

PLATTSMOUTH CITY COUNCIL

May 18, 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 May 18, 2026 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Mayor R. Paul Lambert and Council Members: Jeanie Brookhouser, James Forrest, 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 Deputy City Clerk Ryan Vulgamott.

This is a regular meeting of the Mayor and City Council of Plattsmouth. Notice of meeting was published on May 7, 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

Dionne Cottle, 10145 3rd St., expressed her concern about pedestrian safety at the intersection of Chicago Ave & 8th Ave. Dionne stated the light has worked for decades and a four-way stop will not have the same level of safety. Maintaining the traffic lights, not installing a four-way stop, may be the best solution, especially as population increases.

Bryan Clark, 1904 Lincoln Ave., shared some statements from fellow Ward 3 members about the Chicago Ave & 8th Ave. intersection. Bryan and others from Ward 3 believe the light is needed for pedestrian safety, especially during the school rush hours in the morning & afternoon.

ITEM 6 MAYORAL PROCLAMATION

ITEM 6 A

Mayor Lambert declared May 15-21, 2026 National Police Week in the City of Plattsmouth. Police Chief Rathman and Sergeant Hardy were in attendance to receive the Proclamation from the Mayor.

ITEM 7 CONSENT AGENDA

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

- A Consider approval of the May 4, 2026 City Council Meeting Minutes

Police 55089.83
Senior Center 4028.4
Street 16819.48
Water and Sewer 15159.43

Vendor Name

ACCREDITED COLLECTION SERVICE 168.65
AMERITAS 21368.35
FIRST STATE BANK NEBRASKA 731.56
FRATERNAL ORDER OF POLICE 195
INTERNAL REVENUE SERVICE 38469.16
NEBRASKA CHILD SUPPORT PAYMENT CENTER 225.7
NEBRASKA DEPARTMENT OF REVENUE 4979.9
PETTY CASH CITY 300

Department : 01 - GENERAL ADMINISTRATION

BLACK HILLS ENERGY 57.51
CASSGRAM LLC 39
EAKES INC 26.2
IDEAL PURE WATER 36
IRINA A HARRINGTON 75
MELVEN SUDBECK HOMES INC 1912.24
NEBRASKA PUBLIC POWER DISTRICT 254.91
OMAHA WORLD HERALD 720.54
OXEN TECHNOLOGY 3603.18
PITNEY BOWES INC 594.57
STERICYCLE SHRED IT 79.82
VERIZON WIRELESS 79.86
WASTE CONNECTIONS OF NEBRASKA INC 275.08
WINDSTREAM 316.61

Department : 02 - HUMANE/CODE ENFORCEMENT

NEBRASKA PUBLIC POWER DISTRICT 157.51
VERIZON WIRELESS 79.94

Department : 03 - EMS

BLACK HILLS ENERGY 38.32
BOUND TREE MEDICAL LLC 1287.81
IDEAL PURE WATER 28.5
NEBRASKA PUBLIC POWER DISTRICT 387.27
ROLLINS INC 48.59
VERIZON WIRELESS 111.76
WALKERS INC 24.19
WASTE CONNECTIONS OF NEBRASKA INC 54.42
WEX HEALTH INC 8.75
WINDSTREAM 103.28

Department : 04 - POLICE

AMAZON.COM SALES INC 75.9
BENCHMARK GOVERNMENT SOLUTIONS LLC 329.8
H & H SALES INC 4642.74
MULLENAX AUTO SUPPLY 36.14
OFFICE DEPOT INC 43.25
PETTY CASH POLICE 15
ROCK BLUFF RESTORATION LLC 112.4
VERIZON WIRELESS 110.01
WEX HEALTH INC 26.25
WINDSTREAM 418.91

Department : 05 - STREET
BLACK HILLS ENERGY 112.33
NATIONAL SIGN COMPANY LLC 83.85
NEBRASKA PUBLIC POWER DISTRICT 5940.99
VERIZON WIRELESS 79.86
WASTE CONNECTIONS OF NEBRASKA INC 445.51
WINDSTREAM 169.08

