

## PROCEEDINGS OF THE DODGE COUNTY BOARD OF SUPERVISORS

Regular meeting of the Dodge County Board of Supervisors was called to order by Chairman Missel at 9:00 A.M. on Wednesday, February 19, 2025 in the Board Room of the Courthouse, Fremont, Nebraska with the following members present: Beam, Giesselmann, Backens and Missel. Absent: Bendig, Strand and Tawney. Prior to roll call Chairman Missel announced the meeting to be an open public meeting and that the current open meeting laws are posted on the wall and available for anyone's review.

The Board unanimously declared the meeting legally convened.

The Board unanimously approved the agenda as printed and received and placed on file county officials' reports, Nebraska Intergovernmental Risk Management Association (NIRMA) 2024 Annual Report, correspondence from Lower Elkhorn Natural Resources District regarding the Urban Conservation Assistance Program and the Recreation Area Development Program, Certificates of Insurance for J & R Concrete & Construction LLC, Midwest Crane Service LLC, Cotterell, Nickerson and Union Townships, Notice of Public Hearings on February 11, 2025 at 7:00 P.M. to consider request of Patrick Wewel on behalf of Menard's for a Conditional Use Permit for a self-storage facility on property located at the corner of Diers Parkway and E. 24th Street, Fremont, NE, Notices of Public Hearings on February 17, 2025 at 5:00 P.M. regarding Amendment to Redevelopment Plan located at 210 E. Military at Lots 1 & 2, Block 14 Original Town of Fremont Replat 1; request of RVR Bank for a Conditional Use Permit to allow a drive-thru facility as an accessory use to a bank on property located at 210 E. Military Ave.; and regarding an Amendment to Redevelopment Plan to the Downtown Redevelopment Plan to update the downtown redevelopment area and incorporate a sub-area plan and Utility Installation Agreement with OPPD for underground electric lines around County Road 10 and Foothill Road.

The Board unanimously approved the minutes of the February 5, 2025 meeting as printed.

At 9:05 A.M., the Board recessed as a Board of Supervisors and convened as a Board of Corrections. Chairman Missel dispensed with roll all members being present except Bendig, Strand and Tawney.

Under any items of discussion, Supervisor Beam reported that there are currently 63 inmates in custody with 43 being held in Saunders County, 15 in Washington County, 2 in Douglas County, 2 at the Lincoln Regional Center and 1 at the Nebraska Department of Correctional Services.

At 9:06 A.M., the Board adjourned as a Board of Corrections until Wednesday, March 5, 2025 at 9:05 A.M.

Immediately thereafter, the Board reconvened as a Board of Supervisors. Chairman Missel dispensed with roll all members being present except Bendig, Strand and Tawney.

The Board unanimously approved the wage & hour claims as submitted in the amount of \$291,505.58.

The Board unanimously approved the financial claims as submitted in the amount of \$413,312.45.

The Board unanimously tabled consideration of the Master Human Resources Outsourcing Agreement with Zelle, LLC. Supervisor Beam said he wanted all the Board to be able to review the agreement before voting on it and that would not be possible with three Board members absent today.

Fremont Municipal Inland Port Authority Chairman Dave Heineman and Greater Fremont Development Council (GFDC) Director Megan Skiles were present and gave a presentation to update the Board on the Port Authority's progress. Mr. Heineman began by saying the Port Authority could not exist without the partnership between the City of Fremont, Dodge County and GFDC. Each entity has a specific role to play and Dodge County's is to help with road and infrastructure grants. The development of Morningside Road, which is the first big project initiated by the Port Authority, will be spearheaded by the Dodge County Roads Department. Mr. Heineman provided an overview of the timeline from the inception of the Port Authority to the present. Ms. Skiles spoke about the grants that the GFDC has been awarded. An investment of \$7.5 million by the GFDC between 2022 and 2030 will allow them to capture a \$30 million grant awarded through the Rural Projects Act. These dollars have allowed the GFDC to acquire parcels adjacent to the rail line and will allow them to negotiate with landowners in the Port Authority's jurisdiction. Ms. Skiles also spoke about the master planning process and how the GFDC is marketing the site and opportunities for potential businesses. Mr. Heineman said site visits are key to getting businesses to locate here. Supervisor Backens asked if the Union Pacific Railroad will be contributing any funding to this. Mr. Heineman said the Port Authority is coordinating with the railroad, but there will not be any financial support until it is clear that development will occur. Supervisor Giesselmann asked what businesses are looking for when they consider a site like this. Mr. Heineman said they want a community that cares about them and their employees, good tax incentives, desirable quality of life, supply chain advantages and local officials that will work with them. Ms. Skiles added that businesses also seek a strong workforce and a place that can support supply chain and timeline requirements.

