

PLATTSMOUTH CITY COUNCIL

July 6, 2026

A meeting of the City Council of the City of Plattsmouth, Nebraska was convened in open and public session at 7:08 o'clock p.m. on July 6, 2026 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Mayor R. Paul Lambert and Council Members: Jeanie Brookhouser, Bryan Clark, James Forrest, Howard "Sam" Hardy, Morgan Muller, Steve Riese and Frederick Rollins. Absent Members: Terry Kerns. 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 June 25, 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 during Citizens Delegation.

ITEM 6 PRESENTATIONS

ITEM 6 A

Steve Rathman, Plattsmouth Police Chief, presented Officer Oscar Loya with the Plattsmouth Police Department Life Saving Award. Officer Loya's quick response and actions to a May 11, 2026 call helped restore an unresponsive resident. A Cass County Deputy also provided assistance.

ITEM 6 B

Steve Rathman, Plattsmouth Police Chief, administered the Swearing-In Ceremony for Officer Dalton Baumgart. Mayor Lambert and City Council welcomed Officer Baumgart to the City.

Police Chief Rathman also took this time to present Captain Ryan Crick and Officer Amy Richter with the Plattsmouth Police Department Distinguished Service Award. Cpt. Crick & Officer Richter assumed larger roles in the department while Police Chief Rathman was on extended leave.

ITEM 7 MAYORAL PROCLAMATION

ITEM 7 A

Mayor Lambert presented a proclamation to The Nebraska Masonic Home, Plattsmouth Hy-Vee, and Gregg Young Chevrolet for their partnership in organizing the America's 250th Anniversary Celebration, June 26, 2026. Mayor Lambert noted that 300 hotdogs and snow cones were served,

the event was well attended, and it would be nice if this type of community picnic become an annual event.

ITEM 8 CONSENT AGENDA

Motion by Muller seconded by Rollins to approve the Consent Agenda with the additional claims from Blue Cross Blue Shield and Olsson Inc. presented at the meeting.

- A Consider approval of the June 15, 2026 City Council Meeting Minutes
- B Consider approval of the appointment of the following proposed new member to the Plattsmouth Volunteer Fire Department: David Florence and the addition of his name to the Volunteer Fire Department Roster
- C Consider approval of the appointment of the following proposed new volunteer members to the Plattsmouth EMS Department: Sophia Lienemann and David Gizaw and the addition of their names to the Emergency Medical Services Department Roster
- D Consider recommendation of approval of Special Designated License application submitted by Holy Spirit Church of Plattsmouth for a Wedding Reception being held at St. John the Baptist School, 508 South 18th Street on July 25, 2026 from 4:00 p.m. to 12:00 a.m.
- E Consider recommendation of approval of Special Designated License application submitted by Holy Spirit Church of Plattsmouth for a Golf Tournament Award Banquet being held at St. John the Baptist School, 508 South 18th Street on August 8, 2026 from 12:00 p.m. to 5:00 p.m.
- F Consider recommendation of approval of Special Designated License application submitted by Hy-Vee for an event, Cruisin Main, being held on Main St. from 3rd St. and 7th St. between 1st Ave and Ave A, on September 18, 2026 from 12:00 p.m. to 10:00 p.m. with an alternate date of September 25, 2026
- G Consider a License and Management Agreement (Cross Country) by and between the City of Plattsmouth, a Nebraska municipal corporation and Plattsmouth Community Schools, a Nebraska nonprofit corporation for a Plattsmouth Cross Country Invitational to be held September 2, 2026 and authorize the Mayor to execute the License Agreement
- H Consider a License and Management Agreement (Cruizin' Main) by and between the City of Plattsmouth, Nebraska, a Nebraska municipal corporation and Plattsmouth Chamber of Commerce, a Nebraska nonprofit corporation for an annual festival scheduled to be held September 18, 2026 with an alternate date of September 25, 2026 and authorize the Mayor to execute the License Agreement
- I Consider approval of Change Order No. 15 submitted by Strand Associates on behalf of Hawkins Construction Company which includes one (1) item for a total

increase of \$8,910.63 for the New Wastewater Treatment Plant Contract 2 (2019 Flood Recovery Project PW#88688-Relocated Wastewater Treatment Plant) and authorize the Mayor to execute Change Order No. 15

- J Consider Contractor's Application for Payment No. 16 and Engineer's Statement of Completion submitted by Strand Associates on behalf of Neuvirth Construction Inc. in the amount of \$174,740.54 for work completed from May 1 to June 1, 2026 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 Application for Payment No. 16

