the amount of \$744,887.02 for work completed from February 1 to February 28, 2026 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. 9
- H Consider ratifying administrative approval of Special Designated License for Holy Spirit Catholic Church for a wedding reception at St. John the Baptist School, 508 S. 18<sup>th</sup> St., Plattsmouth on March 21, 2026 from 3:00 p.m. to 12:00 a.m.
- I Consider a License and Management Agreement by and between the City of Plattsmouth, a Nebraska municipal corporation and Blue Devils Select Baseball, a Nebraska nonprofit corporation for 2026 Baseball from April 1, 2026 to June 30, 2026 and authorize the Mayor to execute License Agreement
- J Receive Treasurer's Report
- K Consider approval of claims

Claims Register Report as of 3/16/26

Pay Date: 3/6/26      165089.73

Cemetery 2487.13  
Com Ctr 9170.57  
EMS 29408.56  
General 29190.9  
Library 7974.63  
Police 50852.46  
Senior Center 4123.65  
Street 16096.87  
Water and Sewer 15784.96

Vendor Name

ACCREDITED COLLECTION SERVICE 168.65  
AMERITAS 20275.54  
FIRST STATE BANK NEBRASKA 731.56  
FRATERNAL ORDER OF POLICE 195  
INTERNAL REVENUE SERVICE 37935.97  
NEBRASKA CHILD SUPPORT PAYMENT CENTER 225.7  
NEBRASKA DEPARTMENT OF REVENUE 4868.44  
PLATTSMOUTH COMMUNITY CENTER 2126.22

Department : 01 - GENERAL ADMINISTRATION

A F P WEST CORPORATION 504  
ACCESS TECHNOLOGIES INC 114.89  
BLACK HILLS ENERGY 948.78  
CASS COUNTY REGISTER OF DEEDS 100  
CPI TECHNOLOGIES LLC 1660.9  
FIRST BANKCARD 55.62  
IDEAL PURE WATER 34  
IRINA A HARRINGTON 155  
KATHRYN SHARP 125  
MICHAEL J JENSEN 196.86  
MICROFILM IMAGING SYSTEMS 75  
NEBRASKA PUBLIC POWER DISTRICT 325.39  
OMAHA WORLD HERALD 986.35  
OXEN TECHNOLOGY 3604.05  
STERICYCLE SHRED IT 74.6  
STRAND ASSOCIATES INC 676.75  
THE PITNEY BOWES BANK INC 1517.25  
WALKERS INC 63.08  
WASTE CONNECTIONS OF NEBRASKA INC 176.2  
WELCH LAW FIRM PC 6600  
WINDSTREAM 307.58

Department : 02 - HUMANE/CODE ENFORCEMENT

AMAZON.COM SALES INC 9.99  
NEBRASKA PUBLIC POWER DISTRICT 231.61  
WINDSTREAM 88.36

Department : 03 - EMS

AMAZON.COM SALES INC 230.47  
BLACK HILLS ENERGY 140.4  
BOUND TREE MEDICAL LLC 431.94  
CUMMINS CENTRAL INC 597.51  
MATHESON TRI-GAS INC 125.66  
NEBRASKA PUBLIC POWER DISTRICT 480.31  
ROLLINS INC 48.59  
SMA ENTERPRISE INC 345.39  
STERICYCLE INC 108.18  
WASTE CONNECTIONS OF NEBRASKA INC 54.43  
WEX HEALTH INC 8.75  
WINDSTREAM 103.42

Department : 04 - POLICE

AMAZON.COM SALES INC 116.44  
AMY RICHTER 19.93  
BENCHMARK GOVERNMENT SOLUTIONS LLC 593.55  
CASS COUNTY SHERIFF 3615  
COURTSIDE MARKETING 272  
FIRST BANKCARD 350  
NEBRASKA ASSOC OF PROPERTY & EVIDENCE 30  
NEBRASKA LAW ENFORCEMENT TRAINING CENTER 175  
NEBRASKA STATE PATROL 1583.25  
ROCK BLUFF RESTORATION LLC 166.22  
WEX HEALTH INC 26.25  
WINDSTREAM 232.57

Department : 05 - STREET

BLACK HILLS ENERGY 354.98  
CINTAS CORPORATION #749 319.41  
COMMONWEALTH ELECTRIC COMPANY OF THE MIDWEST 1211.89  
COURTSIDE MARKETING 120.3  
ECHO GROUP INC 616.39  
HELENA AGRI-ENTERPRISES LLC 234.73  
NATIONAL SIGN COMPANY LLC 131.65  
NEBRASKA PUBLIC POWER DISTRICT 6043.74  
OREILLY AUTOMOTIVE INC 73.37  
WASTE CONNECTIONS OF NEBRASKA INC 445.51  
WINDSTREAM 176.68

Department : 06 - LIBRARY

AMAZON.COM SALES INC 10454.07  
BLACK HILLS ENERGY 336.43  
CHARTER BUSINESS 75  
INGRAM LIBRARY SERVICES LLC 888.9  
NATASHA BASHUS 50.74  
NEBRASKA PUBLIC POWER DISTRICT 453.09  
OFFICE DEPOT INC 26  
OXEN TECHNOLOGY 359.7  
ROBERT J SAVAGE 800  
SHAW HARDWARE STORE 39.01

