

PLATTSMOUTH CITY COUNCIL

June 15, 2026

A meeting of the City Council of the City of Plattsmouth, Nebraska was convened in open and public session at 7:08 o'clock p.m. on June 15, 2026 at Plattsmouth City Hall in Plattsmouth Nebraska. Present were Mayor R. Paul Lambert and Council Members: Jeanie Brookhouser, 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, City Clerk Sandra J. Meyer, 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 June 4, 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 MAYORAL APPOINTMENT

ITEM 4 A

Motion by Muller seconded by Brookhouser to approve the Mayor's recommendation of the appointment of Bryan Clark to complete City of Plattsmouth Council Member – Ward 3 vacancy which term will expire December 2026. A vacancy was created when Stockton Graham resigned effective May 4, 2026. ROLL CALL: Yes-Forrest, Muller, Hardy, Rollins, Brookhouser and Kerns. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

ITEM 4 B

Emily Bausch, City Administrator, administered the Oath of Office to Bryan Clark, 3rd Ward Council Member.

ITEM 4 C

Cheryl Smith Cook introduced herself to Council and gave a summary of her prior librarian experience, her observations of the current Plattsmouth programs, and her excitement to serve the community. Motion by Forrest seconded by Hardy to approve the Mayor's recommendation of the appointment of Cheryl Smith Cook as the Library Director for the Plattsmouth Public Library effective July 1, 2026. ROLL CALL: Yes-Clark, Rollins, Brookhouser, Kerns, Muller, Hardy and Forrest. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

ITEM 5 CITIZENS DELEGATION

No one spoke during Citizens Delegation.

ITEM 6 MAYORAL PROCLAMATION

There were no Mayoral Proclamations.

ITEM 7 CONSENT AGENDA

John Gade, Strand Associates, clarified ITEM 7 D and gave Council an update on the Water Supply Project. The water supply line was broken into two projects, W2 booster station and W3 water transmission main, with a total cost of \$18.7M which is \$5.3M below the engineer projected cost. Both projects have had four change orders each. W2 is currently 60% complete and W3 is around 94% complete. Major accomplishments have been the Platte River crossing bores, BNSF railroad bore, Hwy 75 crossing and navigating environmental and endangered species conditions. Milestone 2 was to have the water connection by July 1, 2026 but delays with the Union Pacific Ave B railroad permit, taking two years to receive approval, and other project challenges have delayed this goal. John stated the contractor will be looking for a time extension for Milestone 2. The remaining work on Ave B and water testing will push the substantial completion date from December 20, 2026 to a date in 2027.

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

- A Consider approval of the June 1, 2026 City Council Meeting Minutes
- B Accept, with regrets, the resignation of James Ulrich from the Plattsmouth Bridge Commission
- C Consider the Mayor's recommendation of the appointment of Bill Brueggeman to the Plattsmouth Bridge Commission for a term running from June 2026 to June 2032
- D Consider approval of Change Order No. 4 submitted by Strand Associates on behalf of Valley Corporation which includes nine (9) items for a total increase of \$232,365.35 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. 4
- E Consider Contractor's Application for Payment No. 12 submitted by Strand Associates on behalf of Valley Corporation in the amount of \$1,444,164.31 for work completed from May 1 to May 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. 12
- F Consider ratifying administrative approval of a Pipeline Crossing Agreement for the new 20-inch potable water pipeline encased in a 30-inch steel casing on Avenue B (2019 FEMA Flood Recovery project #88690 – Water Supply System Project)
- G Receive Treasurer's Report

H Consider approval of claims

Claims Register Report as of 6/15/26

Pay Date: 6/12/26 191432.98

Cemetery 6010.4
Com Ctr 24785.57
EMS 29519.64
General 29046.84
Library 8042.6
Parks 2367
Police 57543.15
Senior Center 4073.4
Street 14206.24
Water and Sewer 15838.14

