

## PLATTSMOUTH CITY COUNCIL

July 21, 2025

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 July 21, 2025 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Mayor R. Paul Lambert and Council Members: Jeanie Brookhouser, Bryan Clark, James Forrest, Stockton Graham, Terry Kerns, Sean Minahan and Morgan Muller. Council Members Absent: Steve Riese. 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 July 10, 2025 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 at Citizens Delegation.

### ITEM 6 MAYORAL RECOGNITION

#### ITEM 6 A

Mayor Lambert introduced Shane Lohmeier, EMS Director, and had him give a description of the 2025 Mission: Lifeline EMS Silver Award the department received. The Silver Award is given to departments that excel in response, treatment and transport of stroke and heart attack victims; only two other departments in Nebraska have earned the Silver Award. This award is a reflection on the entire departments training and commitment to serve the community. The Mayor and Council applauded the department for their hard work.

### ITEM 7 CONSENT AGENDA

Motion by Brookhouser seconded by Forrest to approve the Consent Agenda with the additional claims presented at the meeting.

- A Consider approval of the July 7, 2025 City Council Meeting Minutes
- B Consider recommendation of approval of Special Designated License application submitted by Church of the Holy Spirit for an event being held at St. John the Baptist School Gymnasium, 500 S. 18<sup>th</sup> Street on October 4, 2025 from 5:00 p.m. to 12:00 a.m.
- C Consider a License and Management Agreement 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, 2025 and authorize the Mayor to execute the License Agreement

- D Consider the Water Supply System Transmission Main Third-Party Consultant Special Inspection and Materials Testing Agreement (2019 FEMA Flood Recovery project #88690 – Water Supply System Project) with Olsson
- E Consider Contractor’s Application for Payment No. 26 submitted by Strand Associates on behalf of Hawkins Construction Company in the amount of \$772,464.99 for work completed from June 1 to June 30, 2025 for the New Wastewater Treatment Plant Contract 2 (2019 Flood Recovery Project PW#88688-Relocated Wastewater Treatment Plant) and authorize the Mayor to execute Contractor’s Application for Payment No. 26
- F Consider Contractor’s Application for Payment No. 21 submitted by Strand Associates on behalf of Valley Corporation in the amount of \$475,550.55 for work completed from June 1 to June 28, 2025 for the New Wastewater Treatment Plant Contract 3-Raw Wastewater Force Mains (2019 Flood Recovery Project PW#88688-Relocated Wastewater Treatment Plant) and authorize the Mayor to execute Application for Payment No. 21
- G Consider Change Order No. 3 submitted by Strand Associates on behalf of Neuvirth Construction Inc. which includes four (4) items for a total increase of \$39,622.18 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 Change Order No. 3
- H Consider approval of Task Order No. W1.3 to the Master Agreement with Strand Associates dated April 15, 2024, for Construction Phase services (2019 FEMA Flood Recovery project #88690 – Water Supply System Project) in the amount of \$3,385,000.00 and authorize the Mayor to execute Task Order No. W1.3
- I Receive Treasurer’s Report
- J Consider approval of claims

Claims Register Report as of 7/21/25

Pay Date: 7/11/25                      192740.08

Cemetery 5932.4  
Com Ctr 28333.88  
EMS 30274.26  
General 27562.35  
Library 10557.56  
Parks 659.2  
Police 53333.09  
Senior Center 4000.93



Street 14134.6  
Water and Sewer 17951.81

Various

Vendor Name

ACCREDITED COLLECTION SERVICE 591.1  
AMERITAS 20467.2  
BLUE CROSS BLUE SHIELD 74522.54  
CREDIT MANAGEMENT SERVICES INC 192.07  
FIRST BANKCARD 5078.14 (additional claim)  
FIRST STATE BANK NEBRASKA 631.95  
FRATERNAL ORDER OF POLICE 195  
INTERNAL REVENUE SERVICE 43997.51  
MUTUAL OF OMAHA 7402.89  
NEBRASKA CHILD SUPPORT PAYMENT CENTER 225.7  
NEBRASKA DEPARTMENT OF REVENUE 6168.62  
NEBRASKA DEPARTMENT OF REVENUE (SALES TAX) 11351.25  
PLATTSMOUTH COMMUNITY CENTER 1965.84