THE DURHAM MUSEUM 200  
WASTE CONNECTIONS OF NEBRASKA INC 54.41  
WEX HEALTH INC 8.75  
WINDSTREAM 189.56

Department : 07 - PARKS  
BLACK HILLS ENERGY 276.88  
CASSGRAM LLC 156  
CLAY D LINCOLN 35  
MULLENAX AUTO SUPPLY 23.03  
NEBRASKA PUBLIC POWER DISTRICT 276.55  
WALKERS INC 31.25  
WASTE CONNECTIONS OF NEBRASKA INC 386.6

Department : 08 - CEMETERY  
BLACK HILLS ENERGY 207.58  
CASSGRAM LLC 156  
COURTSIDE MARKETING 120.3  
JESSE CLARK 37.7  
WASTE CONNECTIONS OF NEBRASKA INC 97.97  
WEX HEALTH INC 8.75  
WINDSTREAM 228.76

Department : 10 - FIRE  
A F P CORPORATION 1545.34  
BLACK HILLS ENERGY 140.39  
CUMMINS CENTRAL INC 597.51  
MACQUEEN EQUIPMENT LLC 223.52  
NEBRASKA PUBLIC POWER DISTRICT 480.32  
ROLLINS INC 48.58  
WASTE CONNECTIONS OF NEBRASKA INC 54.41  
WINDSTREAM 103.42

Department : 11 - SENIOR CITIZEN CTR  
BLACK HILLS ENERGY 178.24  
NEBRASKA PUBLIC POWER DISTRICT 600.08  
PERFORMANCE FOOD GROUP INC 2462.79  
WALKERS INC 171.44  
WASTE CONNECTIONS OF NEBRASKA INC 86.81

Department : 17 - COMMUNITY CENTER  
A F P CORPORATION 2081.64  
A F P WEST CORPORATION 504  
AMAZON.COM SALES INC 112.99  
BLACK HILLS ENERGY 1604.17  
LIFEARTS INTEGRATED HEALTH CENTER PC 45  
MR VINYL LLC 525  
NEBRASKA PUBLIC POWER DISTRICT 5400.72  
WALKERS INC 122.25  
WASTE CONNECTIONS OF NEBRASKA INC 260.44

Department : 18 - AQUATIC  
BLACK HILLS ENERGY 117.71  
NEBRASKA PUBLIC POWER DISTRICT 89.4

Department : 20 - WATER  
BLACK HILLS ENERGY 589.26  
CORE & MAIN LP 9298.84  
COURTSIDE MARKETING 120.3  
JAY GLASER 127  
METROPOLITAN UTILITIES DISTRICT 9233.64  
MIDWEST RIGHT OF WAY SERVICES INC 6875  
NEBRASKA PUBLIC POWER DISTRICT 55.91  
ONE CALL CONCEPTS INC 43.97  
OXEN TECHNOLOGY 647.46  
PETTY CASH WATER DEPARTMENT 777.49  
PVS DX INC 70  
STRAND ASSOCIATES INC 244417.5  
TRANSWOOD LOGISTICS INC 1044.89  
TYLER TECHNOLOGIES 235  
WASTE CONNECTIONS OF NEBRASKA INC 220.7  
WELCH LAW FIRM PC 2200  
WEX HEALTH INC 17.5  
WINDSTREAM 165.98

Department : 24 - DRUG FORFEITURE  
H & H SALES INC 800

Department : 30 - SEWER  
A F P WEST CORPORATION 1008  
BLACK HILLS ENERGY 1252.08  
COURTSIDE MARKETING 120.3  
FIBER PLATFORM LLC 1249.5  
JAY GLASER 127  
MIDWEST LABORATORIES INC 1678.8  
NEBRASKA PUBLIC POWER DISTRICT 15.56  
ONE CALL CONCEPTS INC 43.96  
OXEN TECHNOLOGY 2329.64  
STRAND ASSOCIATES INC 13940.5  
TYLER TECHNOLOGIES 90  
WASTE CONNECTIONS OF NEBRASKA INC 84.55  
WELCH LAW FIRM PC 2200  
WINDSTREAM 128.01

Department : 40 - PLATTSMOUTH KENO  
ADVANCED GAMING TECHNOLOGIES INC 300.64  
NEBRASKA DEPARTMENT OF REVENUE CHARITABLE GAMING DIVISION 100

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

ITEM 9 UNFINISHED BUSINESS

## ITEM 9 A

Council Member Kerns stated he would be abstaining from any discussion or action on this item as he is a subcontractor on this project and has a conflict of interest.

Motion by Muller seconded by Brookhouser to approve Contractor's Application for Payment No. 8 submitted by Strand Associates on behalf of Building Crafts Inc. in the amount of \$33,820.00 for work completed from February 1, 2026 to March 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. 8. ROLL CALL: Yes-Forrest, Graham, Rollins, Riese, Muller, Brookhouser and Hardy. No-None. Absent-None. Abstain-Kerns. MOTION CARRIED.

