

PLATTSMOUTH CITY COUNCIL

September 8, 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 September 8, 2026 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Mayor R. Paul Lambert and Council Members: Jeanie Brookhouser, Bryan Clark, James Forrest, Terry Kerns, Morgan Muller, Steve Riese and Frederick Rollins. Absent Members: Howard "Sam" Hardy. Also present: City Administrator Emily Bausch, City Attorney Damien Wright, and City Clerk Ryan Vulgamott.

This is a regular meeting of the Mayor and City Council of Plattsmouth. Notice of meeting was published on August 27, 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 COUNCIL MEMBER ABSENCE

Emily Bausch, City Attorney, explained this new section of the agenda. The League of Nebraska Municipalities has recommended its inclusion to allow Council the option to excuse absences, so a vacancy doesn't occur per state statute 19-3101. Emily asked Council to consider excusing Howard "Sam" Hardy from tonight's meeting. Motion by Forrest seconded by Riese to excuse Howard "Sam" Hardy from tonight's meeting. ROLL CALL: Yes-Muller, Riese, Kerns, Rollins, Brookhouser, Forrest, and Clark. No-None. Absent-Hardy. Abstain-None. MOTION CARRIED.

ITEM 6 CITIZENS DELEGATION

No one spoke during Citizens Delegation.

ITEM 7 MAYORAL PROCLAMATION

There were no Mayoral Proclamations.

Emily Bausch, City Administrator, administered the Oath of Office to Ryan Vulgamott, City Clerk. Ryan was appointed on August 17, 2026 with an effective date of September 5, 2026.

ITEM 8 CONSENT AGENDA

Motion by Muller, seconded by Forrest to remove ITEM 8 F from the Consent Agenda for separate consideration. Council member Kerns stated he would be abstaining from voting on this motion due to a conflict of interest. ROLL CALL: Yes-Brookhouser, Rollins, Muller, Riese, Forrest. No-None. Absent-Hardy. Abstain-Kerns. MOTION CARRIED.

Motion by Brookhouser seconded by Forrest to approve the remaining Consent Agenda.

- A Consider approval of the August 17, 2026 City Council Meeting Minutes
- B Consider a License and Management Agreement (PVFFA Spaghetti Feed) by and between the City of Plattsmouth, Nebraska, a Nebraska municipal corporation and the Plattsmouth Volunteer Firefighter Association, a Nebraska nonprofit corporation for an annual Spaghetti Fundraiser on October 8, 2026 at the Plattsmouth Fire Station, 127 N. 5th Street from 12:00 p.m. to 10:00 p.m.
- C Consider a License and Management Agreement (Harvest Festival) by and between the City of Plattsmouth, Nebraska, a Nebraska municipal corporation and Plattsmouth Harvest Festival Club, a Nebraska nonprofit corporation for an annual festival scheduled to be held September 10, 2026 through September 12, 2026 and authorize the Mayor to execute the License Agreement
- D Consider a License and Management Agreement (Homecoming Parade) by and between the City of Plattsmouth, a Nebraska municipal corporation and Plattsmouth High School Student Council, a Nebraska nonprofit organization for a Homecoming Parade on September 23, 2026 along 22nd Street from Osage Ranch Blvd. to 8th Ave from 5:30 p.m. to 7:00 p.m. and authorize the Mayor to execute License Agreement
- E Consider approval of Change Order No. 7 submitted by Strand Associates on behalf of Valley Corporation which includes four (4) items for a total increase of \$44,142.43 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. 7
- G Consider recommendation of approval of Special Designated License application submitted by Mayden Layne Enterprises, d/b/a DC's Waterhole for an event, Wedding Reception, being held at Shindigs (lower level), 209 S. 23rd St, on October 3, 2026 from 4:00 p.m. to 12:00 a.m.
- H Consider approval of claims