Vendor Name
ACCREDITED COLLECTION SERVICE 168.65
AMERITAS 21736.94
BLUE CROSS BLUE SHIELD 67202.5
FIRST STATE BANK NEBRASKA 731.56
FRATERNAL ORDER OF POLICE 195
INTERNAL REVENUE SERVICE 43434.16
NEBRASKA CHILD SUPPORT PAYMENT CENTER 225.7
NEBRASKA DEPARTMENT OF REVENUE 5445.87
NEBRASKA DEPARTMENT OF REVENUE (SALES TAX) 9304.76
PLATTSMOUTH COMMUNITY CENTER 2392.77

Department : 01 - GENERAL ADMINISTRATION
BLACK HILLS ENERGY 122.72
IDEAL PURE WATER 30
IRINA A HARRINGTON 75
KATHRYN SHARP 375
MICROFILM IMAGING SYSTEMS 75
NEBRASKA PUBLIC POWER DISTRICT 281.05
OFFICE DEPOT INC 81.34
OXEN TECHNOLOGY 3603.18
STERICYCLE SHRED IT 79.82
THE PITNEY BOWES BANK INC 1522.25
UNIFIRST CORPORATION 35.38
VERIZON WIRELESS 79.86
WALKERS INC 63.97
WASTE CONNECTIONS OF NEBRASKA INC 3031.31
WELCH LAW FIRM PC 13200
WINDSTREAM 310.91

Department : 02 - HUMANE/CODE ENFORCEMENT
NEBRASKA PUBLIC POWER DISTRICT 56.12
VERIZON WIRELESS 79.94

Department : 03 - EMS

BLACK HILLS ENERGY 37.24
BOUND TREE MEDICAL LLC 1119.31
FOAMFRAT LLC 4070
IDEAL PURE WATER 31.5
JACKS UNIFORMS & EQUIPMENT 67.46
NEBRASKA PUBLIC POWER DISTRICT 325.69
NIPPON SANJO MATHESON INC 274.45
ROLLINS INC 48.59
SGP SERVICES INC 221.79
STRYKER SALES CORPORATION 564.73
TELEFLEX LLC 2430
UNIFIRST CORPORATION 7.86
VERIZON WIRELESS 111.76
WASTE CONNECTIONS OF NEBRASKA INC 54.42
WEX HEALTH INC 8.75

Department : 04 - POLICE

AMAZON.COM SALES INC 677.35
H & H SALES INC 52.99
MIDLAND PRINTING AND BUSINESS FORMS INC 330.06
MULLENAX AUTO SUPPLY 249.99
TAYLOR LAWN CARE LLC 1200
VERIZON WIRELESS 310.01
WEX HEALTH INC 26.25

Department : 05 - STREET

AMAZON.COM SALES INC 657.35
BLACK HILLS ENERGY 82.53
CHARLES S SCHREIBER 242.3
FELD FIRE 256
FIRST STATE BANK NEBRASKA 12343.25
HELENA AGRI-ENTERPRISES LLC 121.25
NEBRASKA DEPT OF TRANSPORTATION 10353.2
NEBRASKA IOWA SUPPLY CO INC 5079.49
NEBRASKA PUBLIC POWER DISTRICT 5890.67
VERIZON WIRELESS 79.86
WASTE CONNECTIONS OF NEBRASKA INC 445.51
WINDSTREAM 169.08

Department : 06 - LIBRARY

AMAZON.COM SALES INC 6456.31
BLACK HILLS ENERGY 50.26
CENTER POINT LARGE PRINT 423.96
ELM USA INC 103.95
FONTENELLE FOREST 300
INGRAM LIBRARY SERVICES LLC 959.07
NEBRASKA PUBLIC POWER DISTRICT 204.86
OXEN TECHNOLOGY 359.7

WASTE CONNECTIONS OF NEBRASKA INC 54.41
WEX HEALTH INC 8.75
WINDSTREAM 186.51

Department : 07 - PARKS

AMY TEGELS 25
BLACK HILLS ENERGY 59.35
BOO INC DBA BOBCAT OF OMAHA 165.63
NEBRASKA PUBLIC POWER DISTRICT 239.81
VERIZON WIRELESS 39.93

