

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, October 1, 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 officials' reports, correspondence from Charter Communications regarding a change in channel lineup, Board of Trustees minutes for the August 11, 2025 meeting & Statement of Revenues & Expenses YTD Comparison for the two months ending August 31, 2025 and 2024 from Fremont Community Health Resources, Certificate of Insurance for Turnkey Holdings LLC, Minutes of the September 23, 2025 meeting of the Dodge County Planning Commission, Minutes of the September 17, 2025 meeting of the Dodge County Courthouse Safety Committee, Notice of Public Hearings for the Fremont City Council on September 30, 2025 at 7:00 p.m. at 400 E. Military Ave. for the following: request by Robert Fields for Hammer Handle Planned Development consisting of 42 lots and an Out Lot on property located west of S. Howard St. on either side of Donna Street; a request for Hammer Handle Subdivision for a change of Zone from UR to AR for a portion of the site and add a PD for the entire Hammer Handle Residential Project on property west of S. Howard St. on the north and south sides of Donna Street; a request for the Hammer Handle Preliminary Plat consisting of 42 lots with an Out Lot located west of S. Howard St. on the north and south sides of Donna Street and a request for Hammer Handle Final Plat consisting of 42 lots with an Out Lot on property located west of S. Howard St. on the north and south sides of Donna St., Private Utility Installation Agreement for Plumbing and Electric service to install a Tile Drainage Line for Paul Pieper located at Section 25, T19N, R5E and Dodge County Highway Safety Committee minutes for the September 25, 2025 meeting.

The Board, with Supervisors Strand and Tawney abstaining since they were not present at the September 17, 2025 meeting, unanimously approved the minutes of the September 17, 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 55 inmates in custody with 39 being held in Saunders County, 12 in Washington County, 1 at the Lincoln Regional Center and 3 at the Nebraska Department of Correctional Services. In the month of September, 109 individuals were booked into custody.

At 9:06 A.M., the Board adjourned as a Board of Corrections until Wednesday, October 15, 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 \$293,302.30.

The Board unanimously approved the reallocation of \$5453.00 from the General Miscellaneous Budget to Probation Budget due to an incorrect budget approval. County Clerk Gilfry explained that the 2% budget increase request made by the Probation Office did not get carried over into this year's budget.

The Board unanimously approved the financial claims as submitted in the amount of \$279,510.43.

The Board unanimously approved the request of County Treasurer Winterstein to proceed with tax refunds to Dennis Einspahr for 2024 Tax Roll Corrections #5790 & #5791, Fremont Northside Townhomes II LLC for 2024 Tax Roll Corrections #5792 & 5793, Elkhorn Valley Golf Club Inc. for 2022 Tax Roll Correction #5794, Gary & Darlene Pebley for 2023 Tax Roll Corrections #5795 & 5796 and Pebley Inc. for 2023 Tax Roll Correction #5797.

The Board unanimously approved publication of the press release urging residents to support the extension of the County Bridge Match Program.

The Board unanimously received Dodge County's Countywide Cost Allocation Plan from WJE Consulting LLC based on actual costs for fiscal year ended June 30, 2024 and Indirect Cost Rate Computations for July 1, 2025 through June 30, 2026 fiscal year and authorized Chairman Missel to sign the Certificate of Cost Allocation Plan.

The Board unanimously received a letter from Jean Andrews announcing her resignation as the Dodge County Zoning Administrator/Flood Plain Manager and Assistant Highway Superintendent effective October 2, 2025.

Committee Reports – Supervisor Strand reported that the Election Office is coming along and the painting crew will be there next week. Supervisor Backens reported that candidates for Sheriff's Deputy will be interviewed next week. Chairman Missel said he attended an open house at Keene Memorial Library on Monday for residents interested in learning more about next generation nuclear energy. Fremont has been identified as one of 16 sites statewide that is best suited to site a next generation nuclear reactor. The study is currently in phase two, which will narrow the list of 16 to two to four sites.

Chairman Missel presented Jean Andrews with a plaque of appreciation for her 55 years of service to Dodge County.

Zoning Administrator Jean Andrews reported that there will be CPR and AED training on October 8, 2025; approximately 23 employees will take the training.

