

PLATTSMOUTH CITY COUNCIL  
SPECIAL MEETING

March 31, 2025  
7:00 p.m.

- 1 Meeting Called to Order by Mayor R. Paul Lambert
- 2 Announce Location of Open Meetings Act and Documents to be Discussed at the Meeting
- 3 Pledge of Allegiance to the Flag of the United States of America
- 4 Roll Call
- 5 **CONSENT AGENDA**
  - A Consider approval of the March 17, 2025 City Council Meeting Minutes
  - B Consider approval of time sensitive claims
- 6 **NEW BUSINESS**
  - A Public Hearing: Hear and consider public comments on the acquisition of the following easements, each to be acquired pursuant to the terms of a purchase agreement with the property owner and in connection with the City's 2019 FEMA Flood Recovery project #88690 – Water Supply System Project:
    1. A permanent water main easement located on part of the North half of the NE  $\frac{1}{4}$  of Section 4, Township 12, North, Range 13 East of the 6<sup>th</sup> P.M. City of Plattsmouth, Cass County, Nebraska. A temporary construction easement located on the North 60 feet of that part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 4, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. Cass County, Nebraska.
    2. A Leasehold Interest agreement on a permanent water main easement located on part of the North half of the NE  $\frac{1}{4}$  of Section 4, Township 12, North, Range 13 East of the 6<sup>th</sup> P.M. City of Plattsmouth, Cass County, Nebraska and a temporary construction easement located on the North 60 feet of that part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 4, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. Cass County, Nebraska.
    3. A permanent water main easement located on the North 30 feet of Tax Lot 20 in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 3, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska. A temporary construction easement located on the West 152.46 feet of the South 30 feet of

the North 60 feet of Tax Lot 20 in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 3, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska.

4. A Leasehold Interest agreement on a permanent water main easement located on the North 30 feet of Tax Lot 20 in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 3, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska and a temporary construction easement located on the West 152.46 feet of the South 30 feet of the North 60 feet of Tax Lot 20 in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 3, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska.
5. A temporary staging & access easement located on part of Lot 2 in Winterset Addition – Replat II, an administrative subdivision, being a part of Lots B & C in Winterset Addition in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska.
6. A Leasehold Interest agreement on a temporary staging & access easement located on part of Lot 2 in Winterset Addition – Replat II, an administrative subdivision, being a part of Lots B & C in Winterset Addition in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska.
7. A temporary construction easement located on the North 15 feet of the East 30 feet of Lot 43 in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. City of Plattsmouth, Cass County, Nebraska.
8. A permanent water main easement located on part of Lot 1DR Buccaneer Bay, Cass County, Nebraska. A temporary construction easement located on part of Lot 1DR in Block 27 of Buccaneer Bay, Cass County, Nebraska.
9. A permanent water main easement located on part of Lot 5GR Buccaneer Bay, Cass County, Nebraska. A permanent water main easement located on part of Lot 2GR Buccaneer Bay, Cass County, Nebraska. A temporary construction easement located on part of Tract 1 in BHG Inc. Addition, an administrative replatting of part of Lots 3C, 6C, 4A and Outlot O, all in Buccaneer Bay, Cass County, Nebraska.
10. A permanent water main easement located on the West 30 feet of the East 63 feet of the South 2.33 acres of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska. A permanent water main easement located on the West 35 feet of the East 68 feet of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 11, Township 12

North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska. A permanent water main easement located on the West 35 feet of the East 68 feet of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska. A temporary construction easement located on the West 30 feet of the East 93 feet of the South 2.33 acres of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. Cass County, Nebraska. A temporary construction easement located on the West 25 feet of the East 93 feet, lying North of Sublot 1 of Lot 41, in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska. A temporary construction easement located on the West 25 feet of the East 93 feet of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska.

11. A temporary construction easement located on the South 35 feet in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Park Place, Browne's Subdivision, City of Plattsmouth, Cass County, Nebraska.

B Consider approval of the following agreements for the acquisition of certain easements, each agreement having been negotiated and prepared by Midwest Right of Way Services, Inc. as directed by the City pursuant to the terms of the Right of Way Acquisition Services Agreement between the City and Midwest and in connection with the City's 2019 FEMA Flood Recovery project #88690 – Water Supply System Project, and authorize the Mayor to execute the agreements and such other documents as may be necessary to close each of the real estate purchase transactions described therein:

1. Purchase agreement between the City of Plattsmouth and Erin & Travas Pedersen and Jennifer & Steven Pohlmeier for the acquisition of a permanent water main easement located on part of the North half of the NE  $\frac{1}{4}$  of Section 4, Township 12, North, Range 13 East of the 6<sup>th</sup> P.M. City of Plattsmouth, Cass County, Nebraska and a temporary construction easement located on the North 60 feet of that part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 4, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. Cass County, Nebraska.
2. Leasehold Interest agreement between the City of Plattsmouth and Tom Starkjohn for the acquisition of a permanent water main easement located on part of the North half of the NE  $\frac{1}{4}$  of Section 4, Township 12, North, Range 13 East of the 6<sup>th</sup> P.M. City of Plattsmouth, Cass County, Nebraska and a temporary construction easement located on the North 60 feet of that part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 4, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. Cass County, Nebraska.