Claims Register Report as of 9/8/26

Pay Date: 8/21/26

182020.28

Cemetery 5901.73

Com Ctr 20978.29

EMS 29910.27

General 23002.56

Library 11360.9

Parks 4212

Police 56626.89
Senior Center 2657.35
Street 12100.7
Water and Sewer 15269.59

Pay Date: 9/4/26 179245.05

Cemetery 6348.13
Com Ctr 8069.29
EMS 29199.48
General 29100.51
Library 10899.47
Parks 4232
Police 57448.3
Senior Center 3957.06
Street 12324.8
Water and Sewer 17666.01

Vendor Name

ACCREDITED COLLECTION SERVICE 1153.7
AMERITAS 41922.69
BLUE CROSS BLUE SHIELD 71709.24
FIRST STATE BANK NEBRASKA 1463.12
FRATERNAL ORDER OF POLICE 390
INTERNAL REVENUE SERVICE 82694.05
MUTUAL OF OMAHA 8331.57
NEBRASKA CHILD SUPPORT PAYMENT CENTER 451.4
NEBRASKA DEPARTMENT OF REVENUE 10584.47
NEBRASKA DEPARTMENT OF REVENUE (SALES TAX) 11146.88
PLATTSMOUTH COMMUNITY CENTER 2168.07

Department : 01 - GENERAL ADMINISTRATION

ACCESS TECHNOLOGIES INC 463.67
CHARTER BUSINESS 236.65
DES MOINES STAMP MFG COMPANY 88.15
EAKES INC 60.54
EYMAN PLUMBING INC 298.54
FEDERAL SIGNAL CORPORATION 21793.7
FIRST BANKCARD 1327.78
JEREMY J MASID 9160
KATHRYN SHARP 125
MELVEN SUDBECK HOMES INC 208.65
MICROFILM IMAGING SYSTEMS 75
OFFICE DEPOT INC 201.9
PITNEY BOWES INC 594.57
WASTE CONNECTIONS OF NEBRASKA INC 641.38

WELCH LAW FIRM PC 6600
WINDSTREAM 631.47

Department : 02 - HUMANE/CODE ENFORCEMENT
AMAZON.COM SALES INC 79.99
CORPAY INC 218.49
FIRST BANKCARD 182
REVOLUTION WRAPS LLC 1193.96

Department : 03 - EMS
ACCESS TECHNOLOGIES INC 56.11
AMAZON.COM SALES INC 105.97
BOUND TREE MEDICAL LLC 4660.36
CORPAY INC 1823.32
CUMMINS CENTRAL INC 383.5
EAKES INC 117.16
FIRST BANKCARD 4.48
FORT DEARBORN LIFE INSURANCE CO 41.28
METRO BILLING SERVICES LLP 2400
NIPPON SANJO MATHESON INC 272.79
ROLLINS INC 48.59
SGP SERVICES INC 949.97
SHANE LOHMEIER 355.68
SMA ENTERPRISE INC 148.65
STERICYCLE INC 125.74
STRYKER SALES CORPORATION 6820.8
T&B ENTERPRISES INC 32.5
UNMC PHYSICIANS CORPORATION 93.73
WASTE CONNECTIONS OF NEBRASKA INC 54.42
WINDSTREAM 207.4

Department : 04 - POLICE
ACCESS TECHNOLOGIES INC 283.08
AMAZON.COM SALES INC 1000.28
AMY RICHTER 121.33
ARROWHEAD SCIENTIFIC INC 677.56
BOMGAARS SUPPLY 229.99
CASS COUNTY REGISTER OF DEEDS 20
CELLEBRITE INC 2405.17
CORPAY INC 4143.01
FIRST BANKCARD 820
GREAT PLAINS UNIFORMS 415.46
H & H SALES INC 563.83
ISLAND TECH SERVICES 6790.78
JACKS UNIFORMS & EQUIPMENT 750.98
JONATHAN HARDY 235.4

