

PLATTSMOUTH CITY COUNCIL

August 3, 2026

7:00 p.m.

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 August 3, 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, Steve Riese and Frederick Rollins. Absent Members: None. 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 July 23, 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 5 CITIZENS DELEGATION

No one spoke during Citizens Delegation.

ITEM 6 MAYORAL PROCLAMATION

There were no Mayoral Proclamations.

Mayor Lambert noticed a Scout in attendance and had him introduce himself. Life Scout Isaiah Hajek-Jones, from Troop 305, is currently working on the Citizenship in the Community merit badge. Isaiah has a little over 50% of his Eagle rank requirements completed. The Mayor and Council commended Isaiah for his determination and wished him well in achieving his goal.

ITEM 7 CONSENT AGENDA

Motion by Brookhouse seconded by Hardy to approve the Consent Agenda with the reduced Change Order No. 5 in the amount of \$53,797.96 presented at the meeting for ITEM 7F.

- A Consider approval of the July 20, 2026 City Council Meeting Minutes
- B Receive the Plattsmouth Airport Authority Fiscal Year 2026-2027 Property Tax Request and refer to the City Administrator and the City Treasurer
- C Consider recommendation of approval of Special Designated License application submitted by Mayden Layne Enterprises, d/b/a DC's Waterhole for an event, Harvest Festival, being held at the Entertainment Plaza and adjacent grassy area,

4th & Main St., on September 11, 2026 from 4:00 p.m. to 12:00 a.m.

- D Consider recommendation of approval of Special Designated License application submitted by Mayden Layne Enterprises, d/b/a DC's Waterhole for an event, Harvest Festival, being held at the Entertainment Plaza, 4th & Main St., on September 12, 2026 from 11:00 a.m. to 12:00 a.m.
- E Consider recommendation of approval of Special Designated License application submitted by Mayden Layne Enterprises, d/b/a DC's Waterhole for an event, Cruizin Main, being held on Main St., East to West, 3rd to 7th Streets, 1st Ave. to Ave. A, on September 18, 2026 from 12:00 p.m. to 10:00 p.m. with an alternate date of September 25, 2026.
- F Consider approval of Change Order No. 5 submitted by Strand Associates on behalf of Valley Corporation which includes one (1) item for a total increase of \$53,797.96 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. 5
- G Consider approval of claims

Claims Register Report as of 8/3/26

Pay Date: 7/24/26

189215.91

Cemetery 5149.33

Com Ctr 33881.19

EMS 27682.95

General 22369.82

Library 9704.03

Parks 4248

Police 54418.57

Senior Center 4434.15

Street 12111.47

Water and Sewer 15216.4

Vendor Name

ACCREDITED COLLECTION SERVICE 232.15

AMERITAS 20098.69

BLUE CROSS BLUE SHIELD 77645.86

F S I AGENCY LLC 159550.85

FIRST STATE BANK NEBRASKA 731.56

FRATERNAL ORDER OF POLICE 195

INTERNAL REVENUE SERVICE 42795.66

MUTUAL OF OMAHA 7018.81

NEBRASKA CHILD SUPPORT PAYMENT CENTER 225.7

NEBRASKA DEPARTMENT OF REVENUE 5432.29
NEBRASKA UNEMPLOYMENT COMP FUND 734.12

Department : 01 - GENERAL ADMINISTRATION

ACCESS TECHNOLOGIES INC 346.19
CHARTER BUSINESS 236.65
CORPAY INC 45.44
FIRST BANKCARD 432.54
HIGHWAY 75 LIVING LLC AND FIRST STATE BANK NE 30825.75
JM HOSPITALITY 179.95
MELVEN SUDBECK HOMES INC 108.31
OFFICE DEPOT INC 80.69
WASTE CONNECTIONS OF NEBRASKA INC 8044.31