Department : 01 - GENERAL ADMINISTRATION

BELLINO FIREWORKS INC 1000  
BLACK HILLS ENERGY 50.9  
CASS COUNTY REGISTER OF DEEDS 162  
IDEAL PURE WATER 28  
IRINA A HARRINGTON 75  
JENIKA MULLINS 1000  
KA BOOMER ENTERPRISES INC 1000  
LEAGUE OF NEB MUNICIPALITIES 756  
MICROFILM IMAGING SYSTEMS 1755  
NEBRASKA PUBLIC POWER DISTRICT 365.08  
NEXT GENERATION PROPERTIES 19620.62 (additional claim)  
OFFICE DEPOT INC 46.21  
OMAHA WORLD HERALD 851.55  
SGP SERVICES INC 926.89  
STERICYCLE SHRED IT 74.6  
TWISTED THUNDER FIREWORKS LLC 1000  
VERIZON WIRELESS 85.86  
WASTE CONNECTIONS OF NEBRASKA INC 278.86  
WELCH LAW FIRM PC 6600  
WILD WILLY'S FIREWORKS LLC 1000  
WINDSTREAM 308.12

Department : 02 - HUMANE/CODE ENFORCEMENT

NEBRASKA PUBLIC POWER DISTRICT 48.56  
SHELL FLEET PLUS 51.31  
VERIZON WIRELESS 40.01

Department : 03 - EMS

BLACK HILLS ENERGY 27.13  
BOUND TREE MEDICAL LLC 2024.06



CHARTER BUSINESS 27.01  
IDEAL PURE WATER 33.5  
MATHESON TRI-GAS INC 120.81  
NEBRASKA PUBLIC POWER DISTRICT 292.84  
SGP SERVICES INC 926.89  
SHELL FLEET PLUS 1080.12  
VERIZON WIRELESS 171.69  
WALKERS INC 22.49  
WEX HEALTH INC 6.25  
WINDSTREAM 203.69

Department : 04 - POLICE  
AMAZON.COM SALES INC 423.75  
CASS COUNTY EMERGENCY MANAGEMENT AGENCY 260  
CASS COUNTY REGISTER OF DEEDS 30  
CELLEBRITE INC 9334.5  
GALLS 228  
H & H SALES INC 165  
HART'S AUTO SUPPLY 1122  
MULLENAX AUTO SUPPLY 838.06  
SHELL FLEET PLUS 2939.22  
VERIZON WIRELESS 363.01  
WEX HEALTH INC 18.75

Department : 05 - STREET  
BLACK HILLS ENERGY 71.02  
MICHAEL TODD & COMPANY INC 1000.56  
NEBRASKA IOWA SUPPLY CO INC 3389.18  
NEBRASKA PUBLIC POWER DISTRICT 5465.41  
OREILLY AUTOMOTIVE INC 31.72  
SHELL FLEET PLUS 406.9  
VERIZON WIRELESS 182.49  
WINDSTREAM 170.06

Department : 06 - LIBRARY  
BAKER & TAYLOR BOOKS 278.72  
BLACK HILLS ENERGY 45.32  
CHARTER BUSINESS 65  
DEMCO 235.02  
INGRAM LIBRARY SERVICES LLC 482.83  
JEREMY J MASID 1360  
LIFEARTS INTEGRATED HEALTH CENTER PC 45  
MIDWEST 3D SOLUTIONS LLC 1040  
NEBRASKA PUBLIC POWER DISTRICT 284.44  
WEX HEALTH INC 6.25

Department : 07 - PARKS  
BLACK HILLS ENERGY 45.32  
HELENA AGRI-ENTERPRISES LLC 273.75  
NEBRASKA PUBLIC POWER DISTRICT 267.54