MIDLAND PRINTING AND BUSINESS FORMS INC 421.43
NEBRASKA LAW ENFORCEMENT TRAINING CENTER 525
PETTY CASH POLICE 14
ROCK BLUFF RESTORATION LLC 398.17
TAYLOR LAWN CARE LLC 750
WINDSTREAM 5.06

Department : 05 - STREET
BOMGAARS SUPPLY 204
CASSGRAM LLC 117
CORPAY INC 1030.09
EAKES INC 119.11
FIRST BANKCARD 66.82
NATIONAL SIGN COMPANY LLC 7284
NEBRASKA IOWA SUPPLY CO INC 2514.11
OFFICE DEPOT INC 38.39
OREILLY AUTOMOTIVE INC 167.01
READY MIX CONCRETE CO 4892.44
STRAND ASSOCIATES INC 159
WASTE CONNECTIONS OF NEBRASKA INC 445.51
WINDSTREAM 338.64

Department : 06 - LIBRARY
ACCESS TECHNOLOGIES INC 326.01
AMAZON.COM SALES INC 131.35
DEMCO 149.65
FIRST BANKCARD 1202.73
MIDAMERICA BOOKS 437.25
OVERDRIVE INC 211.71
WASTE CONNECTIONS OF NEBRASKA INC 54.42
WINDSTREAM 191.08

Department : 07 - PARKS
AGRIVISION EQUIPMENT GROUP LLC 42.63
AMAZON.COM SALES INC 117.39
BOMGAARS SUPPLY 91.85
BOO INC DBA BOBCAT OF OMAHA 164.43
CHARTER BUSINESS 40.43
COURTSIDE MARKETING 85.47
EAKES INC 157.8
HELENA AGRI-ENTERPRISES LLC 53.75
MENARDS 216.15

Department : 08 - CEMETERY
AGRIVISION EQUIPMENT GROUP LLC 215.81
BOMGAARS SUPPLY 384.67

CORPAY INC 76.5
J & J SMALL ENGINE SERVICE 93.85
JESSE CLARK 66.71
MENARDS 9.88
NEBRASKA IOWA SUPPLY CO INC 1910.75
NEBRASKA PUBLIC POWER DISTRICT 53.25
OFFICE DEPOT INC 9.18
PRUITT OUTDOOR POWER 231.5
WASTE CONNECTIONS OF NEBRASKA INC 128.09
WINDSTREAM 229

Department : 10 - FIRE
ACCESS TECHNOLOGIES INC 56.11
CUMMINS CENTRAL INC 383.5
FELD FIRE 3910
FIRST BANKCARD 1031.11
FORT DEARBORN LIFE INSURANCE CO 130.72
JEREMY J MASID 2850
LEELAND HARVEY 2923.04
ROLLINS INC 48.58
SGP SERVICES INC 949.97
T&B ENTERPRISES INC 32.5
WASTE CONNECTIONS OF NEBRASKA INC 54.41
WINDSTREAM 207.4

Department : 11 - SENIOR CITIZEN CTR
CHARTER BUSINESS 163.62
CORPAY INC 108.16
HYVEE 244.43
PERFORMANCE FOOD GROUP INC 4044.51
STRATUS BUILDING SOLUTION OF ARIZONA 219
SVF HOLDINGS LLC 327.5
UNIFIRST CORPORATION 48.36
WASTE CONNECTIONS OF NEBRASKA INC 86.81

Department : 17 - COMMUNITY CENTER
ACCESS TECHNOLOGIES INC 191.99
CHARTER BUSINESS 490.85
CHESTERMAN CO 329.81
DENNIS BROWN 208.17
EGAN SUPPLY CO 195.32
STRATUS BUILDING SOLUTION OF ARIZONA 1870
UNIFIRST CORPORATION 62.73
WASTE CONNECTIONS OF NEBRASKA INC 260.44

