

PLATTSMOUTH CITY COUNCIL

September 21, 2026

A meeting of the City Council of the City of Plattsmouth, Nebraska was convened in open and public session at 7:22 o'clock p.m. on September 21, 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, Terry Kerns, Morgan Muller, and Frederick Rollins. Absent Members: Steve Riese. 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 September 10, 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 4 COUNCIL MEMBER ABSENCE

ITEM 4 A

Motion by Hardy seconded by Brookhouser to excuse the absence of Council Member Steve Riese from the September 21, 2026 meeting. ROLL CALL: Yes-Rollins, Muller, Hardy, Forrest, Clark, Brookhouser, and Kerns. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

ITEM 4 B

There were no other absent Council Members to excuse.

ITEM 5 CITIZENS DELEGATION

Philip Spallek, 208 N. 10th St., presented Council with a handout showing the 2"-4" drop offs along the unfinished 10th St. project area that residents must traverse when leaving their homes every day. Mr. Spallek is requesting the City rock along the edges to make driving over them easier and to make the area safer if repairs aren't finished before snow falls. Mr. Spallek noted that he has seen some City workers on site recently, but more work needs to be done to make the area safe.

Emily Bausch, City Administrator, noted there is an item on the agenda related to the 10th St. Projects and Council will have an opportunity for discussion then.

ITEM 6 MAYORAL PROCLAMATION

There were no Mayoral Proclamations.

ITEM 7 CONSENT AGENDA

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

- A Consider approval of the September 8, 2026 City Council Meeting Minutes
- B Consider approval of Change Order No. 8 submitted by Strand Associates on behalf of Valley Corporation which includes one (1) item for a total increase of \$181,706.19 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. 8
- C Consider Contractor’s Application for Payment No. 15 submitted by Strand Associates on behalf of Valley Corporation in the amount of \$672,195.04 for work completed from August 1 to August 31, 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. 15
- D Receive Treasurer’s Report
- E Consider approval of claims

Claims Register Report as of 9/21/26

Pay Date: 9/18/26 176173.15

Cemetery 5394.91
Com Ctr 7932.38
EMS 29284.21
General 25330.54
Library 10251.49
Parks 4693.5
Police 61347.66
Senior Center 3647.31
Street 10876.92
Water and Sewer 17414.23

Vendor Name

ACCREDITED COLLECTION SERVICE 921.55
AMERITAS 22818.19
FIRST STATE BANK NEBRASKA 731.56
FRATERNAL ORDER OF POLICE 195
INTERNAL REVENUE SERVICE 41257.41
MUTUAL OF OMAHA 7695.95
NEBRASKA CHILD SUPPORT PAYMENT CENTER 225.7

NEBRASKA DEPARTMENT OF REVENUE 5384.48
NEBRASKA DEPARTMENT OF REVENUE (SALES TAX) 9287.98

Department : 01 - GENERAL ADMINISTRATION

ACCELERATED GRAPHX 162.5
AMAZON.COM SALES INC 34.8
BLACK HILLS ENERGY 120.73
CORPAY INC 55.94
HIGHWAY 75 LIVING LLC AND FIRST STATE BANK NE 11064.88
IRINA A HARRINGTON 75
KATHRYN SHARP 250
MELVEN SUDBECK HOMES INC 46796.09
NEBRASKA DEPARTMENT OF REVENUE 25
NEBRASKA PUBLIC POWER DISTRICT 515.24
NEW AGE REAL ESTATE HOLDINGS LLC 33912.83
NEXT GENERATION PROPERTIES OF NEBRASKA LLC 14496.66
OFFICE DEPOT INC 153.14
OMAHA WORLD HERALD 903.93
STAZNUR LLC 4175.66
STERICYCLE SHRED IT 82.49
STRAND ASSOCIATES INC 24221
T&B ENTERPRISES INC 18
TAYLOR LAWN CARE LLC 1733.7
UNIFIRST CORPORATION 59.16
VERIZON WIRELESS 79.86
WESTSIDE DEVELOPMENT INC 104036
WH PLATTSMOUTH LLC 57947.47

