

PLATTSMOUTH BOARD OF EQUALIZATION

February 16, 2026

ITEM 1

Plattsmouth City Council, sitting as the Board of Equalization of the City of Plattsmouth, Nebraska convened in open and public session at 7:00 o'clock p.m. on February 16, 2026 at the 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. Council Members Absent: None. Also present: City Administrator Emily Bausch, City Attorney Damien Wright, City Clerk Sandra J. Meyer and Deputy City Clerk Ryan Vulgamott.

Notice of this meeting was given in advance by publishing in the Omaha World Herald on February 5, 2026. Proof of publication and the Mayor and Council's Acknowledgment of Receipt of Notice are on file. All proceedings hereafter shown were taken while the convened meeting was open to the public.

ITEM 2

The Chairman publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act and a copy of all documents being discussed at the meeting were available for inspection and indicated the location of such copies in the room where the meeting was being held.

ITEM 5

Motion by Muller seconded by Riese to approve the February 17, 2025 minutes of the Plattsmouth Board of Equalization. ROLL CALL: Yes-Muller, Riese, Kerns, Rollins, Brookhouser, Hardy, Forrest and Graham. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 6

Pursuant to publication, Mayor Lambert opened a public hearing at 7:02 p.m. to hear public comment regarding the imposition of a special assessment on the following real estate:

130005126: PLATTSMOUTH - OT N75' LOT 5 BLK 28
535 Ave A

Legal Description – North 75' of Lot 5, Block 28, City of Plattsmouth, Nebraska
Assessment Amount \$425.00

130006424: PLATTSMOUTH - OT LOT 10 BLK 38
810 1st Ave

Legal Description – Lot 10, Block 38, in the City of Plattsmouth, Cass County, Nebraska
Assessment Amount \$425.00

130020532: PLATTSMOUTH - LAS LOMAS LOT 21 - **PAID**
1401 Mark Street

Legal Description – Lot 21, in Las Lomas, an addition to the City of Plattsmouth, as surveyed, platted and recorded in Cass County, Nebraska
Assessment Amount \$650.00

130054267: PLATTSMOUTH - SOUTH PARK ADD LOTS 5 & 6 BLK 10
1014 S 9th Street

Legal Description – Lots 5 and 6, Block 10, South Park Addition to the City of Plattsmouth, Cass County, Nebraska
Assessment Amount: \$425.00

130012629: PLATTSMOUTH - DONELAN'S ADD N15' LOT 16 & ALL LOT 17 BLK 2
703 S 10th Street

Legal Description – The North 15 Feet of Lot 16, and all Lot 17, Block 2, Donelan's Addition to the City of Plattsmouth, Cass County, Nebraska
Assessment Amount: \$250.00

130006424: PLATTSMOUTH - OT LOT 10 BLK 38
810 1st Ave

Legal Description – Lot 10, Block 38, in the City of Plattsmouth, Cass County, Nebraska
Assessment Amount \$250.00

130306363: PLATTSMOUTH - HADDOCK SUBDIV LOT 3
807 Ave H

Legal Description – Lot 3 in Haddock Subdivision, and that half of vacated H Street adjacent thereto, City of Plattsmouth, Cass County, Nebraska
Assessment Amount: \$675.00

130012629: PLATTSMOUTH - DONELAN'S ADD N15' LOT 16 & ALL LOT 17 BLK 2
703 S 10th Street

Legal Description – The North 15 Feet of Lot 16, and all Lot 17, Block 2, Donelan's Addition to the City of Plattsmouth, Cass County, Nebraska
Assessment Amount: \$200.00

130006661: PLATTSMOUTH - OT LOT 10 BLK 40
910 2nd Ave

Legal Description – Lot 10, Block 40, City of Plattsmouth, Cass County, Nebraska
Assessment Amount: \$275.00

130058343: PLATTSMOUTH - OT LOT 4 BLK 56
915 2nd Ave

Legal Description – Lot 4, Block 56, In Original Town of Plattsmouth, in Cass County, Nebraska
Assessment Amount: \$200.00

Ed Brink, 2923 Lakeside Dr, purchased the property at 535 Ave A in October of 2025 and since that time has been actively improving the property. He has removed multiple trees and roll away dumpsters of trash. Mr. Brink was unaware of the assessment against the previous owner when he purchased the property and he is asking Council to waive the assessment.

Mayor Lambert again stated the reason for the public hearing and with no one else coming forward to speak, Mayor Lambert closed the public hearing at 7:06 p.m.

ITEM 7

Council member Forrest introduced a resolution numbered and titled as follows: RESOLUTION NO. BE 26-001: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, SITTING AS THE BOARD OF EQUALIZATION, LEVYING THE COST AND EXPENSE OF NUISANCE ABATEMENT WORK AS A SPECIAL ASSESSMENT ON THE REAL ESTATE PARCELS LISTED ON THE CITY'S "SUMMARY ABATEMENT OF NUISANCES WORK REPORT – THROUGH DECEMBER 31, 2025" INCLUDED AS ATTACHMENT "A" TO THIS RESOLUTION. Emily Bausch, City Administrator, referenced the Board packet and the nuisance abatement procedure. All assessments listed in this resolution are costs the City has incurred correcting nuisance violations. The nuisance abatement process gives the property owners a chance to contest the charges, but that time has passed. Amy Richter, Plattsmouth Police Department, stated that a notice of intent to assess was filed with County and a title company should make any new owners aware of that notice prior to closing sales on a property. Ed Brink, owner of 535 Ave A, stated he didn't see the exclusion until after he closed on the property. Following a discussion, Motion by Forrest seconded by Riese to adopt RESOLUTION NO. BE 26-001 by title only. ROLL CALL: Yes-Brookhouser, Hardy, Forrest, Riese, Rollins and Muller. No-Kerns and Graham. Absent-None. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read RESOLUTION NO. BE 26-001 into the record by title only.

ITEM 8

At 7:16 p.m. Motion by Forrest seconded by Brookhouser to adjourn. ROLL CALL: Yes-Riese, Kerns, Rollins, Muller, Hardy, Forrest, Graham and Brookhouser. No-None. Absent-None. Abstain-None. MOTION CARRIED.

R. Paul Lambert, Chairman

ATTEST:

Sandra J. Meyer, Clerk

____ Yellow highlight indicates properties which have paid the Assessment since the Public Hearing Notice was published