Department : 06 - LIBRARY
AMAZON.COM SALES INC 503.89
BLACK HILLS ENERGY 90.85
CHARTER BUSINESS 75
DEMCO 289.27
EBSCO INDUSTRIES INC 4.4
INGRAM LIBRARY SERVICES LLC 279.01
JESSICA COLABELLO 150.08
NEBRASKA PUBLIC POWER DISTRICT 236.3
OXEN TECHNOLOGY 359.7
WASTE CONNECTIONS OF NEBRASKA INC 54.41
WEX HEALTH INC 8.75
WINDSTREAM 188.21

Department : 07 - PARKS
AGRIVISION EQUIPMENT GROUP LLC 88.98
BLACK HILLS ENERGY 103.44
EAKES INC 107.85
HELENA AGRI-ENTERPRISES LLC 412.5
HILLER ELECTRIC COMPANY 2602.81
NEBRASKA PUBLIC POWER DISTRICT 274.05
VERIZON WIRELESS 39.93
WASTE CONNECTIONS OF NEBRASKA INC 103.09

Department : 08 - CEMETERY
BLACK HILLS ENERGY 73.54
EAKES INC 27.76
JESSE CLARK 24.65
LIFEARTS INTEGRATED HEALTH CENTER PC 285

VERIZON WIRELESS 39.93
WASTE CONNECTIONS OF NEBRASKA INC 97.94
WEX HEALTH INC 8.75
WINDSTREAM 228.66

Department : 10 - FIRE
BLACK HILLS ENERGY 38.33
DANKO EMERGENCY EQUIPMENT 1560
EAKES INC 21.57
IDEAL PURE WATER 28.5
MACQUEEN EQUIPMENT LLC 9077.65
NEBRASKA PUBLIC POWER DISTRICT 387.26
OREILLY AUTOMOTIVE INC 58.16
ROLLINS INC 48.58
WALKERS INC 24.2
WASTE CONNECTIONS OF NEBRASKA INC 54.42
WINDSTREAM 103.28

Department : 11 - SENIOR CITIZEN CTR
BLACK HILLS ENERGY 27.49
NEBRASKA PUBLIC POWER DISTRICT 598.77
PERFORMANCE FOOD GROUP INC 2587.35
WASTE CONNECTIONS OF NEBRASKA INC 86.81

Department : 17 - COMMUNITY CENTER
BARONI ENTERPRISES 220
BLACK HILLS ENERGY 247.41
BRANDON GILBERT 64.32
EYMAN PLUMBING INC 2802.68
JAMES ADKINS 77.54
NEBRASKA PUBLIC POWER DISTRICT 5388.97
PLATTSMOUTH EDUCATION FOUNDATION 125
TK ELEVATOR CORPORATION THYSSENKRUPP ELEVATOR CORPORATION 245.31
WASTE CONNECTIONS OF NEBRASKA INC 260.44

Department : 18 - AQUATIC
ACCELERATED GRAPHX 709.17
AQUA CHEM INC 2721.95
BLACK HILLS ENERGY 361.65
CHESTERMAN CO 751.96
EGAN SUPPLY CO 680.95
FERGUSON ENTERPRISES 677.8
NATIONAL TICKET COMPANY 632.5
NEBRASKA PUBLIC POWER DISTRICT 105.69
PLATTSMOUTH EDUCATION FOUNDATION 125

Department : 20 - WATER
BLACK HILLS ENERGY 132.33

CORE & MAIN LP 1100.7
EAKES INC 13.88
JAY GLASER 127
MIDWEST RIGHT OF WAY SERVICES INC 5378.3
NEBRASKA PUBLIC POWER DISTRICT 43.03
OMAHA WORLD HERALD 383.56
ONE CALL CONCEPTS INC 78.07
OXEN TECHNOLOGY 647.46
PETTY CASH WATER DEPARTMENT 765.2
PVS DX INC 70
UNION PACIFIC RAILROAD COMPANY 1000
VERIZON WIRELESS 139.81
WASTE CONNECTIONS OF NEBRASKA INC 220.63
WEX HEALTH INC 17.5
WINDSTREAM 165.8