Department : 02 - HUMANE/CODE ENFORCEMENT

CORPAY INC 192.01
LEGENDS DETAILING LLC 120
NEBRASKA PUBLIC POWER DISTRICT 72.16
VERIZON WIRELESS 79.94

Department : 03 - EMS

AMAZON.COM SALES INC 733.47
BLACK HILLS ENERGY 58.05
BOUND TREE MEDICAL LLC 1008.63
CHARTER BUSINESS 29.59
CORPAY INC 1972
DANKO EMERGENCY EQUIPMENT 1037.5
FORT DEARBORN LIFE INSURANCE CO 41.28
METRO BILLING SERVICES LLP 1275
NEBRASKA PUBLIC POWER DISTRICT 430.76
NIPPON SAN SO MATHESON INC 256.31
T&B ENTERPRISES INC 15

UNIFIRST CORPORATION 7.86
VERIZON WIRELESS 111.74
WEX HEALTH INC 8.75

Department : 04 - POLICE

AE UNITED LLC 300
AMAZON.COM SALES INC 534.94
APPLIED CONCEPTS INC 5092
ARROWHEAD SCIENTIFIC INC 283.67
CORPAY INC 4505.41
H & H SALES INC 143.85
MULLENAX AUTO SUPPLY 22.91
POLICE OFFICERS ASSOCIATION OF NE 30
POMPS TIRE SERVICE INC 133.42
TAYLOR LAWN CARE LLC 450
VERIZON WIRELESS 342.28
WEX HEALTH INC 26.25

Department : 05 - STREET

AGRIVISION EQUIPMENT GROUP LLC 849.97
AMAZON.COM SALES INC 388.87
BLACK HILLS ENERGY 48.82
CORPAY INC 847.01
COURTSIDE MARKETING 790
MICHAEL TODD & COMPANY INC 539.47
MULLENAX AUTO SUPPLY 11.49
NATIONAL SIGN COMPANY LLC 338.2
NEBRASKA PUBLIC POWER DISTRICT 6018.11
SAFE FAST INC 188.43
TAYLOR LAWN CARE LLC 1302.88
VERIZON WIRELESS 79.86

Department : 06 - LIBRARY

AMAZON.COM SALES INC 257.69
BLACK HILLS ENERGY 48.82
CHARTER BUSINESS 75
INGRAM LIBRARY SERVICES LLC 737.69
NEBRASKA PUBLIC POWER DISTRICT 573.63
VERIZON WIRELESS 29.87
WEX HEALTH INC 8.75

Department : 07 - PARKS

AGRIVISION EQUIPMENT GROUP LLC 137.98
AMAZON.COM SALES INC 268.89
BLACK HILLS ENERGY 48.82
COURTSIDE MARKETING 790

EAKES INC 108.3
MENARDS 249.15
NEBRASKA PUBLIC POWER DISTRICT 239.05
OREILLY AUTOMOTIVE INC 19.98
SAFE FAST INC 188.43
VERIZON WIRELESS 39.93

Department : 08 - CEMETERY
AMAZON.COM SALES INC 233.93
BLACK HILLS ENERGY 48.82
COURTSIDE MARKETING 790
J & J SMALL ENGINE SERVICE 58.55
JESSE CLARK 33.47
MULLENAX AUTO SUPPLY 15.98
SAFE FAST INC 188.45
UNIFIRST CORPORATION 29.72
VERIZON WIRELESS 39.93
WEX HEALTH INC 8.75

Department : 10 - FIRE
ALERT-ALL CORPORATION 3199
BLACK HILLS ENERGY 58.05
CHARLES S SCHREIBER 592.91
CHARTER BUSINESS 29.6
FORT DEARBORN LIFE INSURANCE CO 130.72
MACQUEEN EQUIPMENT LLC 1063.29
NEBRASKA PUBLIC POWER DISTRICT 430.76
PLATTSMOUTH VOLUNTEER FIREFIGHTERS ASSOC 1904.86
T&B ENTERPRISES INC 15
UNIFIRST CORPORATION 7.86