Department : 18 - AQUATIC

CHARTER BUSINESS 40.43
FIRST BANKCARD 63.94

Department : 20 - WATER

AGRIVISION EQUIPMENT GROUP LLC 87.15
AMAZON.COM SALES INC 325.94
BOMGAARS SUPPLY 26.15
CORE & MAIN LP 662.54
CORPAY INC 248.05
FIRST BANKCARD 161.83
H & H SALES INC 55.93
JAY GLASER 127
NEBRASKA DEPARTMENT OF REVENUE (SALES TAX) 23.79
NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB 138
NEBRASKA PUBLIC POWER DISTRICT 6841.08
OFFICE DEPOT INC 104.96
OLSSON INC 4610
PEOPLESERVICE INC 12422.5
SHERWIN WILLIAMS 349.99
STRAND ASSOCIATES INC 219833.75
TRANSWOOD LOGISTICS INC 1166.91
TYLER TECHNOLOGIES 90
WATER & SEWER DEPARTMENT 51.81
WELCH LAW FIRM PC 2200
WINDSTREAM 335.51

Department : 24 - DRUG FORFEITURE
H & H SALES INC 400

Department : 30 - SEWER

BOMGAARS SUPPLY 243.97
CONTRACTOR SOLUTIONS OF NEBRASKA LLC 1850
CORE & MAIN LP 403.26
CORPAY INC 447.37
FIRST BANKCARD 161.84
JAY GLASER 127
NEBRASKA PUBLIC POWER DISTRICT 25821.69
OFFICE DEPOT INC 76.78
PEOPLESERVICE INC 12422.5
STRAND ASSOCIATES INC 23825.89
TYLER TECHNOLOGIES 90
WASTE CONNECTIONS OF NEBRASKA INC 337.19
WELCH LAW FIRM PC 2200
WINDSTREAM 204.66

Department : 40 - PLATTSMOUTH KENO

ADVANCED GAMING TECHNOLOGIES INC 447.4

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

ITEM 9 UNFINISHED BUSINESS

ITEM 9 A

Emily Bausch, City Administrator, provided an update to Council on the property located at 522 & 526 Main St. The City has been working with consultants to determine the scale of magnitude and cost alternatives. Estimates were provided for Demolition, \$150K-\$250K, Remediate & Stabilize Existing Structure, \$250K+, and Renovate/Rebuild, \$1.3M+. Council inquired about using the City's nuisance abatement program to clean up the property. Emily stated abatement uses the least cost alternative and assesses the cost to the property. If Council wants to leave other options open besides demolition, the City will need to acquire the property. Motion by Muller seconded by Forrest to approve a Real Property Transfer Agreement between the City of Plattsburgh and William L. Tomson and Jill L. Tomson for 522 and 526 Main Street and authorize the Mayor to execute the Agreement. ROLL CALL: Yes-Kerns, Rollins, Muller, Riese, Forrest, Brookhouser, and Clark. No-None. Absent-Hardy. Abstain-None. MOTION CARRIED.

ITEM 8 F

Council member Kerns stated he would be abstaining from any discussion or action on ITEM 8 F due to a conflict of interest.

Motion by Forrest seconded by Rollins to approve Change Order No. 1 submitted by Olsson on behalf of Kerns Excavating Co. which included one (1) item for a contract time extension for the RV Park and Campground Project (2019 FEMA Flood Recovery Project #101799 – Alternate Projects) and authorize the Mayor to execute Change Order No. 1. ROLL CALL: Yes-Forrest, Clark, Brookhouser, Rollins, Muller, and Riese. No-None. Absent-Hardy. Abstain-Kerns. MOTION CARRIED.

ITEM 10 NEW BUSINESS

ITEM 10 A

Pursuant to publication, Mayor Lambert opened a public hearing at 7:25 p.m. to hear and consider public comment, oral or written, regarding the 2027-2032 One- and Six-Year Street Improvement Program for Plattsburgh and take action thereon. 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 7:26 p.m.