Department : 02 - HUMANE/CODE ENFORCEMENT

BOMGAARS SUPPLY 36.74
CORPAY INC 115.13

Department : 03 - EMS

ACCESS TECHNOLOGIES INC 53.59
AMAZON.COM SALES INC 88.95
BOUND TREE MEDICAL LLC 2436.73
CORPAY INC 1676.81
FIRST BANKCARD 581.3
FORT DEARBORN LIFE INSURANCE CO 55.04
LEELAND HARVEY 97.5
METRO BILLING SERVICES LLP 1500
NIPPON SANJO MATHESON INC 256.31
STERICYCLE INC 126.88
STRYKER SALES CORPORATION 537.5
UNMC PHYSICIANS CORPORATION 2771.79

Department : 04 - POLICE

ACCESS TECHNOLOGIES INC 236.73
AMAZON.COM SALES INC 31.97
BOMGAARS SUPPLY 9.18
CELLEBRITE INC 7405.17
CORPAY INC 3099.7
FIRST BANKCARD 760.8
H & H SALES INC 49.95
LIFEARTS INTEGRATED HEALTH CENTER PC 200
OFFICE DEPOT INC 109.3
STRYKER SALES CORPORATION 783
TAYLOR LAWN CARE LLC 150
WINDSTREAM 5.06

Department : 05 - STREET

AMAZON.COM SALES INC 294.5
BOMGAARS SUPPLY 58.87
CORPAY INC 962.58
FIRST BANKCARD 468.65
INDEPENDENT AUTO REPAIR 25
OREILLY AUTOMOTIVE INC 88.56
STRAND ASSOCIATES INC 299

Department : 06 - LIBRARY

ACCESS TECHNOLOGIES INC 129.55
AMAZON.COM SALES INC 914.31
CASSGRAM LLC 39
DEMCO 137.33
FIRST BANKCARD 243.24
INGRAM LIBRARY SERVICES LLC 224.75
INNOVATIVE INTERFACES INC 17923.92
TK ELEVATOR CORPORATION THYSSENKRUPP ELEVATOR CORPORATION 490.62

Department : 07 - PARKS

BOMGAARS SUPPLY 71.61
BOO INC DBA BOBCAT OF OMAHA 234.18
CHARTER BUSINESS 40.43
EAKES INC 63.72
FIRST BANKCARD 1466.32
OREILLY AUTOMOTIVE INC 7.98

Department : 08 - CEMETERY

BOMGAARS SUPPLY 707.76
CORPAY INC 86.72
JESSE CLARK 23.93
MENARDS 109.94
NEBRASKA PUBLIC POWER DISTRICT 50.84

Department : 10 - FIRE

ACCESS TECHNOLOGIES INC 53.59
FIRE CATT LLC 5752.75
FIRST BANKCARD 551.42
FORT DEARBORN LIFE INSURANCE CO 134.16
JACKS UNIFORMS & EQUIPMENT 75.94
LEELAND HARVEY 97.5
NEBRASKA FIRE CHIEFS ASSOCIATION 75
NEBRASKA STATE FIRE MARSHAL 50
NEBRASKA STATE VOLUNTEER FIREFIGHTERS 1140
OREILLY AUTOMOTIVE INC 17.99
SAM A DMAVRO 213

Department : 11 - SENIOR CITIZEN CTR
AMAZON.COM SALES INC 294.5
CORPAY INC 92.23
HYVEE 367.21
PERFORMANCE FOOD GROUP INC 979.04
STRATUS BUILDING SOLUTION OF ARIZONA 219
UNIFIRST CORPORATION 24.18

Department : 17 - COMMUNITY CENTER
ACCESS TECHNOLOGIES INC 129.55
FIRST BANKCARD 77.29
HILLER ELECTRIC COMPANY 6210
JEREMY J MASID 5640
MARY KNAPP 232.6
STRATUS BUILDING SOLUTION OF ARIZONA 1870
TK ELEVATOR CORPORATION THYSENKRUPP ELEVATOR CORPORATION 245.31
UNIFIRST CORPORATION 20.91