Department : 11 - SENIOR CITIZEN CTR
BLACK HILLS ENERGY 18.6
CHARTER BUSINESS 163.62
CORPAY INC 111.45
NEBRASKA PUBLIC POWER DISTRICT 391.72
PERFORMANCE FOOD GROUP INC 1617.96
UNIFIRST CORPORATION 145.8

Department : 17 - COMMUNITY CENTER
BLACK HILLS ENERGY 167.44
CHARTER BUSINESS 490.85
NEBRASKA PUBLIC POWER DISTRICT 3525.51
PERMITE CO OF NEB AND IA 150
UNIFIRST CORPORATION 41.82

Department : 18 - AQUATIC
BLACK HILLS ENERGY 250.1
NEBRASKA PUBLIC POWER DISTRICT 1688.11

Department : 20 - WATER
AMAZON.COM SALES INC 233.91
BLACK HILLS ENERGY 82.04
CONTRACTOR SOLUTIONS OF NEBRASKA LLC 2097.14
CORE & MAIN LP 2724.66
CORPAY INC 250.78
COURTSIDE MARKETING 300
FIBER PLATFORM LLC 1249.5
H & H SALES INC 1244.27
MISSISSIPPI LIME COMPANY 11409.12
MULLENAX AUTO SUPPLY 211.39
NEBRASKA DEPARTMENT OF REVENUE 25
NEBRASKA DEPARTMENT OF REVENUE (SALES TAX) 1633.01
NEBRASKA PUBLIC POWER DISTRICT 108.58
PETTY CASH WATER DEPARTMENT 829.51
SAFE FAST INC 347.91
STRAND ASSOCIATES INC 219414.25
VAN WINKLE CONSTRUCTION SERVICES LLC 1500
VERIZON WIRELESS 139.81
WATER & SEWER DEPARTMENT 400
WEX HEALTH INC 17.5

Department : 24 - DRUG FORFEITURE
VERIZON WIRELESS 37.98

Department : 30 - SEWER
AMAZON.COM SALES INC 233.91
BLACK HILLS ENERGY 210.78
CONTRACTOR SOLUTIONS OF NEBRASKA LLC 1449.5
CORPAY INC 505.56
COURTSIDE MARKETING 791.5
FIBER PLATFORM LLC 1249.5
MIDWEST LABORATORIES INC 2603.6
NEBRASKA PUBLIC POWER DISTRICT 15.56
SAFE FAST INC 347.91
VERIZON WIRELESS 100.05

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

ITEM 8 UNFINISHED BUSINESS

ITEM 8 A

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

Motion by Muller seconded by Brookhouser to approve Contractor's Application for Payment No. 14 submitted by Strand Associates on behalf of Building Crafts Inc. in the amount of \$64,937.72 for work completed from August 1, 2026 to September 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. 14. ROLL CALL: Yes-Muller, Hardy, Forrest, Clark, Brookhouser, and Rollins. No-None. Absent-Riese. Abstain-Kerns. MOTION CARRIED.

ITEM 8 B

Council member Forrest introduced a resolution numbered and titled as follows: **RESOLUTION NO. 26-015: AUTHORIZE THE MAYOR TO SIGN THE MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE 2026.** Motion by Forrest seconded by Brookhouser to adopt RESOLUTION NO. 26-015 by title only. ROLL CALL: Yes-Brookhouser, Kerns, Rollins, Muller, Hardy, Forrest, and Clark. No-None. Absent-Riese. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read RESOLUTION NO. 26-015 into the record by title only.

ITEM 9 NEW BUSINESS

ITEM 9 A

Council member Forrest introduced a resolution numbered and titled as follows: **RESOLUTION NO. 26-012: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA TO AUTHORIZE THE PLATTSMOUTH AIRPORT AUTHORITY TO BUDGET \$81,632.00 FOR THE AIRPORT GENERAL FUND AND \$40,816.00 FOR THE AIRPORT BOND FUND, WITH LEVIES of .017122 AND .008561, RESPECTIVELY.** Motion by Forrest seconded by Rollins to adopt RESOLUTION NO. 26-012 by title only. ROLL CALL: Yes-Hardy, Forrest, Clark, Brookhouser, Kerns, Rollins, and Muller. No-None. Absent-Riese. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read RESOLUTION NO. 26-012 into the record by title only.

