

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 9:01 A.M. on Wednesday, September 2, 2026 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 correspondence from the Federal Emergency Management Agency (FEMA) regarding Case No.26-07-0610A, request to determine if property described is located within an identified Special Flood Hazard Area; Public Hearing Notice for amendments to the Dodge County Zoning Regulations, Draft Minutes of the Dodge County Planning Commission August 18, 2026 Meeting, Staff Report regarding the amendment to add Event Centers to the definitions and as a Conditional Use Permit to the Dodge County Zoning Regulations, Staff Report regarding an amendment to the Dodge County Zoning Regulations to allow for the administrative renewal of previously approved Conditional Use Permits for Bio-Solids applications and Certificates of Liability Insurance from Lumen Technologies, Inc. and Kohl Construction Inc.

The Board, with Chairman Missel abstaining since he was not present at the August 19, 2026 meeting, unanimously approved the minutes of the August 19, 2026 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 54 inmates in custody with 40 of them being held in Washington County, 8 in Platte County, 4 at the Nebraska Department of Correctional Services and 2 at the Lincoln Regional Center. In August, 160 inmates were booked into custody.

At 9:06 A.M., the Board adjourned as a Board of Corrections until Wednesday, September 16, 2026 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 \$317,130.05.

The Board unanimously approved the financial claims as submitted in the amount of \$906,893.01.

The Board unanimously received the Membership Certificate and the county's contact information sheet from Northeast Nebraska Economic Development District (NENEDD). It was confirmed that no changes are needed to the county's contact information, which will be communicated to NENEDD.

The Board unanimously approved an Interlocal Agreement with North Bend Central and Logan View Public Schools for Dodge County to provide a school resource officer for the 2026-2027 school year and authorized Chairman Missel's signature on the agreement.

At 9:10 A.M., Chairman Missel opened the Public Hearing being held for the purpose of hearing support or opposition on setting the tax request at \$14,811,797 for the 2026-2027 Dodge County budget. Robert Mulliken, a Dodge County citizen, addressed the Board about his formal objection to using intermediate rounding to figure Dodge County's allowable growth percentage. The Board unanimously received a handout provided by Mr. Mulliken explaining his objection. Mr. Mulliken said the outcome of this calculation determines whether Dodge County must participate in the joint public hearing required if their tax request exceeds the allowable growth percentage as stated in Section 77-1633. Without rounding the real growth percentage, Dodge County's threshold amount would be \$14,811,710.16. This amount makes Dodge County's tax request \$86.84 over the threshold amount. Hearing no other testimony for or against setting the tax request, Chairman Missel closed the public hearing at 9:18 A.M.

Supervisor Bendig reminded the Board that Cost-of-Living Adjustments (COLA) for Dodge County Elected Officials are governed by the amended Resolution passed 1/7/2026, which states in part "elected officials shall receive a cost-of-living increase beginning the first full two-week payroll period starting in September (2028, 2029, 2030) based on the Consumer Price Index (CPI) for Midwest Region (Midwest Information Office) as established by the Bureau of Labor Statistics, U.S. Department of Labor, based on the previous year from June through June of the current year CPI".

The Board unanimously approved setting a Cost-of-Living Adjustment (COLA) of 3.5% to be effective starting 9/30/2026 for Dodge County employees (excluding Elected Officials). Supervisor Bendig said the finance committee recommends the 3.5% increase and explained that Consumer Price Index (CPI) information from the Bureau of Labor Statistics, Midwest Region, was used as the basis for this adjustment. He added that the CPI being used is a twelve-month average from June 2025 to June 2026.

Christopher Meeks, Omaha Public Power District (OPPD) Government and Community Relations Strategist, provided the Board with an annual update on projects. He spoke about the Integrated Systems Plan, new Smart Meters (record energy usage), new power stations and Small Modular Reactors.

The Board unanimously approved a Resolution adopting minimum sanitary and safety requirements for the equipment and operation of swimming pools and bather preparation facilities in Dodge County and establishing a process for acceptance of permit applications and inspections. Included in the motion was authorization for Chairman Missel and County Clerk Gilfry to sign the Resolution. Three Rivers Public Health Department Executive Director Terra Uhing explained the change in the inspection and permitting process for public swimming pools. Legislative Bill 759 moves inspection authority for public swimming pools away from the Nebraska Department of Water, Energy & Environment (DWEE) and hands it to local government. This change went into effect on July 18, 2026; one of the entities identified as local government (i.e. county, city, village or local public health department) must adopt the regulation and take on inspection duties. Ms. Uhing has been collaborating with the Washington, Saunders and Dodge County Boards (who are in Three Rivers Public Health Department's jurisdiction) as well as pool operators in all three counties to work out the details of the permitting and inspection process. She said she is using Sarpy County's model but will make adjustments as needed. She is requesting the Dodge County Clerk handle the administrative part of the permitting process. This would include accepting permit applications

and collecting the permit fees. A subsequent interlocal agreement will outline the terms of the delegation of authority and the division of permit fees; the county will retain 25% of the permit fee and Three Rivers Public Health Department will take 75% of the permit fee.

