

## 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, July 23, 2025 in the Board Room of the Courthouse, Fremont, Nebraska with the following members present: Beam, Giesselmann, Strand, Backens, Missel, Tawney and Bendig. Absent: None. 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 to review.

The Board unanimously declared the meeting legally convened.

The Board unanimously approved the agenda as printed and received and placed on file county official's report, Board of Trustees Minutes for June 9, 2025 meeting and Statement of Revenues & Expenses YTD Comparison for the twelve months ending June 30, 2025 and 2024 from Fremont Community Health Resources, correspondence from Charter Communications regarding a change in channel lineup, NIRMA Safety Shorts for July 2025, Certificates of Liability Insurance for Logan Township, Black Hills Corporation and Lux Sand & Gravel, Inc., Logan Watershed Project Update for July 2025, Notice of Public Hearings for the City of Fremont Planning Commission to be held July 21, 2025 at 5:00 p.m. for the following items: Blight and Substandard Studies and General Redevelopment Plans by request of the City of Fremont covering an area described as part of NW ¼, part of the SW ¼ and Tax Lot 7 located in Section 29, T17N, R9E located southeast of Hwy 275 and Morningside Road, a request by the City of Fremont to consider a General Redevelopment plan for part of NW ¼, Part of SW ¼ and Tax Lot 7 in Section 29, T17N, R9E; a request by the City of Fremont to amend and restate the North Broad Blight and Substandard area to consist of All of Lot 2 and Part of Lots 1, 3 and 4, Block 3 LJ Abbott Subdivision, Tax Lot 42, the vacated County Road T; Part of Lots 3-4, Block 3, LJ Abbott Subdivision, and a portion of Tax Lot 12 located in Section 11, T17N, R8E; and a request by the City of Fremont to consider an amendment to the North Broad and Part of Lots 1, 3 and 4, Block 3, LJ Abbott Subdivision, Tax Lot 42, the vacated County Road T; Block 3, LJ Abbott Subdivision; and a portion of Tax Lot 12 located in Section 11, T17N, R8E; A request of Jerry Buman for a landscape waiver on property located at 2195 W. County Road S; a request by Greg Perry on behalf of Pillar 23 Investments for a Preliminary Plat consisting of 11 lots located southeast of S. Nye and W. Washington Streets, Notice of Public Hearings for the Douglas County Planning Commission held July 16, 2025 at 6:00 p.m. for Matthew Bevington, applicant for an amendment to the Future Land Use Map of the Douglas County Comprehensive Plan; request of Matthew Bevington to rezone a parcel located at 10798 N. 312<sup>th</sup> Street, Section 16, Township 16 North, Range 9 East; and a request of Matthew Bevington for a Special Use Permit to operate a construction yard on a parcel located at 10798 N. 312<sup>th</sup> Street, Section 16, Township 16 North, Range 9 East; Parcel #010202001, Private Utility Agreement for Edward Ruskamp to install a conduit underground at County Roads N and 11 and Public Utility Agreement for Skywave Wireless Inc. to install fiber optic cable vaults at Sections 10, 11, 15, 16, 17 – Township 17 North, Range 9 East in Elkhorn Township.

The Board unanimously approved the minutes of the July 9, 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.

Under any items of discussion, Supervisor Beam reported that there are currently 56 inmates in custody with 39 being held in Saunders County, 10 in Washington County, 2 at the Lincoln Regional Center and 5 at the Nebraska Department of Correctional Services. So far in the month of July, 88 individuals have been booked into custody.

At 9:07 A.M., the Board adjourned as a Board of Corrections until Wednesday, August 6, 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.

The Board unanimously approved the wage & hour claims as submitted in the amount of \$303,188.10.

The Board unanimously approved the transfer of \$16,361.06 from the General Fund (Fund 100) to the First Responders Communication Fund (Fund 0942) for radio reimbursement. This transfer will correct a payment that was received into the wrong fund.

The Board unanimously approved the financial claims as submitted in the amount of \$553,766.23.

The Board discussed a proposed change in the Employee Handbook Policy regarding salary increases. Supervisor Bendig said the Finance Committee and the Personnel Committee have been working on a policy that would eliminate step increases and implement a cost of living increase each year based on the Consumer Price Index (CPI), Midwest Region, for the month of June. He said the Personnel Committee will ultimately decide on the language for the policy and the gauge (CPI, Midwest Region for June) to be utilized. County Attorney Hopkins suggested that the elected officials be allowed to review the policy before a final decision is made. Chairman Missel said this proposal will eliminate inconsistencies in how the county currently functions regarding pay. Supervisor Strand said the new policy will address the lack of continuity from office to office. The Board unanimously tabled this discussion until the August 6, 2025 meeting of the Dodge County Board of Supervisors.