ITEM 9 B

Council member Brookhouser introduced a resolution numbered and titled as follows: **RESOLUTION NO. 26-013: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA TO ADOPT THE BUDGET FOR FISCAL YEAR OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027 AND TO SET THE SAME USING THE BASE LIMITATION PERCENTAGE INCREASE OF 2.5% AND ALSO**

USING THE ADDITIONAL 1% INCREASE. Motion by Brookhouser seconded by Clark to adopt RESOLUTION NO. 26-013 by title only ROLL CALL: Yes-Kerns, Rollins, Muller, Hardy, Forrest, Clark, and Brookhouser. No-None. Absent-Riese. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read RESOLUTION NO. 26-013 into the record by title only.

ITEM 9 C

Council member Kerns introduced an ordinance numbered and titled as follows: **ORDINANCE NO. 2048: AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA, TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL FOR FISCAL YEAR BEGINNING OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE FOR AN EFFECTIVE DATE.** Motion by Kerns seconded by Brookhouser to approve first reading of ORDINANCE NO. 2048 by title only. ROLL CALL: Yes-Forrest, Clark, Brookhouser, Kerns, Rollins, Muller, and Hardy. No-None. Absent-Riese, Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read ORDINANCE NO. 2048 into the record by title only.

Motion by Kerns seconded by Muller to suspend the statutory rule that ORDINANCE NO. 2048 be read on three different days and to adopt ORDINANCE NO. 2048 on final reading by title only. ROLL CALL: Yes-Rollins, Muller, Hardy, Forrest, Clark, Brookhouser, and Kerns. No-None. Absent-Riese, Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read ORDINANCE NO. 2048 into the record by title only.

ITEM 9 D

Council member Brookhouser introduced a resolution numbered and titled as follows: **RESOLUTION NO. 26-014: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA TO SET THE TAX REQUEST FOR THE BUDGET FOR FISCAL YEAR OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027.** Motion by Brookhouser seconded by Hardy to adopt RESOLUTION NO. 26-014 by title only. ROLL CALL: Yes-Clark, Brookhouser, Kerns, Rollins, Muller, Hardy, and Forrest. No-None. Absent-Riese. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read RESOLUTION NO. 26-014 into the record by title only.

ITEM 9 E

Council member Kerns introduced an ordinance numbered and titled as follows: **ORDINANCE NO. 2049: AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA TO ESTABLISH FEES FOR CITY SERVICES; TO REPEAL ALL ORDINANCES AND RESOLUTIONS IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE.** Emily Bausch, City Administrator, reviewed the changes to the fee schedule relating to vacating alleys, rights-of-way, and easements, park rental fees, and water rates. Emily noted the City's financial responsibility to pay back its portion of the FEMA watermain projects and rising costs associated with water treatment and bulk

water purchasing. Roger Davis, City Treasurer, stated the City has raised rates 3%-5% each year while MUD has raised rates 8% or more each year. The large increase this year will ensure the water department proprietary fund cash reserves don't get depleted, and those funds are available for future infrastructure maintenance. Following discussion, Motion by Kerns seconded by Hardy to approve first reading of ORDINANCE NO. 2049 by title only. ROLL CALL: Yes-Muller, Hardy, Forrest, Clark, Brookhouser, Kerns, and Rollins. No-None. Absent-Riese. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read ORDINANCE NO. 2049 into the record by title only.

Motion by Muller seconded by Hardy to the statutory rule that ORDINANCE NO. 2049 be read on three different days and to adopt ORDINANCE NO. 2049 on final reading by title only. ROLL CALL: Yes-Brookhouser, Kerns, Hardy, Forrest, Rollins, and Muller. No-Clark. Absent-Riese. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read ORDINANCE NO. 2049 into the record by title only.