Department : 08 - CEMETERY

BLACK HILLS ENERGY 50.26
J & J SMALL ENGINE SERVICE 71.96
JESSE CLARK 18.85
MULLENAX AUTO SUPPLY 63.17
UNIFIRST CORPORATION 29.72
VERIZON WIRELESS 39.93
WASTE CONNECTIONS OF NEBRASKA INC 115.98
WEX HEALTH INC 8.75
WINDSTREAM 228.67

Department : 10 - FIRE

BLACK HILLS ENERGY 37.23
IDEAL PURE WATER 31.5
NEBRASKA PUBLIC POWER DISTRICT 325.68
ROLLINS INC 48.58
SGP SERVICES INC 221.79
UNIFIRST CORPORATION 7.86
WASTE CONNECTIONS OF NEBRASKA INC 54.42

Department : 11 - SENIOR CITIZEN CTR

BLACK HILLS ENERGY 23.1
EYMAN PLUMBING INC 256.21
NEBRASKA PUBLIC POWER DISTRICT 553.03
OFFICE DEPOT INC 188.84
PERFORMANCE FOOD GROUP INC 3550.36
UNIFIRST CORPORATION 48.36
WALKERS INC 28.08
WASTE CONNECTIONS OF NEBRASKA INC 86.81

Department : 12 - DEBT SERVICE

FIRST STATE BANK NEBRASKA 834.5

Department : 17 - COMMUNITY CENTER

BARONI ENTERPRISES 210
BLACK HILLS ENERGY 207.89
BODY BASICS INC 199
JEREMY J MASID 765
NEBRASKA PUBLIC POWER DISTRICT 4977.23

RIVER VALLEY MEMORIALS 100
UNIFIRST CORPORATION 41.82
WASTE CONNECTIONS OF NEBRASKA INC 260.44

Department : 18 - AQUATIC

AQUA CHEM INC 3978.7
BLACK HILLS ENERGY 3456.32
CHESTERMAN CO 732.64
FERGUSON ENTERPRISES 10.17
NEBRASKA PUBLIC POWER DISTRICT 773.16
PERFORMANCE FOOD GROUP INC 1221.12
TARA SCRIVEN 25
WASTE CONNECTIONS OF NEBRASKA INC 62.84

Department : 20 - WATER

BLACK HILLS ENERGY 60.86
H & H SALES INC 1147.8
JAY GLASER 127
MIDWEST RIGHT OF WAY SERVICES INC 4964.15
MISSISSIPPI LIME COMPANY 11404.56
NATHAN TAYLOR 11.47
NEBRASKA DEPARTMENT OF REVENUE (SALES TAX) 823.37
NEBRASKA PUBLIC POWER DISTRICT 36.84
ONE CALL CONCEPTS INC 78.85
OREILLY AUTOMOTIVE INC 809.88
OXEN TECHNOLOGY 647.46
PETTY CASH WATER DEPARTMENT 615.67
TYLER TECHNOLOGIES 590.85
VERIZON WIRELESS 139.81
WASTE CONNECTIONS OF NEBRASKA INC 218
WATER & SEWER DEPARTMENT 270.44
WELCH LAW FIRM PC 4400
WEX HEALTH INC 17.5
WINDSTREAM 167.75

Department : 24 - DRUG FORFEITURE

H & H SALES INC 400
REVOLUTION WRAPS LLC 1347.67
VERIZON WIRELESS 37.97

Department : 30 - SEWER

AMERICAN BANKERS INSURANCE COMPANY OF FLORIDA 9423
BLACK HILLS ENERGY 208.62
DULTMEIER SALES LLC 58
FIBER PLATFORM LLC 1249.5
JAY GLASER 127
MIDWEST LABORATORIES INC 1541.99
NATHAN TAYLOR 15
ONE CALL CONCEPTS INC 78.86
OXEN TECHNOLOGY 2329.64

TYLER TECHNOLOGIES 590.85
VERIZON WIRELESS 100.05
WASTE CONNECTIONS OF NEBRASKA INC 83.55
WELCH LAW FIRM PC 4400
WINDSTREAM 51.81