Department : 24 - DRUG FORFEITURE
H & H SALES INC 400
VERIZON WIRELESS 37.97

Department : 30 - SEWER
BLACK HILLS ENERGY 295.38
EAKES INC 13.88
FIBER PLATFORM LLC 1249.5
JAY GLASER 127
MIDWEST LABORATORIES INC 1556.69
NEBRASKA PUBLIC POWER DISTRICT 46.12
NIJOSK INC 1625
ONE CALL CONCEPTS INC 78.07
OXEN TECHNOLOGY 2329.64
VERIZON WIRELESS 100.05
WASTE CONNECTIONS OF NEBRASKA INC 170.87
WINDSTREAM 127.87

Department : 37 - ECONOMIC DEVELOPMENT - RIVER FRONT
UMB BANK NA 160125

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

ITEM 8 UNFINISHED BUSINESS

ITEM 8 A

Motion by Riese seconded by Forrest to accept, with regrets, the resignation of Stockton Graham as a 3rd Ward Council Member effective May 4, 2026. ROLL CALL: Yes-Kerns, Rollins,

Brookhouser, Hardy, Forrest, Muller and Riese. No-None. Absent-None. 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 Contractor's Application for Payment No. 10 submitted by Strand Associates on behalf of Building Crafts Inc. in the amount of \$212,717.39 for work completed from April 1, 2026 to May 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. 10. ROLL CALL: Yes-Forrest, Muller, Riese, Rollins, Brookhouser and Hardy. No-None. Absent-None. Abstain-Kerns. MOTION CARRIED.

ITEM 8 C

Motion by Forrest seconded by Rollins to receive Housing and Urban Development (HUD) FY2026 Economic Development Initiative (EDI) – Community Project Funding (CPF) Grant Award and direct clerk to file. ROLL CALL: Yes-Rollins, Brookhouser, Hardy, Forrest, Muller, Riese and Kerns. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 8 D

Emily Bausch, City Administrator, reviewed the City Engineer memo with Council. Emily walked the Chicago Ave & 8th Ave intersection with the City Engineer looking at traffic movement, entry points, and general layout concerns. The memo presented to Council will look at the three options previously discussed, a 4-way stop, restored traffic lights, and a roundabout. Emily also read the current vendor's, Commonwealth Electric, quote to replace the electrical conduit and cable leading to the traffic poles but they cannot replace any of the components within the traffic poles since replacement parts are scarce for a system this old. If there is something wrong withing the traffic lights themselves their replacement of conduit and cable will not fix the problem. Emily mentioned the City has paid for multiple repairs over the past three years and it's getting harder to find vendors to work on a system this old. It may make more sense to invest in a new system than trying to fix the current light system.

Council member Muller said the City should focus on repairing the traffic lights; there is no point in changing the system that has worked for the past fifty years. Muller feels the budget will not allow for a new light system, there has to be a vendor out there willing to diagnose the problem and fix it. Council member Rollins said the study should include all three options so the City has a better understanding of what is needed for the future not just at the current moment. Council member Brookhouser inquired about grant funding and Emily said grants are more likely if the City is looking to replace the system and not repair it. Council members further discussed the lack of vendors for repairs, frequency of repairs on the current system, light controlled pedestrian crossings, and the traffic study needing to be done during the school year.

Motion by Riese seconded by Forrest to receive the proposed scope of services from Strand Associates and direct the Mayor and City Staff to prepare a Task Order with Strand Associates for an Intersection Operations Study – Traffic Light option only, subject to Council approval. ROLL CALL: Yes-Muller, Riese, Kerns, Hardy and Forrest. No-Rollins and Brookhouser. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 8 E

Council member Forrest introduced a resolution numbered and titled as follows: **RESOLUTION 26-004: A RESOLUTION TO REGULATE TRAFFIC AT THE INTERSECTIONS OF CHICAGO AVENUE AND 8th AVENUE IN THE CITY OF PLATTSMOUTH, NEBRASKA.** Emily Bausch, City Administrator, reminded Council that this resolution was first presented at the 4/20/2026 Council meeting and has been brought back for consideration at Council's request. Following discussion and consensus that a traffic light is needed at this intersection and permanent stop signs are not desired, Motion by Forrest seconded by Kerns to Postpone Indefinitely consideration of RESOLUTION 26-004. ROLL CALL: Yes-Brookhouser, Hardy, Forrest, Muller, Riese, Kerns and Rollins. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 9 NEW BUSINESS

