

PLATTSMOUTH BOARD OF EQUALIZATION

February 05, 2024

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 5, 2024 at the Plattsmouth City Hall in Plattsmouth, Nebraska. Present were Mayor R. Paul Lambert and Council Members: Morgan Muller, Terry Kerns, Jeanie Brookhouser, Bryan Clark, Sean Minahan, Steve Riese, James Forrest and Stockton Graham. Absent: None. Also present: City Administrator Emily Bausch, City Attorney Stephen Q. Preston, 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 January 25, 2023. 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 Brookhouser to approve the February 20, 2023 minutes of the Plattsmouth Board of Equalization. ROLL CALL: Yes-Brookhouser, Riese, Muller, Clark, Graham, Kerns, Minahan and Forrest. 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:

130013579: PLATTSMOUTH - THOMPSON'S ADD W47' LOTS 8 & 9 BLK 5
218 7th Ave

Legal Description The West 47 feet of Lots 8 & 9, Block 5, Thompson's Addition, City of Plattsmouth, Cass County, Nebraska

Assessment Amount \$2,150.00

130310158: PLATTSMOUTH - DUKE'S ADD LOTS 12 & 13 EXC W25' LOT 12 BLK 5
1740 Ave B

Legal Description Lots 12 and 13, except for the West 25 feet of Lot 12, in Block 5 of Duke's Addition to the City of Plattsmouth, Cass County, Nebraska

Assessment Amount \$250.00

130059455: PLATTSMOUTH - OT N1/2 LOT 7 BLK 62
415 S 5th St
Legal Description The North Half of Lot 7, Block 62, City of Plattsmouth, Cass County,
Nebraska
Assessment Amount \$950.00

130057533: PLATTSMOUTH - OT LOT 7 BLK 43
223 S 7th St
Legal Description Lot 7, Block 43, City of Plattsmouth, Cass County, Nebraska
Assessment Amount \$150.00

130015180: PLATTSMOUTH - SOUTH PARK ADD LOTS 8 & 9 BLK 21
1111 S 10th St
Legal Description Lots 8 and 9, Block 21, South Park Addition to the City of Plattsmouth,
Cass County, Nebraska
Assessment Amount \$550.00

130013579: PLATTSMOUTH - THOMPSON'S ADD W47' LOTS 8 & 9 BLK 5
218 7th Ave
Legal Description The West 47 feet of Lots 8 & 9, Block 5, Thompson's Addition, City of
Plattsmouth, Cass County, Nebraska
Assessment Amount \$150.00

130310158: PLATTSMOUTH - DUKE'S ADD LOTS 12 & 13 EXC W25' LOT 12 BLK 5
1740 Ave B
Legal Description Lots 12 and 13, except for the West 25 feet of Lot 12, in Block 5 of Duke's
Addition to the City of Plattsmouth, Cass County, Nebraska
Assessment Amount \$450.00

130016594: PLATTSMOUTH - OAKMONT ADD LOTS 20 & 21 & N1/2 VAC ALLEY
603 Oakmont Dr
Legal Description Lot 20 and 21, Oakmont Addition, along with the North ½ of vacated alley
adjacent thereto the City of Plattsmouth, Cass County, Nebraska
Assessment Amount \$1350.00

130176087: PLATTSMOUTH - STADELMAN'S OUTLOTS TL70 NW1/4 NE1/4 24-12-13
(.96)
1707 8th Ave
Legal Description Tax Lot 70, an Administrative Subdivision of the West 85 feet of
Stadelman's Outlot 23 and a fraction of Stadelman's Outlot 11, located in the Northwest
Quarter of the Northeast Quarter (NW ¼ NE ¼) in Section 24, Township 12 North, Range 13,
East of the 6th P.M., 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 \$350.00

130058599: PLATTSMOUTH - OT S62' LOTS 7 TO 9 BLK 54
323 S 8th St
Legal Description South 62 feet of Lot 7, 8 and 9, Block 54, Original Town of Plattsmouth,
Cass County, Nebraska
Assessment Amount \$425.00

130013579: PLATTSMOUTH - THOMPSON'S ADD W47' LOTS 8 & 9 BLK 5
218 7th Ave
Legal Description The West 47 feet of Lots 8 & 9, Block 5, Thompson's Addition, City of
Plattsmouth, Cass County, Nebraska
Assessment Amount \$250.00

130005215: PLATTSMOUTH - OT S65' LOTS 5 & 6 BLK 28
129 N 6th St
Legal Description The South Sixty-Five (65) Feet of Lots Five (5) and Six (6), Block Twenty-
Eight (28), Original Town, Plattsmouth, Cass County, Nebraska
Assessment Amount \$250.00

130009776: PLATTSMOUTH - YOUNG & HAYS ADD LOT 3 & W25.5' LOT 4 BLK 41
1024 3rd Ave
Legal Description Lots 3 and 4, Except the East 26 feet of Lot 4, Block 41, in Young and
Hays, an addition to the City of Plattsmouth, Cass County, Nebraska
Assessment Amount \$750.00

130057398: PLATTSMOUTH - OT S49 1/2' LOT 7 BLK 44
226 S 6th St
Legal Description The South 49 ½ feet of Lot 7, Block 44, Original Town of Plattsmouth, now
the City of Plattsmouth, Cass County, Nebraska
Assessment Amount \$225.00

130222283: PLATTSMOUTH - STADELMANN'S ADD LOT 6 BLK 3
622 S 9th St
Legal Description Lot 6, Block 3, Stadelman's Addition to the City of Plattsmouth, Cass
County, Nebraska
Assessment Amount \$725.00

Stephen Q. Preston, City Attorney, referenced Items 6 and 7 and informed the board the purpose is to equalize the proposed special assessments, of the 19 originally assessed 16 remain unpaid and for consideration this year. Mr. Preston summarized the nuisance process, the evidence submitted, and the updated Resolution presented to the board and public. Representatives from the Plattsmouth Police Department were available to answer questions.

No one 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 to speak, Mayor Lambert closed the public hearing at 7:04 p.m.

ITEM 7

Motion by Muller seconded by Riese to adopt RESOLUTION NO. BE 24-001: 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 OCTOBER 31, 2023" INCLUDED AS ATTACHMENT "A" TO THIS RESOLUTION as presented at the meeting by title only. Following discussion, ROLL CALL: Yes-Forrest, Clark, Brookhouser, Kerns, Riese, Muller, Minahan and Graham. No-None. Absent-None. Abstain-None. MOTION CARRIED. Stephen Q. Preston, City Attorney, read RESOLUTION NO. BE 24-001 into the record by title only.

ITEM 8

7:12 p.m. Motion by Brookhouser seconded by Forrest to adjourn. ROLL CALL: Yes-Graham, Riese, Kerns, Minahan, Muller, Forrest, Clark and Brookhouser. No-None. Absent-None. Abstain-None. MOTION CARRIED.

R. Paul Lambert, Chairman

ATTEST:

Sandra J. Meyer, Clerk