ITEM 10 B

Council member Forrest introduced a resolution numbered and titled as follows: **RESOLUTION 26-009: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA TO APPROVE THE 2027-2032 ONE-AND SIX-YEAR STREET IMPROVEMENT PLAN FOR THE CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA.** Emily Bausch, City Administrator, the process of establishing a 1-&-6-year street plan. The City works with a Class A street superintendent, contracted through Olsson, to review the City's large scale repair needs. City staff can complete minor and small-scale repair projects, but full-depth projects require different equipment and skill sets. These larger projects are eligible for state funding and must be on the plan. The proposed plan was presented to the Planning Commission for review and they have recommended approval. Changes from last year's plan include the removal of the completed Lincoln Ave. project and the addition of two collateral projects related to the Ave B. Water Main project. One of the new projects is eligible for partial FEMA funding. Shayne Huxoll, Olsson, was available to answer any questions. Motion by Forrest seconded by Riese to adopt RESOLUTION 26-009 by title only. ROLL CALL: Yes-Rollins, Muller, Riese, Forrest, Clark, Brookhouser, and Kerns. No-None. Absent-Hardy. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read RESOLUTION 26-009 into the record by title only.

ITEM 10 C

Pursuant to publication, Mayor Lambert opened a public hearing at 7:39 p.m. to hear and consider public comment, oral or written, regarding a Special Use Permit for Contractor Bays / RV and Boat Storage located at 1538 S. 15th Street, Plattsmouth, NE 68048, legally described as PLATTSMOUTH - OUTLOTS LOT 24 & S86' SL2 OF 26 SW1/4 NE1/4 24-12-13 (2.70). 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 7:41 p.m.

ITEM 10 D

Council member Clark introduced a resolution numbered and titled as follows: **Resolution No. 26-010: A RESOLUTION TO GRANT A SPECIAL USE PERMIT TO DAVE EGAN, LOCATED AT 1538 S. 15TH STREET, PLATTSMOUTH NE, LEGALLY DESCRIBED AS PLATTSMOUTH – OUTLOTS LOT 24 & S86' SL2 OF 26 SW1/4 NE1/4 24-12-13 (2.70), FOR CONTRACTOR BAYS / RV AND BOAT STORAGE, ON LAND ZONED GC GENERAL COMMERCIAL.** Emily Bausch, City Administrator, stated the Planning Commission recommends approval and their meeting minutes and packet information is included in the Council packet. A special use permit stays with the property if the use continues between owners. Michael Jensen, City Inspector, was available to answer questions. Motion by Clark seconded by Forrest to adopt RESOLUTION NO. 26-010 by title only. ROLL CALL: Yes-Clark, Brookhouser, Kerns, Rollins, Muller, Riese, and Forrest. No-None. Absent-Hardy. Abstain-None. MOTION CARRIED.

ITEM 10 E

Council member Forrest introduced an ordinance numbered and titled as follows: Ordinance No. 2047: **AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA TO APPROVE THE MEMORANDUM OF AGREEMENT AND CONTRACT EXTENSION BETWEEN THE CITY OF PLATTSMOUTH, NEBRASKA AND PLATTSMOUTH POLICE OFFICERS' ASSOCIATION, FRATERNAL ORDER OF POLICE, LODGE #34 WHICH ESTABLISHES WAGES, SALARIES AND BENEFITS; TO REPEAL ALL ORDINANCES IN CONFLICT, AND TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE.** Steve Rathman, Plattsmouth Police Chief, was available to answer questions. Emily Bausch, City Administrator, reviewed the FOP contract negotiation process with Council. This is an extension of the existing contract, and the increases were reflected in the numbers presented during the budget workshop on August 11, 2026. Chief Rathman noted that this contract was negotiated using comparables from similar sized communities. It is important to make employment attractive to current and perspective officers since other communities are trying to pull away experienced officers with large raises and signing bonuses. Emily and Mayor Lambert are proud and thankful the Plattsmouth Police Department has made Plattsmouth one of the safest cities in Nebraska and they look forward to a continued partnership. Motion by Forrest seconded by Clark to approve the first reading of ORDINANCE NO. 2047 by title only. ROLL CALL: Yes-Muller, Riese, Forrest, Clark, Brookhouser, Kerns, and Rollins. No-None. Absent-Hardy. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read ORDINANCE NO. 2047 into the record by title only.