Zoning Administrator Jean Andrews reported that there will be NIRMA Spotlight Series seminars in April about creating a personnel system. March 21, 2025 is the registration deadline. She also reported that Denise Hardison, Workers' Compensation Claims Manager for NIRMA is retiring on February 28, 2025 and will be replaced by Will Gross who has been a Senior Workers' Compensation Claims Adjuster for NIRMA for years.

The Board unanimously approved the request of the Dodge County Highway Department to advertise for bids for Project C-27(643) Structure No. C-002704710 Box Culvert Project to be opened Wednesday, March 12, 2025 at 11:00 A.M. in the Dodge County Highway Department, Dodge County Courthouse, 435 N. Park Ave., Room 204, Fremont, NE and authorized Chairman Missel's signature on the Notice to Bidders. Highway Superintendent Huppert said this bridge is located at the intersection of County Road S and Luther Road.

The Board unanimously approved the Master Professional Services Agreement for Speece Lewis, a Bowman Company to provide Topographic Survey and bridge repair

plans for the Bridge Project between Sections 7 and 8, Township 20 North, Range 5 East, Bridge #654 and authorized Chairman Missel's signature on the agreement.

The Board unanimously adopted a Resolution for replacement of County Bridge #328, located between Sections 16 and 17, Township 19 North, Range 6 East on County Road 9 between County Roads I and J to be replaced by (2) 72" x 60' culverts by non-county forces with approval of the landowner that farms on both sides of the road and authorized the necessary signatures on the Resolution and Chairman Missel's signature on the County Agreement. Highway Superintendent Huppert said this is a minimum maintenance road and Ridgeley Township would like this bridge to be repaired. This bridge is not on the bridge registry with the State of Nebraska so Ridgeley Township is responsible for the repair. Engineers wanted to place larger more expensive culverts here, but Dodge County is going to donate two 60' used culverts for the project. Ridgeley Township signed the County Agreement stating that they will be responsible for replacing the bridge with culverts and maintaining this road. The landowner who farms the ground on both sides of County Road 9 agrees with installation of the culverts to replace the bridge and acknowledged that by signing the County Agreement.

Highway Superintendent Scott Huppert reported that employees are working on bridge bank stabilization projects that are needed due to damage from storms in May and June of 2024. Employees worked on snow removal Saturday, February 15 through Monday, February 17. Superintendent Huppert has attended meetings with broadband providers to continue establishing a permitting process that will provide safeguards for counties regarding right-of-ways as broadband is being installed throughout the state. He also has been working with the State and engineers regarding the county's resumption of control of County Road 6 from the Riverview Shores gate to Platte River Road. There will be an onsite visit for this on March 13; Superintendent Huppert will then meet with the road and bridge committee to discuss the next steps.

At 10:09 A.M., Chairman Missel adjourned the Board as a Board of Supervisors until Wednesday, March 5, 2025 at 9:00 A.M.

Immediately thereafter, the Board convened as a Board of Equalization. Chairman Missel dispensed with roll all members being present except Bendig, Strand and Tawney.

The Board unanimously approved tax roll correction #5766.

The Board unanimously received and referred to County Attorney Hopkins correspondence from the Nebraska Tax Equalization and Review Commission (TERC) regarding the Certification of Final Decision and Order for Fremont Mall LLC, Case No. 21C 0432.

The Board unanimously accepted the recommendation of County Treasurer Winterstein on form 457, Application for Exemption from Motor Vehicle Taxes for 2025 on multiple trailers and vehicles for Young Men's Christian Association of Fremont, Inc., DBA Fremont Family YMCA, 810 N. Lincoln Ave., Fremont, NE granted the exemption and authorized Chairman Missel to sign the form.

The Board unanimously received a letter and attached list of New Permissive Exemption Applications (Form 451) for 2025 from County Assessor Marshall. The Public

Hearing for new permissive exemption applications is scheduled for March 5, 2025 at 10:05 A.M.

The Board unanimously received the late filed Form 451A – Statement of Reaffirmation of Tax Exemption from Inglesia Pentecostes Seguidores De Cristo Inc. for tax year 2025 and gave County Clerk Gilfry permission to publish the notice for the Public Hearing scheduled for March 5, 2025 at 10:10 A.M.

At 10:14 A.M., Chairman Missel adjourned the Board as a Board of Equalization until Wednesday, March 5, 2025 at 10:00 A.M.

Micki Gilfry  
Dodge County Clerk