Department : 18 - AQUATIC
BOMGAARS SUPPLY 77.9
CHARTER BUSINESS 40.43
CHESTERMAN CO 798.99
FIRST BANKCARD 202.77
JILLIAN WATERS 335
PERFORMANCE FOOD GROUP INC 2671.76

Department : 20 - WATER
BOMGAARS SUPPLY 64.35
CORPAY INC 220.87
FIRST BANKCARD 568.43
MIDWEST RIGHT OF WAY SERVICES INC 2675
MISSISSIPPI LIME COMPANY 11418.24
NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LAB 90
NEBRASKA PUBLIC POWER DISTRICT 7186.54
OLSSON INC 1545
PEOPLESERVICE INC 12422.5
PVS DX INC 1252.2
SGP SERVICES INC 1080
TRANSWOOD LOGISTICS INC 1171.53
TYLER TECHNOLOGIES 90

Department : 30 - SEWER
AMAZON.COM SALES INC 51.88
BOMGAARS SUPPLY 135.9
CORPAY INC 315.96

FIRST BANKCARD 61.25
NEBRASKA PUBLIC POWER DISTRICT 26122.35
PEOPLESERVICE INC 12422.5
SGP SERVICES INC 1080
STRAND ASSOCIATES INC 10096.25
TYLER TECHNOLOGIES 90

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

ITEM 8 UNFINISHED BUSINESS

ITEM 8 A

Council felt the draft RFP was comprehensive but should include a section for bidders to list the specific types of items they recycle. Motion by Forrest seconded by Hardy to authorize City Staff to finalize an RFP for Unified Citywide Trash Hauling Services and bring it back to Council for authorization to solicit. ROLL CALL: Yes-Brookhouser, Hardy, Forrest, Clark, Riese, Kerns, Rollins, and Muller. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 8 B

Emily Bausch, City Administrator, stated the City has contacted multiple vendors to get repair estimates but few companies do the repairs that are required. The one estimate the City received is above the administrative approval threshold and Emily is seeking Council guidance on whether to move forward with repairs or pursue other options. Emily noted repairing the liner may not be the only thing that needs to be fixed, given the age of the pool. Motion by Muller seconded by Brookhouser to authorize the solicitation of bids for Community Center Indoor Pool Repairs. ROLL CALL: Yes-Riese, Kerns, Rollins, Muller, Hardy, Forrest, Clark, and Brookhouser. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 8 C

Emily Bausch, City Administrator, said the City has not received any cost updates because the Engineer needs more time to finalize estimates. Real estate transfer documents are in order but the City is waiting until it receives cost estimates before finalizing the transfer. NOT ACTION TAKEN.

ITEM 9 NEW BUSINESS

ITEM 9 A

The Mayor and Council thanked Sandy for her 22 years of service and friendship. Comments on Sandy's vital contributions were exchanged. With a deep sense of gratitude yet loss, Motion by Brookhouser seconded by Kerns to accept, with regrets, the resignation of Sandra J. Meyer as Plattsmouth City Clerk effective September 4, 2026. ROLL CALL: Yes-Hardy, Forrest, Clark,

Brookhouser, Kerns, Rollins, Muller, and Riese. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 9 B

Steve Rathman, Plattsmouth Chief of Police, reviewed the interlocal agreement with Council. The Sheriff's office recently lost their records officer, and in the spirit of collaboration, has sought assistance from the Plattsmouth Police Department. This five-year Interlocal Agreement has the Plattsmouth Police Department assuming the extra records management duties for a fixed fee. This agreement also freezes the Police Departments rent of the co-located facility for the next five years. Having one system of records management adds another layer of cooperation between the departments and makes the County Attorney's job easier too. Chief Rathman and Sheriff Sorenson are continually looking for ways to save taxpayers money and benefit the community through joint efforts. Motion by Brookhouser seconded by Hardy to approve an Interlocal Agreement by and between the City of Plattsmouth, Nebraska, a municipal corporation and political subdivision of the State of Nebraska and Cass County, Nebraska, a county and political subdivision of the State of Nebraska for Records Management Services and authorize the Mayor to execute the Interlocal Agreement. ROLL CALL: Yes-Kerns, Rollins, Muller, Riese, Forrest, Clark, Brookhouser, and Hardy. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 9 C