ITEM 9 F

Council member Kerns introduced an ordinance numbered and titled as follows: **ORDINANCE NO. 2050: AN ORDINANCE OF THE CITY OF PLATTSMOUTH, NEBRASKA TO ESTABLISH WAGES, SALARIES AND BENEFITS FOR NON-UNION CITY EMPLOYEES AND APPOINTED OFFICIALS OCTOBER 1, 2026; TO REPEAL ORDINANCE NO. 2045 AND ALL ORDINANCES IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE.** Emily Bausch, City Administrator, stated a 2% cost of living adjustment is reflected in the changes to the wage ordinance. Roger Davis, City Treasurer, mentioned the new minimum wage takes effect January 1, 2027 and if any city wages don't meet the state statute requirements they will be adjusted at that time. Motion by Kerns seconded by Forrest to approve first reading of ORDINANCE NO. 2050 by title only. ROLL CALL: Yes-Hardy, Forrest, Clark, Brookhouser, Kerns, Rollins, and Muller. No-None. Absent-Riese. Abstain-None. MOTION CARRIED. Damine Wright, City Attorney, read ORDINANCE NO. 2050 into the record by title only.

Motion by Forrest seconded by Hardy to suspend the statutory rule that ORDINANCE NO. 2050 be read on three different days and adopt ORDINANCE NO. 2050 on final reading by title only. ROLL CALL: Yes-Forrest, Clark, Brookhouser, Kerns, Rollins, Muller, and Hardy. No-None. Absent-Riese. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read ORDINANCE NO. 2050 into the record by title only.

ITEM 9 G

Council member Kerns stated he would be abstaining from any discussion or action on ITEM 9 G due to a conflict of interest.

Motion by Forrest seconded by Brookhouser to authorize solicitation of proposals for Hazardous Material Removal at the Old Wastewater Treatment Plant (2019 Flood Recovery Project PW#88688- Wastewater Treatment Plant Decommission & Demolition). ROLL CALL: Yes-Rollins, Muller, Hardy, Forrest, Clark, and Brookhouser. No-None. Absent-Riese. Abstain-Kerns.

MOTION CARRIED.

ITEM 9 H

Emily Bausch, City Administrator, updated Council on the City's progress with the Surety Company. Since this project is in active litigation, some matters may not be discussed in open session. Damien Wright, City Attorney, advised Council that the City is in the process of responding to the Surety Company's information requests and both parties are working toward an efficient solution. Motion by Forrest seconded by Brookhouser to receive Declaration of Contractor Default, Termination for Cause, and Demand for Performance relating to the 10th Street Improvement Project, dated July 24, 2026, and direct the City Clerk to file. ROLL CALL: Yes-Clark, Brookhouser, Kerns, Rollins, Muller, Hardy, and Forrest. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

ITEM 9 I

Council member Muller introduced a resolution numbered and titled as follows: **RESOLUTION NO. 26-016: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF PLATTSMOUTH, NEBRASKA, AUTHORIZING THE COMPLETION OF THE PLATTSMOUTH 10TH STREET IMPROVEMENTS PROJECT, MAIN STREET TO AVENUE "C", PLATTSMOUTH, NEBRASKA PURSUANT TO THE PERFORMANCE BOND; AND AUTHORIZING THE MAYOR TO EXECUTE A COMPLETION AGREEMENT, COMPLETION CONTRACT, AND SUCH OTHER DOCUMENTS AS MAY BE NECESSARY TO EFFECT THE FOREGOING.** Damien Wright, City Attorney, reviewed the termination for cause and performance bond process with Council. Motion by Muller seconded by Brookhouser to adopt RESOLUTION NO. 26-016 by title only. ROLL CALL: Yes-Muller, Hardy, Forrest, Clark, Brookhouser, Kerns, and Rollins. No-None. Absent-Riese. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read RESOLUTION NO. 26-016 into the record by title only.

ITEM 12

At 8:40 p.m. Motion by Brookhouser seconded by Forrest to adjourn. ROLL CALL: Yes-Brookhouser, Kerns, Rollins, Muller, Hardy, Forrest, and Clark. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

R. Paul Lambert, Mayor

ATTEST:

Ryan Vulgamott, City Clerk