The consideration of Resolutions approving amendments to the Dodge County Zoning Regulations to add Event Center Venues to the definitions and as a Conditional Use Permit in the A-1, A-2, A-3 and the C-1 Zoning Districts and to allow for the administrative renewal of previously approved Conditional Use Permits for Bio-Solids applications upon the 5-year expiration date when the County Zoning Administrator has not received any notices or violations on said site was tabled. A public notice was published about the public hearings to consider these amendments, but the agenda did not specifically identify these items as a public hearing. Zoning Administrator Jeff Ray will publish another notice of the public hearings on these amendments and the issues will be added to the September 16, 2026 agenda as public hearings.

The Board unanimously approved an Amendment to the Professional Services Agreement, Engineer-Owner Agreement (Doc.No. AE-6) with Burns & McDonnell Engineering Company, Inc. and authorized Chairman Missel's signature on the agreement.

Highway Superintendent Scott Huppert reported that employees will be starting on two grading projects where they are building the road up on County Road 10 between County Roads K & L and on County Road 16 between County Roads Q and R. One new employee has been hired and they are still looking for one more as grader operator/truck driver. There is a bridge abutment issue on the County Road 2 bridge project that needs attention and will set back the overall project by a few days. Western Engineering will be starting the grinding on County Road 2; it must set for 2 weeks after grinding. Traffic will be allowed to run on County Road 2, but Superintendent Huppert said he plans to divert truck traffic. He is hoping to meet with the railroad next week about the railroad crossing safety grant project on County Road 6 and Shoreline Drive. He met with Burns & McDonnell about the Morningside Road Improvement project to get plans and designs transferred. Superintendent Huppert was involved in a meeting with the Nebraska Department of Transportation and the City of Fremont about no trucks being allowed on Broad Street. There was also a discussion about the intersection of Luther Road and Highway 275; the State would like to close this intersection. Superintendent Huppert suggested turn lanes in that location, but the State does not want to add turn lanes, they are considering a U-turn lane. A lot of good information was gathered as a result of the hog rollover accident on County Road 17 and Highway 30; Superintendent Huppert said he learned that Arrow Road Solutions will handle everything after an accident like this. There were too many people on scene after the accident and Arrow Road Solutions took over and directed his employees as to how they could help; they will be a good resource in the future for incidents like this.

At 10:40 A.M., the Board recessed as a Board of Supervisors.

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

The Board unanimously approved tax roll corrections #5894 through #5914.

The Board unanimously accepted the recommendation of County Treasurer Winterstein on form 457, Application for Exemption from Motor Vehicle Taxes for 2026 from Midland University on a 2026 Ford Bus, granted the exemption and authorized Chairman Missel to sign the form.

The Board unanimously received supporting information for special valuation protests that were filed by Julia Hindmarsh in August. Ms. Hindmarsh of 2015 Bramblewood, Fremont, NE was present to discuss the two special valuation protests. According to Ms. Hindmarsh, these two parcels are less productive due to alkali and low spots that hold water; she is requesting spot adjustments because of these factors that are affecting productivity. Ms. Hindmarsh spoke with Nebraska Property Tax Administrator Sarah Scott and she said county boards can consider productivity during the valuation process. Ms. Hindmarsh said the referee that handled her protests was provided the productivity data for her parcels and he took that information into account. Assessor Marshall said these two parcels were protested during the regular protest season (filed between June 1 and June 30) and an adjustment of 9% for flooded soils was made; this is what Ms. Hindmarsh is protesting on these two special valuation protests. Assessor Marshall said the recommendation she received from the State is that the 9% adjustment for flooded soils still stands and no other adjustments should be made. County Attorney Hopkins said the Board does not have the authority to change what was decided during the regular protest season. The Board did not act on the two special valuation protests filed by Ms. Hindmarsh; they directed her to file an appeal with the Tax Equalization and Review Commission (TERC).

At 10:59 A.M., the Board adjourned as a Board of Equalization until Wednesday, September 16, 2026 at 10:00 A.M.

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

A short recess was taken at this time.

At 11:04 A.M., the Board reconvened as a Board of Supervisors.

At 11:05 A.M., the Board unanimously passed a motion to go into closed session to discuss general assistance claims.

At 11:18 A.M., the Board unanimously passed a motion to go back into open session from the discussion of general assistance claims. No action was taken as a result of the closed session.

At 11:20 A.M., a Public Hearing was held on the proposed FY2026/2027 County Budget. Former County Clerk Fred Mytty, who assists Dodge County in the budgeting process, prepared a PowerPoint presentation on the proposed budget. Mr. Mytty said this budget proposes increasing the Building Fund for courthouse repairs and adding \$1 million to the Capital Improvement Fund through new taxes. He added that the remaining First Responders Equipment Bonds will be called in two years early to save approximately \$100,000 interest expenses. The budget also includes over \$4.1 million in transfers from reserve funds to tax supported funds, which is about \$1.9 million more than last year's budget. The levy (0.206826) will be slightly lower than last year, well below Nebraska county averages, with valuation growth at 9.54%.

At 11:27 A.M., Chairman Missel adjourned the Board as a Board of Supervisors until Wednesday, September 2, 2026 at 11:30 A.M.

Micki Gilfry
Dodge County Clerk