Nate Taylor, Public Works Director, informed Council of the need to repair or replace the main Street Department building. The City's insurance company requires the current roof to be repaired or replaced due to its age, otherwise the building will not be covered by insurance. Nate budgeted for the replacement but the estimate he received was higher than what was budgeted. Other Street Department buildings have similar roof issues but they are not critical to fix at this time. This RFP would request quotes to repair or replace and the amount budgeted in FY 2025/2026 will carry over to FY 2026/2027. Motion by Brookhouser seconded by Muller to authorize the Public Works Department to solicit bids for repair or replacement of the Street Department main building roof at 444 13th Ave. (This work is included in the FY 2025/2026 budget). ROLL CALL: Yes-Forrest, Clark, Brookhouser, Hardy, Rollins, Muller, Riese, and Kerns. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 9 D

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

Motion by Forrest seconded by Hardy to approve Work Order #9a to Work Order No. 9 with Olsson dated November 18, 2024 in an amount not to exceed \$7,200 for Stormwater Compliance Inspection Services for the New City RV Campground Project (2019 FEMA Flood Recovery project #101799 – Alternate Projects) and authorize the Mayor to execute Work Order #9a. ROLL CALL: Yes-Rollins, Muller, Riese, Clark, Brookhouser, Hardy, and Forrest. No-None. Absent-None. Abstain-Kerns. MOTION CARRIED.

ITEM 9 E

Pursuant to publication, Mayor Lambert opened a public hearing at 7:35 p.m. to hear and consider public comment, oral or written, regarding a preliminary plat of a major subdivision of property located west of the intersection of Club View Drive and Highway 75, legally described as 17600 Club View Drive; 11-12-13 LOTS 31 & 32 EXC HWY SE1/4 NE1/4 (23.59) and 11-12-13 LOT 28 N1/2 SW1/4 NE1/4 (20). Parcel Id Numbers are 130162523 and 130162795 (Originally before Council on 7/17/2023).

Trevor Veskrna, TD2 (representing the developer) – provided a summary of the project, how it stalled after the 2023 approval and how the preliminary plat needs to be approved again before work can resume. Trevor reviewed the previous concerns of Traffic, Septic Systems, a Fire Suppression system, and waiver requests. Traffic studies and septic percolation tests show no concerns, and the underground fire suppression tank is centrally located and meets state standards. Trevor was available to answer any questions.

Robert Felthousen, 17810 Hwy 75, would like to see the developer better maintain the property, especially mowing the area near Hwy 75's right-of-way.

No one else spoke in favor, opposition or of a neutral nature. Mayor Lambert again stated the reason for the public hearing and with no one coming forward, closed the public hearing at 7:42 p.m.

ITEM 9 F

Council member Clark introduced a resolution numbered and titled as follows: **RESOLUTION NO. 26-007: A RESOLUTION TO SUPERSEDE RESOLUTION NO. 23-004 APPROVED BY COUNCIL ON AUGUST 21, 2023, TO APPROVE THE PRELIMINARY PLAT OF LOTS 1-22, CLUB VIEW ACRES, A MAJOR SUBDIVISION, LOCATED WEST OF THE INTERSECTION OF CLUB VIEW DRIVE AND HIGHWAY 75, LEGALLY DESCRIBED AS 17600 CLUB VIEW DRIVE; 11-12-13 LOTS 31 & 32 EXC HWY SE1/4 NE1/4 (23.59) AND 11-12-13 LOT 28 N1/2 SW1/4 NE1/4 (20). PARCEL ID NUMBERS ARE 130162523 AND 130162795 IN, CASS COUNTY, NEBRASKA.**