The Board unanimously authorized the District 6 Probation Office to utilize the Dodge County server instead of upgrading their outdated server. Supervisor Bendig said the probation office will have a separate agreement with Applied Connective Technologies for the installation of the server, necessary licenses and any monthly fees. Supervisor Bendig also said adding the probation office will not affect the life of the server or the cyber security capabilities.

Highway Superintendent Scott Huppert reported that he has crews working on culvert replacements and repairs in the Dodge and Scribner area; the rain has done a lot of damage this year. Grading work and ditch cleanout are still being done on County Road O off Highway 79. Crews are trying to keep up with the shredding which has been a challenge with all of the rain Dodge County has gotten. Work for the FEMA project from 2024 continues on County Road 10 near North Bend. On old Highway 275 at Scribner, the State has completed the overlay and other repairs; Superintendent Huppert will work with the State on the signage in this location. The railroad crossing project at Shoreline Drive and

County Road 6 is on hold because of the lights and Dodge County still determining what public railroad crossing to close in the county. The right-of-way for the box culvert project on Luther Road has been acquired. The Fremont Municipal Inland Port Authority is still working with the City of Fremont on the plans for utilities on Morningside Road, so no work on the road has begun. Superintendent Huppert has been working with the engineers on the cost estimates for the overlay project on the road on the west side of Dodge. A culvert lining company came to look at the rusted through culverts on the Herman Scribner Road. Their estimate to line the culverts is \$18,900/culvert; if the culverts are lined instead of replaced, the old culverts would not need to be dug out and the road would not have to be closed. Superintendent Huppert is working with the company that supplied the salt shed to replace the tarp that has a rip on the back seam.

At 9:33 A.M., the Board adjourned as a Board of Supervisors until Wednesday, August 6, 2025 at 9:00 A.M.

At 10:02 A.M., the Board convened as a Board of Equalization with the following members present: Beam, Giesselmann, Strand, Backens, Missel, Tawney and Bendig. Absent: None.

The Board unanimously approved the minutes of the July 16, 2025 meeting of the Dodge County Board of Equalization as printed.

The Board unanimously approved tax roll corrections #5783 through #5786.

The Board unanimously received and referred to County Attorney Hopkins correspondence from the Nebraska Tax Equalization and Review Commission (TERC) regarding the following: Order for Continuance Pending Settlement for Fremont Northside Townhomes II LLC Case Nos. 24R 0309, 24R 0310 & 24R 0311, Decision & Order Affirming the Decisions of the Dodge County Board of Equalization for Dale Wimer, Case Nos. 21R 9446 & 22R 0466, Certification of Final Decision & Order for Dale Wimer, Case Nos. 21R 0446 & 22R 0466.

The Board unanimously received 2025 Property Valuation Protests through #391.

The Board unanimously received the list from County Assessor Marshall of parcels where Forms 425 (Report of Destroyed Real Property) have been filed for 2025 and accepted the County Assessor's recommendations on the parcels meeting or exceeding the 20% damage and to deny any change to the valuation of the remainder that did not meet or exceed the 20% damage threshold. Included in the motion was authorization for the County Clerk to mail notices to the owners of the parcels.

The Board unanimously approved a 5-Year Consolidated Contract with Vanguard Appraisals, Inc. for computer systems service provided by Vanguard Appraisals, Inc. and authorized the necessary signatures on the agreement.

The Board unanimously approved County Assessor Marshall's 2025 Plan of Assessment for Dodge County (2026-2027-2028). Supervisor Strand asked if changing the calculations to determine agland valuations would affect this plan. Assessor Marshall said she has 90 days to make any amendments to the plan.

At 10:12 A.M., the Board unanimously passed a motion to go into closed session to discuss negotiations related to pending valuations and TERC appeals.

At 10:25 A.M., the Board unanimously passed a motion to go back into open session from the discussion of negotiations related to pending valuations and TERC appeals. No action was taken as a result of the closed session.

The Board took action on 201 property valuation protests for 2025. Of the 201 parcels protested, the Board lowered the valuation on 96 parcels and denied any change to 105 parcels.

At 11:40 A.M. the Board recessed as a Board of Equalization until Thursday July 24, at 9:00 A.M.

Micki Gilfry  
Dodge County Clerk