At 9:30 A.M., a Public Hearing was held to consider the request of Memory Lane Investments LLC/John Snover of 1315 Hwy 275, Nickerson, NE 68044 to consider a Final Plat of Piedmont Country Replat 1 of 60.57 acres located in South ½ of SE ¼ Section 34, Township 19 North, Range 8 East and in the North ½ NE ¼ Section 3, Township 18 North, Range 8 East in Nickerson and Hooper Townships, Zoning District A-2, General Ag. Zoning Administrator Jean Andrews told the Board the Preliminary Plat was taken to County Surveyor Boschult and he added a few conditions. These changes include covenants for a private drive (Harvest Ridge North), Dedication on the second page of the plat, a 10-foot utility easement on the access to Lots 6 & 7, a 50' front yard setback and a 50' x 25'

ingress/egress easement to Lots 6 & 7. Ms. Andrews reported that the Dodge County Planning Commission unanimously recommended approval of the Final Plat of Piedmont Country Replat 1. Hearing no testimony for or against this request, the Board unanimously approved the Final Plat of Piedmont Country Replat 1 based on the use conforms to the intent and purpose of the regulations and the use conforms to the regulations of the district in which it is located.

The Board unanimously adopted the Resolution of the Dodge County Board of Supervisors accepting the Dodge County Highway Department's 2025-2026 Road Fund Budget Forms and authorized the necessary signatures on the Resolution. Supervisor Strand read the Resolution for the record.

Highway Superintendent Scott Huppert reported that employees are still trying to keep up with the shredding. The grading project on County Road O off Hwy 79 is done. Now that culverts are installed, employees can finish cleaning out the ditches to complete the FEMA project from 2024. The contractor is three quarters of the way done with the concrete work on County Road 2 on the west side of Dodge. Superintendent Huppert said the engineer is pleased with the work done there and commented on how fast the contractor worked. They will pull out of that location this week so farmers can travel through there during harvest. The roads department is trying a new soil stabilizer called Perma-Zyme on 2 miles of County Road 19. This product increases the durability of unpaved and paved roads and is supposed to eliminate the need for gravel and grading for as long as ten years. Treating roads with this product may save up to 80% of road maintenance costs compared to traditional road construction methods. Superintendent Huppert will be monitoring the stretch of road they applied it to and determine if it's a product they want to use throughout the county. The City of Fremont has moved the power lines that were in the way of the box culvert project on Luther Road. The deadline for completion of the box culvert is November 7; the contractor may be asking for an extension of this deadline, which may move it to next spring. Superintendent Huppert said he will be conducting bridge inspections for the next three months. He added that he talked to Nebraska State Senator Dave Wordekemper about the Bridge Match Program and issues the county is having with the state regarding the state's right-of-ways. On October 9, 2025 there is a legislative conference in Beatrice that Chairman Missel urged a member of the Road Committee to attend with Superintendent Huppert. Supervisor Tawney said he could go to the conference where they will get the word out about the need to extend the State's Bridge Match Program.

At 9:54 A.M., the Board unanimously passed a motion to go into closed session to discuss general assistance claims.

At 10:03 A.M., the Board unanimously passed a motion to go back into open session from the discussion of the claims. No action was taken on any of the claims as a result of the closed session.

At 10:04 A.M., Chairman Missel adjourned the Board as a Board of Supervisors until Wednesday, October 15, 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 for Supervisor Backens.

The Board unanimously approved tax roll correction #5798.

The Board unanimously received and referred to County Attorney Hopkins correspondence from the Nebraska Tax Equalization and Review Commission (TERC) regarding the following: Notice of Appeal for Lane & Amy Nelson, Case No. 25R 0295, Findings & Order on Confession of Judgement for RVR Bank, Case Nos. 23C 0115 & 24C 0623, Amended Order for Single Commissioner Hearing & Notice of Hearing for Wayne L. Stuehmer, Case Nos. 23A 0218, 23A 0219 & 23A 0220, Findings & Order on Confession of Judgement for The Kroger Company, Case Nos. 22C 0198, 23C 0351 & 24C 0279, Notice of Appeal for Pebley Inc., Case No. 25R 0418, Notice of Appeal for Gary D. Pebley, Case Nos. 25R 0419, 25R 0420 & 25R 0421, Notice of Appeal for Michael D. Arps, Case No. 25R 0439, Certification of Final Decision and Order for Elkhorn Valley Golf Club, Case No. 22C 0371, Certification of Final Decision and Order for Fremont Northside Townhomes II LLC, Case Nos. 24R 0309, 24R 0310 & 24R 0311. It was noted that on the Findings and Order on Confession of Judgment for The Kroger Company (agenda item #29d), the last dollar amount in the third paragraph for Case No. 24C 0279 needs to be corrected. County Attorney Hopkins said her office will request a corrected letter from the TERC.

At 10:08 A.M., the Board adjourned as a Board of Equalization until October 15, 2025 at 10:00 A.M.

Micki Gilfry
Dodge County Clerk