WALKERS INC 15.7

Department : 08 - CEMETERY

BLACK HILLS ENERGY 45.8

HELENA AGRI-ENTERPRISES LLC 81

J & J SMALL ENGINE SERVICE 179.31

JESSE CLARK 26.6

NEBRASKA IOWA SUPPLY CO INC 914.25

OREILLY AUTOMOTIVE INC 43.92

SHELL FLEET PLUS 46.51

VERIZON WIRELESS 42.93

WASTE CONNECTIONS OF NEBRASKA INC 169.41

WEX HEALTH INC 6.25

Department : 10 - FIRE

BLACK HILLS ENERGY 27.13

CHARTER BUSINESS 27

IDEAL PURE WATER 33.5

NEBRASKA PUBLIC POWER DISTRICT 292.84

WALKERS INC 22.49

WINDSTREAM 203.7

Department : 11 - SENIOR CITIZEN CTR

BLACK HILLS ENERGY 13.11

BURTON PLUMBING SERVICES INC 998

NEBRASKA PUBLIC POWER DISTRICT 528.37

PERFORMANCE FOOD GROUP INC 3768

SHELL FLEET PLUS 61.67

WALKERS INC 134.45

Department : 16 - ECONOMIC DEVELOPMENT

BAIRD HOLM LLP 2282.5

PAPIO MISSOURI RIVER NATURAL RESOURCES DISTRICT 55256.6

Department : 17 - COMMUNITY CENTER

AQUA CHEM INC 403.5

BLACK HILLS ENERGY 118.02

IAN CROM 51.68

NEBRASKA PUBLIC POWER DISTRICT 4755.31

WALKERS INC 114.74

Department : 18 - AQUATIC

AQUA CHEM INC 4179.75

BLACK HILLS ENERGY 1107.82

CHESTERMAN CO 316.58

NEBRASKA PUBLIC POWER DISTRICT 1984.84

PERFORMANCE FOOD GROUP INC 1613.4

Department : 20 - WATER

BLACK HILLS ENERGY 45.32



CASS COUNTY TREASURER 946.89  
CORE & MAIN LP 4098.83  
MISSISSIPPI LIME COMPANY 10571.1  
NEBRASKA DEPARTMENT OF REVENUE (SALES TAX) 1854.57  
NEBRASKA PUBLIC POWER DISTRICT 41.03  
ONE CALL CONCEPTS INC 80.53  
PETTY CASH WATER DEPARTMENT 758.58  
PVS DX INC 150  
SHELL FLEET PLUS 631.51  
TRANSWOOD LOGISTICS INC 1010.39  
VERIZON WIRELESS 168.8  
WATER & SEWER DEPARTMENT 171.45  
WELCH LAW FIRM PC 2200  
WEX HEALTH INC 12.5  
WINDSTREAM 165.47

Department : 24 - DRUG FORFEITURE  
VERIZON WIRELESS 41.01

Department : 30 - SEWER  
BLACK HILLS ENERGY 422.31  
CORE & MAIN LP 1001.61  
MIDWEST LABORATORIES INC 732.15  
MULLENAX AUTO SUPPLY 13.61  
NEBRASKA PUBLIC POWER DISTRICT 15.5  
ONE CALL CONCEPTS INC 80.53  
OXEN TECHNOLOGY 29460.95 (additional claim)  
STRAND ASSOCIATES INC 7300 (additional claim)  
STRAND ASSOCIATES INC 259400  
TERRACON CONSULTANTS INC 7900  
VERIZON WIRELESS 120.05  
WASTE CONNECTIONS OF NEBRASKA INC 76.96  
WELCH LAW FIRM PC 2200  
WINDSTREAM 66.57

Department : 40 - PLATTSMOUTH KENO  
NEBRASKA DEPARTMENT OF REVENUE CHARITABLE GAMING DIVISION 12316

Emily Bausch, City Administrator commented on ITEM 7 D. The City did not receive the agreement in time to include in the packet, but staff has been able to review it and all terms are agreeable and meet industry standards. The only correction that needs to be made before signing is to change the “estimated cost” to “not to exceed”. Emily reminded Council they approved finalizing and executing of this agreement at the 7/7/2025 Council meeting.

Following discussion, ROLL CALL: Yes-Forrest, Minahan, Kerns, Graham, Clark, Muller and Brookhouser. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.



## ITEM 8 UNFINISHED BUSINESS

### ITEM 8 A

Charlie Cowell, RDG Planning & Design – Urban Planner, gave a presentation on the results of the Hwy 75 corridor study preliminary report. Charlie explained the process of focus group interviews & public meetings that have taken place so far and the feedback that will be used to adjust the final report. Referencing the 2015 Comprehensive Plan, that RDG helped design, Charlie highlighted some changes to land use types and mobility options to meet demands of 2025 and beyond. Emily Bausch, City Administrator, highlighted the desire to have pedestrian crossings of Hwy 75 and connections to the bike trail leading to Bellevue, but these enhancements would require approval from NDOT. The Mayor asked if any citizens had any comments or questions for Mr. Cowell. William Bohan, 9318 Milford Road, commented on the proposed changes along E. Wiles Rd and suggested the City consider a clover leaf exit/entrance system at the intersection of Hwy 75 with Mynard Rd & Horning Rd. This would increase safety by deemphasizing E. Wiles Rd and align with the proposed industrial growth in that area. Charlie said the next steps will be to incorporate all the comments into a final draft that will be presented to the Planning Commission and City Council later this year.