- K Consider approval of claims

Claims Register Report as of 7/6/26

Pay Date: 6/12/26 185773.73

Cemetery 6417.65
Com Ctr 29775.34
EMS 28972.05
General 22934.77
Library 8972.83
Parks 2826
Police 52430.79
Senior Center 3922.65
Street 14035.31
Water and Sewer 15486.34

Vendor Name
ACCREDITED COLLECTION SERVICE 168.65
AMERITAS 21090.35
BLUE CROSS BLUE SHIELD 77645.86 (additional claim)
FIRST STATE BANK NEBRASKA 731.56
FRATERNAL ORDER OF POLICE 195
INTERNAL REVENUE SERVICE 43599.4
MUTUAL OF OMAHA 7552.51
NEBRASKA CHILD SUPPORT PAYMENT CENTER 225.7
NEBRASKA DEPARTMENT OF REVENUE 5542.53

Department : 01 - GENERAL ADMINISTRATION
ACCESS TECHNOLOGIES INC 346.19
AMAZON.COM SALES INC 159.9
BOMGAARS SUPPLY 235.95
CASSGRAM LLC 13
CHARTER BUSINESS 237.13
DANA F COLE & COMPANY LLC 34500
EAKES INC 115.9
FIRST BANKCARD 44.94

KATHRYN SHARP 125
MICROFILM IMAGING SYSTEMS 150
NEXT GENERATION PROPERTIES OF NEBRASKA LLC 20839.26
OFFICE DEPOT INC 136.82
OMAHA WORLD HERALD 784.53
OXEN TECHNOLOGY 456.48
UNIFIRST CORPORATION 35.38
WASTE CONNECTIONS OF NEBRASKA INC 9489.31
WESTSIDE DEVELOPMENT INC 10462.36

Department : 02 - HUMANE/CODE ENFORCEMENT
BOMGAARS SUPPLY 8.99
CORPAY INC 184.64

Department : 03 - EMS
ACCESS TECHNOLOGIES INC 53.59
AMAZON.COM SALES INC 120.15
BOUND TREE MEDICAL LLC 2912.46
CHARTER BUSINESS 29.74
CORPAY INC 1500.59
EAKES INC 30.81
FIRST BANKCARD 430.11
FORT DEARBORN LIFE INSURANCE CO 30.96
METRO BILLING SERVICES LLP 1425
NIPPON SANJO MATHESON INC 508.33
ROLLINS INC 48.59
SMA ENTERPRISE INC 85.84
UNIFIRST CORPORATION 7.86
WINDSTREAM 103.28

Department : 04 - POLICE
ACCESS TECHNOLOGIES INC 236.73
AMAZON.COM SALES INC 823.05
AUDREY WILSON 133.5
CASS COUNTY SHERIFF 3615
CELLEBRITE INC 1700
CORPAY INC 4010.66
FIRST BANKCARD 446.2
H & H SALES INC 105.98
WINDSTREAM 5.06

Department : 05 - STREET
AGRIVISION EQUIPMENT GROUP LLC 241.97
AMAZON.COM SALES INC 247.59
BOMGAARS SUPPLY 18.44
CORPAY INC 987.62
STRAND ASSOCIATES INC 483.5

Department : 06 - LIBRARY

ACCESS TECHNOLOGIES INC 129.55
AMAZON.COM SALES INC 719.8
CENTER POINT LARGE PRINT 56.18
CHARTER BUSINESS 75
FIRST BANKCARD 2107.46
INGRAM LIBRARY SERVICES LLC 1683.78
MIDAMERICA BOOKS 745.85
NEBRASKA LIBRARY ASSOCIATION 300
WINDSTREAM 188.17

Department : 07 - PARKS

BOMGAARS SUPPLY 168.24
CHARTER BUSINESS 40.32
CLAY D LINCOLN 110
EAKES INC 215.7
OREILLY AUTOMOTIVE INC 59.96

Department : 08 - CEMETERY

BOMGAARS SUPPLY 159.86
JESSE CLARK 27.55
NEBRASKA IOWA SUPPLY CO INC 1643.18
NEBRASKA PUBLIC POWER DISTRICT 45.71
OREILLY AUTOMOTIVE INC 94.99
PRUITT OUTDOOR POWER 146.61
UNIFIRST CORPORATION 29.72
WINDSTREAM 228.67