Motion by Muller seconded by Brookhouser to suspend the statutory rule that ORDINANCE NO. 2047 be read on three different days and to adopt ORDINANCE NO. 2047 on final reading by title only. ROLL CALL: Yes-Brookhouser, Forrest, Rollins, Muller, Riese, Kerns, and Clark. No-None. Absent-Hardy. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read ORDINANCE NO. 2047 into the record by title only.

ITEM 10 F

Council member Kerns introduced a resolution numbered and titled as follows: Resolution No. 26-011: **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF PLATTSMOUTH, NEBRASKA, TO RECEIVE THE PAYOFF OF A CDBG DTR LOAN FOR PROPERTY LOCATED AT 429 MAIN STREET, PLATTSMOUTH, NEBRASKA; AND TO AUTHORIZE THE MAYOR TO EXECUTE OR REQUEST EXECUTION OF A DEED OF RECONVEYANCE AND SUCH OTHER DOCUMENTS AS MAY BE NECESSARY TO AFFECT THE FOREGOING.** Emily Bausch, City Administrator, reviewed this deed of reconveyance with Council. This was part of the 2015 CDBG Downtown Revitalization where the City offered forgivable loans if the terms of the agreements were met, most had a seven-year loan timeline. All conditions of this loan have been met. Motion by Kerns seconded by Riese to adopt RESOLUTION 26-011 by title only. ROLL CALL: Yes-Riese, Kerns, Clark, Brookhouser, Forrest, Rollins, and Muller. No-None. Absent-Hardy. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read RESOLUTION 26-001 into the record by title only.

ITEM 10 G

Council member Kerns stated he would be abstaining from any discussion or action on ITEM 10 G due to a conflict of interest.

Motion by Forrest seconded by Brookhouser to authorize the solicitation of bids for Snow Hauling November 1, 2026 through May 1, 2027 for the City of Plattsmouth. ROLL CALL: Yes-Rollins, Muller, Riese, Forrest, Clark, and Brookhouser. No-None. Absent-Hardy, Abstain-None. MOTION CARRIED.

ITEM 10 H

Emily Bausch, City Administrator, stated that the original plans from the engineer and contractor for the water main work on 18th street reduced the road to one lane with traffic lights. With two schools near this location, it quickly became apparent that reducing lanes would not work. Church of the Holy Spirit and the City have come to an agreement allowing the creation of a temporary lane on Church property in exchange for a sidewalk being installed on the West side of the road when construction is complete. Emily said the sidewalk will benefit both schools and she is surprised there wasn't one there already. Motion by Forrest seconded by Rollins to approve an Access and Temporary Right-of-Entry Agreement with Church of the Holy Spirit located at 520 S. 18th Street, Plattsmouth, Nebraska and authorize the Mayor to execute the same. ROLL CALL: Yes-Forrest, Clark, Brookhouser, Kerns, Rollins, Muller, and Riese. No-None. Absent-Hardy. Abstain-None. MOTION CARRIED.

ITEM 13

At 8:18 p.m. Motion by Brookhouser seconded by Forrest to adjourn. ROLL CALL: Yes-Rollins, Muller, Riese, Forrest, Clark, Brookhouser, and Kerns. No-None. Absent-Hardy. Abstain-None. MOTION CARRIED.

R. Paul Lambert, Mayor

ATTEST:

Ryan Vulgamott, City Clerk