Department : 37 - ECONOMIC DEVELOPMENT - RIVER FRONT
UMB BANK NA 300

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

ITEM 8 UNFINISHED BUSINESS

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

ITEM 8 A

Motion by Forrest seconded by Hardy to approve Change Order No. 4 submitted by Strand Associates on behalf of Building Crafts Inc. which includes two (2) items for a total increase of \$1,920.13 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 Change Order No. 4. ROLL CALL: Yes-Brookhouser, Clark, Muller, Hardy, Forrest and Rollins. No-None. Absent-Riese. Abstain-Kerns. MOTION CARRIED.

ITEM 8 B

Motion by Muller seconded by Forrest to approve Contractor's Application for Payment No. 11 submitted by Strand Associates on behalf of Building Crafts Inc. in the amount of \$334,115.00 for work completed from May 1, 2026 to June 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. 11. ROLL CALL: Yes-Hardy, Forrest, Rollins, Brookhouser, Clark and Muller. No-None. Absent-Riese. Abstain-Kerns. MOTION CARRIED.

ITEM 8 C

Emily Bausch, City Administrator, informed Council that the old WWTP is currently out of service since the new WWTP is operational. This task order is for environmental review, geotechnical review and decommissioning design plans and timeline. Once the plans reach 60% a timeline to bid and complete the project can be established. Decommission and demolition of the old WWTP will be the final piece in the WWTP recovery project. Motion by Brookhouser seconded by Forrest to approve Task Order No. 26-02 to the Technical Services Agreement with Strand Associates dated February 2, 2026 for Decommissioning and Demolition of existing WWTP located on East Main St. in the amount not to exceed \$457,000.00 (2019 Flood Recovery Project PW#88688-Reollocated Wastewater Treatment Plant) and authorize the Mayor to execute Task Order No. 26-02. ROLL CALL: Yes-Kerns, Clark, Muller, Hardy, Forrest, Rollins and Brookhouser. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

ITEM 8 D

Emily Bausch, City Administrator, updated Council on the success of the first round of surplus property bidding and the hopes that the second round of bidding will clean up the surplus property that is left. Items will be published in the Omaha World Herald and on the City Website. Motion by Forrest seconded by Rollins to authorize publication of Notice for Sealed Bids on the remaining Surplus items at lower Reserve amounts. ROLL CALL: Yes-Forrest, Rollins, Brookhouser, Kerns, Clark, Muller and Hardy. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

ITEM 8 E

John Gade, Strand Associates – City Engineer, reviewed the cost estimate from Common Wealth with Council. This estimate is for the removal of the 40+ year old traffic light system, except the light poles, and to replace all traffic lights, pedestrian lights, conduit, cable, and control cabinet with their newer counterparts. John mentioned the current four-way stop has been effective during the off season but may not be the best option during peak time traffic related to school. The roundabout was mentioned as being one of the safest options for pedestrians but it would require extra signage and education for drivers to become familiar with it. Motion by Forrest seconded by Clark to receive preliminary cost estimate (without plans or specifications) from Common Wealth Electrical for Traffic Light repairs at Chicago Ave and 8th Ave, and direct staff to work with the City Engineer for required documents for solicitation of proposals. ROLL CALL: Yes-Clark, Muller, Hardy, Forrest, Rollins, Brookhouser and Kerns. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

ITEM 8 F

Emily Bausch, City Administrator, shared the Historic Preservation Board's desire to register the residence located at 6th St & Ave F this year. The City has used Alley Poyner in the past to verify and complete the registration forms since they are familiar with this process and have staff dedicated to these types of projects. The owner of the property is willing to participate in this registration process and the City's match for the grant is "in kind" but this project is also eligible for LB840 funding. Motion by Forrest seconded by Hardy to authorize an agreement with Alley Poyner Macchietto Architecture- for execution of a grant received from the Nebraska State Historical Society for Certified Local Governments regarding the National Registry of Historic Places Nomination Form and authorize the Mayor to execute the agreement. ROLL CALL: Yes-Rollins, Brookhouser, Kerns, Clark, Muller, Hardy and Forrest. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