## ITEM 10 NEW BUSINESS

### ITEM 10 A

Pursuant to publication, Mayor Lambert opened a public hearing at 7:19 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 Lot 1, Westside Commercial Subdivision, City of Plattsmouth, Cass County, Nebraska. A temporary construction easement located on the North 60 feet of the East 75 feet of that part of Lot 1 lying South of the right of way of Oak Hill Road, Westside Commercial Subdivision in Section 13, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska.
- 2 A permanent water main easement located on part of the Southeast ¼ of Section 29 and the Northeast ¼ of Section 32, both in Township 13 North, Range 13 East of the 6<sup>th</sup> PM, Sarpy County, Nebraska.

No one spoke in favor, opposition or of a neutral nature. Mayor Lambert again stated the reason for the public hearing and with no one coming forward, closed the public hearing at 7:21 p.m.

### ITEM 10 B

Motion by Forrest seconded by Graham to approve the following purchase agreement and acquisition of certain permanent and temporary easements, each easement having been negotiated and prepared by the City and Metropolitan Utilities District in connection with the City's 2019 FEMA Flood Recovery project #88690 – Water Supply System project and authorize the Mayor to execute the easements 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 The Meadows Apartment Homes LLC for the acquisition of a permanent water main easement located on part of Lot 1, Westside Commercial Subdivision, City of Plattsmouth, Cass County, Nebraska. A temporary construction easement located on the North 60 feet of the East 75 feet of

that part of Lot 1 lying South of the right of way of Oak Hill Road, Westside Commercial Subdivision in Section 13, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska.

- 2 Purchase agreement between the City of Plattsmouth and Mercatus LLC for the acquisition of a permanent water main easement located on part of the Southeast ¼ of Section 29 and the Northeast ¼ of Section 32, both in Township 13 North, Range 13 East of the 6<sup>th</sup> PM, Sarpy County, Nebraska.

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

#### ITEM 10 C

Council was provided a copy of Form 50G-Schedule II submitted by Cancun Express dba LaFiesta Bar & Grill. Emily Bausch, City Administrator reviewed her memo regarding the Lottery; Sales Outlet Location; Approval Required. It was verified that Cass County Keno, LLC entered into an Assignment and Assumption to Advanced Gaming Technologies Inc. (AGT). Motion by Forrest seconded by Kerns to approve a Nebraska Form 50G Schedule II-County/City Lottery Sales Outlet Location Application for a Keno Independent Game location under Advanced Gaming Technologies Inc. submitted by Cancun Express dba La Fiesta Bar & Grill, 1003 Chicago Ave., and authorize the Mayor to execute the application. ROLL CALL: Yes-Graham, Riese, Forrest, Rollins, Muller, Hardy, Kerns and Brookhouser. No-None. Absent-None. Abstain-None. MOTION CARRIED.

#### ITEM 10 D

A detailed memo was provided to the Council regarding the damage to city property/buildings due to a lightning strike and associated repair costs. Motion by Forrest seconded by Brookhouser to approve the proposal from Professional Heating and Air Conditioning Inc. for replacement of Community Center Rooftop Unit #4 in the amount of \$21,810.00 and authorize the Mayor to execute the agreement after City Staff negotiates and finalizes the service agreement. ROLL CALL: Yes-Riese, Brookhouser, Hardy, Muller, Kerns, Graham, Forrest and Rollins. No-None. Absent-None. Abstain-None. MOTION CARRIED

#### ITEM 10 E

Emily Bausch, City Administrator reviewed the exhibits council was provided in their meeting packet. The city would be releasing easements through the middle of buildings and getting easement boundaries on the north and south. Motion by Brookhouser seconded by Riese to approve a Lot Line Easement Release between the City of Plattsmouth and Gloria A. Wolf, Andrea S. Crampton, Marcus J. Stephens, and Scott D. Stephens located on Sublot A of Sublot 2 of Tax Lot 107 and Sublot 1 of Tax Lot 107 and Tax Lot 113 in the S ½ of the NE ¼ of Section 12, Township 12 N, Range 13 E of the 6<sup>th</sup> PM, Cass County, Nebraska and authorize the Mayor to execute the Lot Line Easement Release. ROLL CALL: Yes-Rollins, Kerns, Graham, Riese, Muller, Hardy, Brookhouser and Forrest. No-None. Absent-None. Abstain-None. MOTION CARRIED.

#### ITEM 10 F

Motion by Forrest seconded by Hardy to set Monday, March 30, 2026 at 7:00 p.m. as a Special Meeting of the Plattsmouth City Council to receive the City of Plattsmouth Fiscal Year October 1, 2024 through September 30, 2025 audit presentation and pay claims that are due prior to the next regular Council Meeting. ROLL CALL: Yes-Forrest, Kerns, Hardy, Riese, Brookhouser, Muller, Graham and Rollins. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 13

At 8:15 p.m. Motion by Brookhouser seconded by Graham to adjourn. ROLL CALL: Yes-Rollins, Graham, Muller, Brookhouser, Riese, Hardy, Kerns and Forrest. 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