3. Purchase agreement between the City of Plattsmouth and Jennifer & Steven Pohlmeier for the acquisition of a permanent water main easement located on the North 30 feet of Tax Lot 20 in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 3, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska and a temporary construction easement located on the West 152.46 feet of the South 30 feet of the North 60 feet of Tax Lot 20 in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 3, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska.
4. Leasehold Interest agreement between the City of Plattsmouth and Tom Starkjohn for the acquisition of a permanent water main easement located on the North 30 feet of Tax Lot 20 in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 3, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska and a temporary construction easement located on the West 152.46 feet of the South 30 feet of the North 60 feet of Tax Lot 20 in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 3, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska.
5. Purchase agreement between the City of Plattsmouth and Four Corners LLC for the acquisition of a temporary staging & access easement located on part of Lot 2 in Winterset Addition – Replat II, an administrative subdivision, being a part of Lots B & C in Winterset Addition in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska.
6. Leasehold Interest agreement between the City of Plattsmouth and Besmir & Hilary Gjoka for the acquisition of a temporary staging & access easement located on part of Lot 2 in Winterset Addition – Replat II, an administrative subdivision, being a part of Lots B & C in Winterset Addition in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska.
7. Purchase agreement between the City of Plattsmouth and Jerry L. Welch for the acquisition of a temporary construction easement located on the North 15 feet of the East 30 feet of Lot 43 in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. City of Plattsmouth, Cass County, Nebraska.
8. Purchase agreement between the City of Plattsmouth and Block 27 Lake Lot Owners Association Inc. for the acquisition of a permanent water main easement located on part of Lot 1DR Buccaneer Bay, Cass County, Nebraska and a temporary construction easement located on part of Lot 1DR in Block 27 of Buccaneer Bay, Cass County, Nebraska.
9. Purchase agreement between the City of Plattsmouth and BHGG LLC for the acquisition of a permanent water main easement located on part of Lot 5GR

Buccaneer Bay, Cass County, Nebraska. A permanent water main easement located on part of Lot 2GR Buccaneer Bay, Cass County, Nebraska and a temporary construction easement located on part of Tract 1 in BHG Inc. Addition, an administrative replatting of part of Lots 3C, 6C, 4A and Outlot O, all in Buccaneer Bay, Cass County, Nebraska.

10. Purchase agreement between the City of Plattsmouth and D-R-K-S-C Family Farms LLC for the acquisition of a permanent water main easement located on the West 30 feet of the East 63 feet of the South 2.33 acres of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska; a permanent water main easement located on the West 35 feet of the East 68 feet of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska; a permanent water main easement located on the West 35 feet of the East 68 feet of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., City of Plattsmouth, Cass County, Nebraska; a temporary construction easement located on the West 30 feet of the East 93 feet of the South 2.33 acres of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. Cass County, Nebraska; a temporary construction easement located on the West 25 feet of the East 93 feet, lying North of Sublot 1 of Lot 41, in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska and a temporary construction easement located on the West 25 feet of the East 93 feet of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska.
11. Purchase agreement between the City of Plattsmouth and James A. & Katie L. Bronson for the acquisition of a temporary construction easement located on the South 35 feet in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Park Place, Browne's Subdivision, City of Plattsmouth, Cass County, Nebraska.

- C Public Hearing: Hear and consider public comments on a rezoning; parcels involved are located at 12613 24<sup>th</sup> Ave., PLATTSMOUTH, legally described as 32-12-14 TL45 N1/2 SW1/4 (14.70); additions to the City of Plattsmouth, Cass County Nebraska
- D Consider ORDINANCE NO 2030: **AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN REAL PROPERTY LOCATED AT 12613 24<sup>TH</sup> AVE, LEGALLY DESCRIBED AS 32-12-14 TL45 N1/2 SW1/4 (14.70); ADDITIONS TO THE CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA, FROM AGRICULTURAL (AG) TO RURAL RESIDENTIAL (RR); TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PLATTSMOUTH; TO REPEAL ALL ORDINANCES IN CONFLICT; TO**

**PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO  
PROVIDE AN EFFECTIVE DATE**

- E Public Hearing: Hear and consider public comments on a Major Sub-Division and special use permit; parcels involved are located at the northwest corner of Highway 75 and 66, lots legally described as legally described as the PLATTSMOUTH 14-12-13 SE1/4 SE1/4 EXC HWY & RD & PT DB165 P379 (36.79), 14-12-13 NE1/4 SE1/4 EXC TL29 & CEMETERY (16.40), and 14-12-13 TL29 NE1/4 SE1/4 (10.10); additions to the City of Plattsmouth, Cass County Nebraska
- F Consider Resolution No. 25-003: **A RESOLUTION TO APPROVE A PRELIMINARY AND FINAL PLAT OF A MAJOR SUBDIVISION, LOCATED AT THE NORTHWEST CORNER OF HIGHWAY 75 AND 66, PLATTSMOUTH, LOTS LEGALLY DESCRIBED AS THE PLATTSMOUTH 14-12-13 SE ¼ SE ¼ EXC HWY & RD & PT DB165 P379 (36.79), 14-12-13 NE ¼ SE ¼ EXC TL29 & CEMETERY (16.40), AND 14-12-13 TL29 NE ¼ SE ¼ (10.10); ADDITIONS TO THE CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA**
- G Consider Resolution No. 25-004: **A RESOLUTION TO GRANT A SPECIAL USE PERMIT TO JEFFERY S. WILES, LOCATED AT WILES 2<sup>ND</sup> ADDITION LOTS 1 THROUGH 5, A MAJOR SUBDIVISION, BEING ALL OF TAX LOT 29 AND FRACTIONAL TAX LOT 15 (both located in the NE1/4 of the SE1/4), A PART OF THE SE1/4 OF THE SE1/4, A PART OF THE SW1/4 OF THE SE1/4, AND A PART OF THE NW1/4 OF THE SE1/4, ALL LOCATED IN SECTION 14-T12N-R13E OF THE 6<sup>TH</sup> P.M., CASS COUNTY, NEBRASKA, FOR 2 FAMILY RESIDENCE IN AG ZONED**
- 7 City Administrator Communication
- 8 Mayor and City Council Communication
- 9 Adjourn