

PLATTSMOUTH BOARD OF EQUALIZATION

February 20, 2023

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 20, 2023 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 Clerk Sandra J. Meyer and City Attorney Stephen Q. Preston

Notice of this meeting was given in advance by publishing in the Omaha World Herald on February 9, 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 Forrest seconded by Minahan to approve the February 7, 2022 minutes of the Plattsmouth Board of Adjustment and Equalization. ROLL CALL: Yes-Clark, Riese, Brookhouser, Minahan, Kerns, Forrest, Muller and Graham. 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:

130306363: PLATTSMOUTH - HADDOCK SUBDIV LOT 3  
807 Ave H; Legal Description Lot 3 in Haddock Subdivision, and that half of vacated H Street adjacent thereto, City of Plattsmouth, Cass County, Nebraska  
Assessment Amount \$9,525.00

130057398: PLATTSMOUTH - OT S49 1/2' LOT 7 BLK 44  
226 S 6<sup>th</sup> 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 \$150.00

130014605: PLATTSMOUTH - SOUTH PARK ADD LOTS 1 TO 3 & VAC ST & ALLEY BLK 3; 900 9<sup>th</sup> Ave; Legal Description Lot 1, 2, 3 and vacated Alley in Block 3, South Park Addition, Plattsmouth, Cass County, Nebraska  
Assessment Amount \$450.00

130015180: PLATTSMOUTH - SOUTH PARK ADD LOTS 8 & 9 BLK 21  
1111 S 10<sup>th</sup> Street; Legal Description Lots 8 and 9, Block 21, South Park Addition to the City of Plattsmouth, Cass County, Nebraska  
Assessment Amount \$250.00

130014141: PLATTSMOUTH - THOMPSON'S ADD LOTS 3 TO 8 BLK 12  
723 S 3<sup>rd</sup> St; Legal Description Lots Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8), Block Twelve (12), Thompson's addition to the City of Plattsmouth, Cass County, Nebraska  
Assessment Amount \$850.00

130057800: PLATTSMOUTH - OT E34' LOT 12 BLK 46  
302 2<sup>nd</sup> Ave; Legal Description East 34 feet of Lot 12, Block 46, Original Town of Plattsmouth, Cass County, Nebraska  
Assessment Amount \$275.00

130000302: PLATTSMOUTH - OUTLOTS LOT 13 SE OF RR EXC E10' SE1/4 NW1/4 13-12-13 (.29); 104 S 18<sup>th</sup> St; Legal Description All that part of the S1/2 of Lot 13, in the SE1/4 NW1/4 of Section 13, Township 12 North, Range 13 East of the 6<sup>th</sup> P.M. in the City of Plattsmouth Cass County, Nebraska, lying SE of the Railroad Right-of-Way, all in the City of Plattsmouth, Cass County, Nebraska EXCEPT the East 10 feet thereof deeded to the City of Plattsmouth  
Assessment Amount \$200.00

130057533: PLATTSMOUTH - OT LOT 7 BLK 43  
223 S 7<sup>th</sup> St; Legal Description Lot 7, Block 43, Original Town of Plattsmouth, Cass County, Nebraska  
Assessment Amount \$350.00

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 \$350.00

130058459: PLATTSMOUTH - OT LOT 4 BLK 60  
613 3<sup>rd</sup> Ave; Legal Description Lot 4, Block 60 in the Original Town of Plattsmouth, now the City of Plattsmouth, Cass County, Nebraska  
Assessment Amount \$150.00

130001937: PLATTSMOUTH - OUTLOTS LOT 24 & SL2 OF LOT 5 SE1/4 SW1/4 18-12-14 (.28)

807 S 9<sup>th</sup> St; Legal Description All that certain parcel of land situated in the County of Cass, State of Nebraska, being know and designated as Outlot 24 in the Southeast ¼ of the Southwest ¼ of Section 18, Township 12 North, Range 14, East and Sublot 2 of Lot 5 in the South ½ of the Southeast ¼ of Section 18, Township 12 North, Range 14 East of the 6<sup>th</sup> P.M., Cass County, Nebraska

Assessment Amount \$325.00

130006165: PLATTSMOUTH - OT S50' LOT 6 BLK 38

109 S 9<sup>th</sup> St; Legal Description The South 50 feet of Lot 6, Block 38, City of Plattsmouth, Cass County, Nebraska

Assessment Amount \$525.00

130057398: PLATTSMOUTH - OT S49 1/2' LOT 7 BLK 44

226 S 6<sup>th</sup> 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 \$150.00

130008176: PLATTSMOUTH - YOUNG & HAYS ADD E7' LOT 7 & ALL LOT 8 BLK 9

1104 Ave D; Legal Description The East 7 feet of Lot 7 and all of Lot 8, Block 9, Young and Hays Addition to the City of Plattsmouth, as surveyed, platted and recorded in Cass County, Nebraska

Assessment Amount \$325.00

Stephen Q. Preston, City Attorney referenced Items 6 and 7 and informed the board the purpose is to equalize the proposed special assessments of which there are 14 to consider this year. Mr. Preston summarized the process and the evidence submitted for them on behalf of the city. He pointed out the amount due for the property at 807 Ave H on the public hearing notice is different from the amount listed on the resolution and referred the board to the attached memo for that property.

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 7:06 p.m.

#### ITEM 7

Motion by Brookhouser seconded by Muller to adopt RESOLUTION NO. BE 23-001: 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, 2022" INCLUDED AS ATTACHMENT "A" TO THIS RESOLUTION by title only.

Following discussion, ROLL CALL: Yes-Muller, Graham, Kerns, Clark, Minahan,

Brookhouser, Riese and Forrest. No-None. Absent-None. Abstain-None. MOTION CARRIED. Stephen Q. Preston, City Attorney read RESOLUTION NO. BE 23-001 in to the record by title only.

ITEM 8

7:14 p.m. Motion by Brookhouser seconded by Riese to adjourn as the Plattsmouth Board of Equalization. ROLL CALL: Yes-Graham, Forrest, Minahan, Riese, Clark, Brookhouser, Kerns and Muller. No-None. Absent-None. Abstain-None. MOTION CARRIED.

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R. Paul Lambert, Chairman

ATTEST:

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Sandra J. Meyer, Clerk