Department : 10 - FIRE

ACCESS TECHNOLOGIES INC 53.59
CHARTER BUSINESS 29.74
CUMMINS CENTRAL INC 1148.93
FELD FIRE 11300
FIRST BANKCARD 278.26
FORT DEARBORN LIFE INSURANCE CO 134.16
JACKS UNIFORMS & EQUIPMENT 43.89
ROLLINS INC 48.58
UNIFIRST CORPORATION 7.86
WINDSTREAM 103.28

Department : 11 - SENIOR CITIZEN CTR

CHARTER BUSINESS 163.69
CORPAY INC 103.89
HYVEE 381.02
PERFORMANCE FOOD GROUP INC 3459.56
STRATUS BUILDING SOLUTION OF ARIZONA 219
UNIFIRST CORPORATION 72.54

Department : 16 - ECONOMIC DEVELOPMENT
FIRST BANKCARD 237.85

Department : 17 - COMMUNITY CENTER
ACCESS TECHNOLOGIES INC 129.55
BOMGAARS SUPPLY 58.95
CHARTER BUSINESS 491.06
EGAN SUPPLY CO 354.44
FIRST BANKCARD 399.89
JOSEY THOMAS AARON 6800
NEBRASKA STATE FIRE MARSHAL 45
PERMITE CO OF NEB AND IA 150
STRATUS BUILDING SOLUTION OF ARIZONA 1870
UNIFIRST CORPORATION 62.73

Department : 18 - AQUATIC
AQUA CHEM INC 3839.45
BOMGAARS SUPPLY 45.67
CHARTER BUSINESS 40.32
CHESTERMAN CO 803.41
FIRST BANKCARD 43.46
NEBRASKA STATE FIRE MARSHAL 36
PERFORMANCE FOOD GROUP INC 3365.17

Department : 20 - WATER
BOMGAARS SUPPLY 165.25
CORPAY INC 261.12
GREGG YOUNG CHEVROLET OF PLATTSMOUTH 171.08
MUNICIPAL SUPPLY INC 353.66
NEBRASKA DWEE 80
NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB 454
NEBRASKA PUBLIC POWER DISTRICT 6772.78
OLSSON INC 1470.00 (additional claim)
OMAHA MAIL INC 1966.59
PEOPLESERVICE INC 12422.5
STRAND ASSOCIATES INC 242400
TRANSWOOD LOGISTICS INC 1225.09
TYLER TECHNOLOGIES 90
WATER & SEWER DEPARTMENT 338.96

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

Department : 30 - SEWER
AMAZON.COM SALES INC 106.06
BOMGAARS SUPPLY 487.32
CORPAY INC 702.06
FIRST BANKCARD 89.92

GREGG YOUNG CHEVROLET OF PLATTSMOUTH 171.08
NEBRASKA PUBLIC POWER DISTRICT 25666.08
NIJOSK INC 975
PEOPLESERVICE INC 12422.5
STRAND ASSOCIATES INC 2847.5
TYLER TECHNOLOGIES 90
WINDSTREAM 76.06

Emily Bausch, City Administrator, discussed ITEM 8 H insurance requirements with Council. There are two tiers of insurance and based on requirements this event falls under the higher tier. The organization has only provided insurance coverage for the lower tier, so it is up to Council if they want to approve this event despite insurance requirements not being met. Following discussion, ROLL CALL: Yes- Rollins, Muller, Riese, Forrest, Clark, Brookhouser and Hardy. No-None. Absent- Kerns. Abstain-None. MOTION CARRIED.

ITEM 9 UNFINISHED BUSINESS

ITEM 9 A

Andrew Johnson, TD2 Engineering & Surveying, presented a structural engineering analysis and alternatives update for property located at 522 & 526 Main Street. This analysis was done at the request of Mike Jensen, City Inspector, when it was discovered that the property had become unsafe. The Analysis states the façade is separating from the building by 8- to 10-inches. There is also significant foundational shifting due to unmitigated flooding in the dirt floor basement. Mr. Johnson sees three options: full renovation, replacing the foundation, floors, and walls. Demolition only, but consideration must be given to the adjacent properties so they are not damaged in the process. Façade Repair only, this option would try to reconnect the façade to the structure but would not address any other problems in the walls or foundation. TD2 has coordinated with a local contractor that has experience restoring old buildings and results from that walkthrough will be presented at a later meeting when they have been finalized. Motion by Hardy seconded by Clark to receive the TD2 Engineering & Surveying structural engineering analysis and alternatives update for property located at 522 & 526 Main Street. ROLL CALL: Yes-Clark, Brookhouser, Hardy, Rollins, Muller, Riese and Forrest. No-None. Absent-Kerns. Abstain-None. MOTION CARRIED.