ITEM 9 NEW BUSINESS

ITEM 9 A

Emily Bausch, City Administrator, reviewed the current Civil Defense Siren coverage area with Council. In 2025 Blue Valley installed a new siren at the South end of town that expanded the coverage area. With the failure of the current siren on Ave B an upgraded siren will be installed in that location to expand the coverage area to include Oak Hill Cemetery and other areas West of Hwy 75. Blue Valley Public Safety currently has a maintenance/service agreement with the City

and is a certified Federal Signal dealer. Motion by Kerns seconded by Forrest to approve a purchase agreement with Blue Valley Public Safety Inc. in the amount of \$31,768.70 for a replacement civil defense siren on Ave. B and authorize the Mayor to execute the purchase agreement (FY 2025/2026 budgeted item). ROLL CALL: Yes-Muller, Hardy, Forrest, Rollins, Brookhouser, Kerns and Clark. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

ITEM 9 B

Emily Bausch, City Administrator, noted the agreement submitted by TD2 has an error. The agreement lists the property addresses as 522 & 524 Main St; the correct addresses are 522 & 526 Main St. as stated in the agenda. If approved this agreement will present Council with three detailed options to choose from at a later meeting.

Motion by Forrest seconded by Kerns to Table Consideration of an agreement with TD2 Engineering & Surveying for structural engineering analysis and alternatives for property repairs necessary for 522 & 526 Main St., Plattsmouth, Nebraska until after ITEM 9 C. ROLL CALL: Yes-Brookhouser, Kerns, Clark, Muller, Hardy, Forrest and Rollins. No-None. Absent-Riese. Abstain-None. MOTION CARRIED

ITEM 9 C

Mayor Lambert indicated the need for the City Council to convene in closed session for the purpose of protecting the public interest while the City Council receives legal advice on acquisition of property at 522 and 526 Main Street.

8:11 p.m. Motion by Muller seconded by Brookhouser to convene in closed session for the purpose of protecting the public interest while the City Council receives legal advice on acquisition of property at 522 and 526 Main Street. ROLL CALL: Yes-Hardy, Forrest, Rollins, Brookhouser, Kerns, Clark and Muller. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

Mayor Lambert again stated the closed session is for the purpose of protecting the public interest while the City Council receives legal advice on acquisition of property at 522 and 526 Main Street.

8:32 p.m. Motion by Forrest seconded by Brookhouser to reconvene in open session. ROLL CALL: Yes-Kerns, Clark, Muller, Hardy, Forrest, Rollins and Brookhouser. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

ITEM 9 B

Motion by Forrest seconded by Muller to take ITEM 9 B from the Table. ROLL CALL: Yes-Forrest, Rollins, Brookhouser, Hardy, Clark, Muller and Kerns. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

Motion by Forrest seconded by Rollins to approve an agreement with TD2 Engineering & Surveying for structural engineering analysis and alternatives for property repairs necessary for 522 & 526 Main St., Plattsmouth, Nebraska. ROLL CALL: Yes-Clark, Brookhouser, Kerns, Rollins, Muller, Hardy and Forrest. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

ITEM 9 D

Motion by Forrest seconded by Rollins to Postpone consideration of ITEM 9 D until the July 6, 2026 meeting. Emily Bausch, City Administrator, asked if Council would like any additional information presented or the structural engineer present at the next meeting. Following discussion, Forrest withdrew his Motion and Hardy withdrew his second.

Motion by Forrest seconded by Brookhouser to authorize the City Attorney to develop a real estate transfer agreement and related documents for the property located at 522 and 526 Main St. for Council approval. ROLL CALL: Yes-Muller, Hardy, Forrest, Clark, Brookhouser, Kerns and Rollins. No-None. Absent-Riese. Abstain-None. MOTION CARRIED.

ITEM 12

At 9:01 p.m. Motion by Brookhouser seconded by Clark 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:

Sandra J. Meyer, City Clerk