Following discussion, Motion by Brookhouser seconded by Muller to receive Hwy 75 Corridor Study and direct City Staff to start the process of amending the future land use map. ROLL CALL: Yes-Graham, Brookhouser, Kerns, Minahan, Muller, Clark and Forrest. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

## ITEM 9 NEW BUSINESS

### ITEM 9 A

Pursuant to publication, Mayor Lambert opened a public hearing at 7:44 p.m. to hear and consider public comment, oral or written, concerning 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 the West 20 feet of the East 53 feet of Lot 37 in 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 temporary construction easement located on the West 40 feet of the East 93 feet of Lot 37 in 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 permanent water main easement located on the West 20 feet of the East 53 feet of Lot 38 in 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 temporary construction easement located on the West 40 feet of the East 93 feet of Lot 38 in 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 permanent water main easement located on part of Lot 39 in 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 temporary construction easement



located on the West 40 feet of the East 93 feet of Lot 39 in the NE ¼ of the NW ¼ of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska.

Mayor Lambert again stated the reason for the public hearing and with no one coming forward, closed the public hearing at 7:45 p.m.

#### ITEM 9 B

Motion by Forrest seconded by Clark to approve the following agreement for the acquisition of certain easements, the 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 agreement and such other documents as may be necessary to close the real estate purchase transaction described therein:

1. Purchase agreement between the City of Plattsmouth and Courney LLC and Roscoe LLC, for the acquisition of a permanent water main easement located on the West 20 feet of the East 53 feet of Lot 37 in the NE ¼ of the NW ¼ 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 40 feet of the East 93 feet of Lot 37 in the NE ¼ of the NW ¼ of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska; a permanent water main easement located on the West 20 feet of the East 53 feet of Lot 38 in the NE ¼ of the NW ¼ 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 40 feet of the East 93 feet of Lot 38 in the NE ¼ of the NW ¼ of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska; a permanent water main easement located on part of Lot 39 in the NE ¼ of the NW ¼ of Section 11, 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 40 feet of the East 93 feet of Lot 39 in the NE ¼ of the NW ¼ of Section 11, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M., Cass County, Nebraska

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

#### ITEM 9 C

Pursuant to publication, Mayor Lambert opened a public hearing at 7:47 p.m. to hear and consider public comment, oral or written, regarding the Class C Liquor License Application submitted by Cancun Express Inc. dba La Fiesta Bar and Grill, 1003 Chicago Ave., Plattsmouth, NE

William Bohan, 9318 Milford Rd, was available to answer questions on behalf of applicant Luis Salazar since this is the third attempt to apply for a license at this location and there could be some confusion.

Emily Bausch, City Administrator, directed Council's attention to the PD and Zoning review letters that were included in the Council packet and that there were no concerns found.



Mayor Lambert again stated the reason for the public hearing and with no one else coming forward, closed the public hearing at 7:49 p.m.

#### ITEM 9 D

Motion by Forrest seconded by Muller to recommend approval to the Nebraska Liquor Control Commission regarding a Class C Liquor License Application submitted by Cancun Express Inc. dba La Fiesta Bar and Grill, 1003 Chicago Ave., Plattsmouth, NE. ROLL CALL: Yes-Brookhouser, Kerns, Minahan, Muller, Clark, Forrest and Graham. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

#### ITEM 9 E

Steve Rathman, Chief of Plattsmouth Police, reviewed the SRO program that has been active for the past four years with the Plattsmouth Community Schools; this is an annual amendment to that contract. Chief Rathman also highlighted SRO Officer McKneely's recent Friends of School Social Work Certificate of Recognition from Congressman Michael Flood. Motion by Muller seconded by Forrest to approve the 2025/2026 contract Addendum to the School Resource Officer (SRO) Contract for Interlocal Services and Cooperation Between The Plattsmouth Community Schools and The City of Plattsmouth (current contract expires July 31, 2025) and authorize the Mayor to execute the Addendum. ROLL CALL: Yes-Clark, Forrest, Graham, Brookhouser, Kerns, Minahan and Muller. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

#### ITEM 12

At 8:12 p.m. Motion by Brookhouser seconded by Clark to adjourn. ROLL CALL: Yes-Kerns, Minahan, Muller, Clark, Forrest, Graham and Brookhouser. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

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R. Paul Lambert, Mayor

ATTEST:

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Sandra J. Meyer, City Clerk