ITEM 9 A

Pursuant to publication, Mayor Lambert opened a public hearing at 8:20 p.m. to hear and consider public comment, oral or written, regarding amending the Comprehensive Development Plan for the City of Plattsmouth dated 2015 to include the Highway 75 Subarea Future Land Use Map developed by RDG during the 2025 Highway 75 Corridor Study

Shauna Snyder, 1512 Thayer St., sought clarification about the map and the depiction of access roads along the Hwy 75 Corridor. Shauna had previously sought to rezone property along the corridor for similar improvements, and the request was denied.

Emily Bausch, City Administrator, stated this map is a depiction of future uses of the land and doesn't change existing zoning. This map, and the rest of the Comprehensive Plan, is a guideline for future growth based on public input and growth patterns.

Mayor Lambert again stated the reason for the public hearing and with no one else coming forward, closed the public hearing at 8:29 p.m.

ITEM 9 B

Council member Forrest introduced a resolution numbered and titled as follows: **RESOLUTION NO. 26-006: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA TO AMEND THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF PLATTSMOUTH DATED 2015 TO INCLUDE THE**

HIGHWAY 75 SUBAREA FUTURE LAND USE MAP DEVELOPED BY RDG DURING THE 2025 HIGHWAY 75 CORRIDOR STUDY. Emily Bausch, City Administrator, reviewed this corridor study with Council. The Corridor Study was contracted with RDG in October 2024, due to developers' interests that didn't correspond with the current future land use map from 2015. After many public meetings, infrastructure study, and Planning Commission review, this Highway 75 future land use map was created as an addition to the current Comprehensive Plan from 2015 to meet the shifting interest of the City. Mike Jensen, City Inspector, stated that including the Highway 75 Subarea Future Land Use Map into the current Comprehensive Plan it should extend the life of the overall plan 3-5 years. At that time the City will have to start looking at updating the entire plan. Mike emphasized that this plan is a guideline and not a hard rule for new development. The main reason for a Future Land Use map is to strike a balance between developer interests and the community's interests. Mike also mentioned that this Future Land Use Map exposes where the City needs to invest in infrastructure improvements in order to meet future growth demands.

Motion by Forrest seconded by Riese to adopt RESOLUTION 26-006 by title only. ROLL CALL: Yes-Riese, Kerns, Rollins, Brookhouser, Hardy, Forrest and Muller. No-None. Absent-None. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read RESOLUTION 26-006 into the record by title only.

ITEM 9 C

Motion by Muller seconded by Rollins to approve the following Right-of-Entry Agreements, each agreement having been negotiated and prepared by Midwest Right of Way Services, Inc. as directed by the City and in connection with the City's 2019 FEMA Flood Recovery project #88690 – Water Supply System project and authorize the Mayor to execute the Right-of-Entry Agreements described therein:

1. A Right-of-Entry Agreement with Diana J. Quellette, 2021 Ave. B, Plattsmouth, NE, Parcel ID: 130000337
2. A Right-of-Entry Agreement with Brea Heim, 2023 Ave. B, Plattsmouth, NE, Parcel ID: 130000434
3. A Right-of-Entry Agreement with John Beck, 2025 Ave. B, Plattsmouth, NE, Parcel ID: 130000426
4. A Right-of-Entry Agreement with Desiree Melo, 2027 Ave. B, Plattsmouth, NE, Parcel ID: 130000418
5. A Right-of-Entry Agreement with Michael Yankus, 2029 Ave. B, Plattsmouth, NE, Parcel ID: 130000396

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

ITEM 12

At 8:56 p.m. Motion by Brookhouser seconded by Forrest to adjourn. ROLL CALL: Yes-Kerns, Rollins, Brookhouser, Hardy, Forrest, Muller and Riese. No-None. Absent-None. Abstain-None. MOTION CARRIED.

R. Paul Lambert, Mayor

ATTEST:

Sandra J. Meyer, City Clerk