ITEM 10 NEW BUSINESS

ITEM 10 A

Pursuant to publication, Mayor Lambert opened a public hearing at 7:33 p.m. to hear and consider public comment, oral or written, regarding acquisition of property located at 522 & 526 Main Street

Russ Kathol, R3K Investments LLC 417 Main St., stated he is the owner of the adjacent property at 530 Main St. It also has water damage in the basement, but it is being mitigated with a sump pump. Mr. Kathol stated the current owners of 522 & 526 Main St. don't have insurance and action needs to be taken quickly for public safety concerns.

Emily Bausch, City Administrator, stated the Plattsmouth Historic Preservation Board (HPB) held a public hearing and discussed this property at their meeting earlier today. The HPB made a motion to recommend Council make reasonable efforts to save the façade instead of demolition.

Mayor Lambert again stated the reason for the public hearing and with no one else coming forward, closed the public hearing at 7:35 p.m.

ITEM 10 B

Mayor Lambert indicated the need for the City Council to convene in closed session for the purpose of protecting the public interest while the City Council receives legal advice on acquisition of property at 522 and 526 Main Street.

At 7:36 p.m. Motion by Brookhouser seconded by Rollins to convene in closed session for the purpose of protecting the public interest while the City Council receives legal advice on acquisition of property at 522 and 526 Main Street. ROLL CALL: Yes- Muller, Riese, Forrest, Clark, Brookhouser, Hardy and Rollins. No-None. Absent- Kerns. Abstain-None. MOTION CARRIED.

Mayor Lambert again stated the closed session is for the purpose of protecting the public interest while the City Council receives legal advice on acquisition of property at 522 and 526 Main Street.

At 7:54 p.m. Motion by Muller seconded by Brookhouser to reconvene in open session. ROLL CALL: Yes- Brookhouser, Hardy, Rollins, Muller, Riese, Forrest and Clark. No-None. Absent- Kerns. Abstain-None. MOTION CARRIED.

ITEM 10 C

Motion by Forrest seconded by Hardy to approve a real-estate transfer agreement with the property owner of 522 & 526 Main Street, pending a clear title, and authorize the Mayor to execute the agreement. ROLL CALL: Yes-Riese, Forrest, Clark, Brookhouser, Hardy, Rollins and Muller. No-None. Absent-Kerns. Abstain-None. MOTION CARRIED.

ITEM 10 D

Emily Bausch, City Administrator, recommended postponing indefinitely ITEM 10 D due to the passage of ITEM 10 C. Motion by Brookhouser seconded by Forrest to Postpone Indefinitely declaring the property at 522 & 526 Main Street Condemned and authorizing the City Attorney to file civil action for abatement. ROLL CALL: Yes-Hardy, Rollins, Muller, Riese, Forrest, Clark and Brookhouser. No-None. Absent-Kerns. Abstain-None. MOTION CARRIED.

ITEM 10 E

Emily Bausch, City Administrator, stated the City's current Blight Study was done in 2012. Blight Designations allow developers to take advantage of additional funding options like Tax Increment Financing (TIF). Examples of local TIF projects include: The Hwy 75 Apartments, Runza, Hy-Vee and adjacent Westside Drive businesses. An updated study could potentially identify more blighted property and encourage development in those areas. This study update is not a budgeted item but LB840 funds can be used. Following discussion, Motion by Clark seconded by Forrest to

Approve an Agreement with RDG Planning & Design for a Blight Study Update in the amount not to exceed \$6,000.00 and authorize the Mayor to execute the Agreement. ROLL CALL: Yes-Forrest, Clark, Brookhouser, Hardy, Rollins, Muller and Riese. No-None. Absent-Kerns. Abstain-None. MOTION CARRIED.

ITEM 13

At 8:20 p.m. Motion by Brookhouser seconded by Forrest to adjourn. ROLL CALL: Yes-Rollins, Muller, Riese, Forrest, Clark, Brookhouser and Hardy. No-None. Absent-Kerns. Abstain-None. MOTION CARRIED.

R. Paul Lambert, Mayor

ATTEST:

Sandra J. Meyer, City Clerk