Council members expressed concern of allowing another low-density development on the edge of the City that will present obstacles to annexation in the future. Emily Bausch, City Administrator, stated that high density housing is not feasible at this time since there are no immediate plans to construct City infrastructure services to the proposed area. Motion by Clark seconded by Rollins to adopt RESOLUTION NO. 26-007 by title only. ROLL CALL: Yes-Clark, Hardy, Riese, Kerns and Rollins. No-Brookhouser, Forrest, and Muller. Absent-None. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read RESOLUTION NO. 26-007 into the record by title only.

ITEM 9 G

Pursuant to publication, Mayor Lambert opened a public hearing at 7:55 p.m. to hear and consider public comment, oral or written, regarding Amending the 2026-2031 One- and Six-Year Street Improvement Program for Plattsmouth, and taking action thereon.

Emily Bausch, City Administrator, said two supplemental street projects near the FEMA Water Main Project have been identified but are not on the current One- and Six-Year Street Plan. These projects will be included in the FEMA contract by change order, but to be eligible for State funding these projects will need to be added to the one-year plan.

No one else spoke in favor, opposition or of a neutral nature. Mayor Lambert again stated the reason for the public hearing and with no one coming forward, closed the public hearing at 7:58 p.m.

ITEM 9 H

Council member Forrest introduced a resolution numbered and titled as follows: **RESOLUTION 26-008: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA TO AMEND THE 2026-2031 ONE- AND SIX-YEAR STREET IMPROVEMENT PLAN FOR THE CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA.**

Emily Bausch, City Administrator, clarified the two additional projects. They are relatively small projects and it makes sense to complete them while the area is already disturbed by the FEMA Water Main project. They are not eligible for FEMA reimbursement but if they are added to the One-Year Street Plan they will be eligible for State Funding. Priority of one-year projects is based on traffic density, arterial road status, and other projects in the area. Motion by Forrest seconded by Clark to adopt RESOLUTION 26-008 by title only. ROLL CALL: Yes-Muller, Riese, Kerns, Rollins, Brookhouser, Hardy, Forrest, and Clark. No-None. Absent-None. Abstain-None. MOTION CARRIED. Damien Wright, City Attorney, read RESOLUTION 26-008 into the record by title only.

ITEM 9 I

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 regarding a Tort Claim for an incident which occurred on 12/22/2025.

At 8:06 p.m. Motion by Forrest seconded by Rollins to convene in closed session for the purpose of protecting the public interest while the City Council receives legal advice regarding a Tort Claim for an incident which occurred on 12/22/2025. ROLL CALL: Yes-Brookhouser, Hardy, Forrest, Clark, Riese, Kerns, Rollins, and Muller. No-None. Absent-None. 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 regarding a Tort Claim for an incident which occurred on 12/22/2025.

At 8:16 p.m. Motion by Forrest seconded by Muller to reconvene in open session. ROLL CALL: Yes-Riese, Kerns, Rollins, Muller, Hardy, Forrest, Clark, and Brookhouser. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 9 J

Motion by Forrest seconded by Muller to receive Notice of Tort Claim regarding an incident which occurred on 12/22/2025 and deny said Tort Claim. ROLL CALL: Yes-Hardy, Forrest, Clark, Brookhouser, Kerns, Rollins, Muller, and Riese. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 12

At 8:26 p.m. Motion by Brookhouser seconded by Clark to adjourn. ROLL CALL: Yes-Kerns, Rollins, Muller, Riese, Forrest, Clark, Brookhouser, and Hardy. No-None. Absent-None. Abstain-None. MOTION CARRIED.

R. Paul Lambert, Mayor

ATTEST:

Sandra J. Meyer, City Clerk