

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, September 30, 2026 in the Board Room of the Courthouse, Fremont, Nebraska with the following members present: Beam, Giesselmann, Strand, Backens, Missel and Bendig. Absent: 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 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; September 2026 Product and Pricing Guide from Spectrum; Bond documentation for Keith Kreikemeier, Treasurer, Snyder Rural Fire District; Board of Trustees Minutes for August 10, 2026 meeting, Statement of Revenues & Expenses YTD Comparison for the two months ending August 31, 2026 and 2025 – DRAFT due to pending audit and Oath of Office for Linda McClain, Fremont Community Health Resources Board of Trustees (reappointed to 6-year term on 8/19/26) all from Fremont Community Health Resources; FEMA-DR-4808-NE; Subrecipient Monitoring – Applicant Selection Letter; Notice of Public Hearing for the Fremont Planning Commission for a request by Kenna Investments II, LLC for an amendment to Meadowbrook's Manufactured Home Community Planned Development (PD) on property generally located at 5776 Platte River Road, Fremont, Dodge County, NE; Minutes of the September 22, 2026 meeting of the Dodge County Highway Department Safety Committee and Tort Claim filed by Caitlin Lovell, Attorney at Johnson & Mock, PC, LLO, for her client, Sally Benson, regarding an accident on County Road A, Dodge County, NE that occurred 9/25/25 (referred to County Attorney Hopkins).

The Board unanimously approved the minutes of the September 16, 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 except for Supervisor Tawney.

Under any items of discussion, Supervisor Beam reported that there are currently 63 inmates in custody with 41 of them being held in Washington County, 9 in Platte County, 2 in Thurston County, 6 in Dodge County, 3 at the Nebraska Department of Correctional Services and 2 at the Lincoln Regional Center. In September, 176 individuals were booked into custody.

At 9:06 A.M., the Board adjourned as a Board of Corrections until Wednesday, October 14, 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 except for Supervisor Tawney.

The Board unanimously approved the wage & hour claims as submitted in the amount of \$316,987.64

The Board unanimously approved the financial claims as submitted in the amount of \$2,753,301.42. It was noted that over \$2 million of this finance was for the First Responders' Equipment bond payoff.

The Board unanimously received the Nebraska Department of Transportation (NDOT) Request for Review and Comment Under Section 106 of the National Historic Preservation Act for Project US-77 & N-91; Project No.:HSIP-77-3(145) Control No.: 22971. Supervisor Strand asked for confirmation that this is strictly the review and comment period for the effects of the proposed project on historic property. Highway Superintendent Huppert confirmed that this phase is for the effect on historic property and not for the construction phase of the project.

The Board unanimously received the Dodge County Countywide Cost Allocation Plan from WJE Consulting LLC based on actual costs for fiscal year ended June 30, 2025 and Indirect Cost Rate Computations for July 1, 2026 through June 30, 2027 fiscal year and authorized Chairman Missel to sign the Certificate of Cost Allocation Plan.

The Board unanimously received a list from County Treasurer Winterstein of delinquent taxes for years 2020 and prior and through 2024 which have been offered for sale at public sale and remain unsold and unanimously passed a motion adopting and authorizing Chairman Missel and County Clerk Gilfry to sign a Resolution directing the County Treasurer to place Tax Sale Certificates on said delinquent taxes. Chairman Missel read the Resolution for the record.

Committee Reports – Supervisor Bendig reported that there will be a technology meeting on Wednesday, October 7, 2026 at 10:30 a.m.

A public hearing was held to consider the request of Nathan & Melissa Gates to obtain a Conditional Use Permit for an Event Center Venue located on a 42.75-acre parcel on a tract of land described as Tax Lot 30 in the N ½ of the SE ¼ of Section 14, Township 19N, Range 7, Dodge County, NE in zoning district A-3, Transitional Ag (generally located west of Hooper at 1761 Hwy 275). Zoning Administrator Jeff Ray said the Dodge County Planning Commission considered this request at their last meeting and it passed with a 3-2 vote. There were adjacent landowners present at the Planning Commission meeting that said their main concerns were trespassers, noise and lighting. Mr. Ray said there are plans to mitigate the noise and lighting concerns. The lighting will be directed on-site only and the parking lot will be on the west side of the venue, which will place the venue building between the adjacent landowners and the parking lot. Mr. Ray studied the amplified sound at the property line and found it was not audible at the property line. He did not conduct any sound testing directly on adjacent landowners' property but said if he could not hear it at the property line, it would not be audible on neighboring property. He said if there is to be alcohol onsite, there will be security present; he added that there will always be someone representing the venue present at each event. David Dickes, 983 County Road 18, Hooper, NE, is an adjacent landowner opposed to the event center. He said he and his wife have lived at this location for 38 years and they do not want an event center ¼ mile from their house. He pointed out that the sound study conducted by Mr. Ray was not an independent study and he requested that an independent sound study be done. His other main concerns are traffic access off Hwy 275, the security of his family if alcohol is present at the venue, lighting and negative impact on his property value. Melissa Gates said the venue will bring more visitors and business to Dodge County. They have spoken with the Nebraska Department of Roads and they are satisfied with the access off Highway 275. They had two options for where the road to the venue on their property will be and they are leaning toward the option that is further from the adjacent properties. She said they conducted a decibel study to determine if noise will be an issue and they feel it should not be a nuisance. She reiterated that there will always be someone representing the venue at each event and if alcohol is to be served, they will have security present. Mr. Dickes repeated that the decibel study is not an independent study. He said that in the winter the foliage will not be on the trees and the sound will travel. He also said this

venue is in direct competition with the event center in Hooper. Supervisor Bendig asked Mr. Ray for clarification on the setbacks. He said the event center will be setback from Livestock Feeding Operations with the same distances required for residential setbacks. He said his observation revealed no livestock feeding operations within 1 mile of the venue. Mr. Dickes asked if he could still have livestock on his property in the future. Chairman Missel said he would be able to have livestock and would have to follow zoning regulations. Debra Dickes, 983 County Road 18, Hooper, NE is Dave Dickes' wife and she addressed the Board with her concerns. She anticipates there will be more than just weddings at this venue, which will increase the number of days there will be events held here. She also is concerned about the noise and the potential for people leaving the venue after drinking and driving on Hwy 275, which she noted is one of the busiest highways in Nebraska. Chairman Missel acknowledged that this is a difficult decision because the concerns of the adjacent landowners are legitimate and must be considered. He added that the Gates have done a respectable job of planning what appears to be an attractive venue for public events. Chairman Missel closed the public hearing. Supervisor Strand said he feels this would be a good addition that meets a need in Dodge County. The Board, with Supervisor Giesselmann dissenting, approved the Conditional Use Permit based on the conditional use conforms to intent and purpose of the regulations and the use conforms to the regulations of the district in which it is located.

The Board unanimously received the Application & Certificate for Payment from JMN Construction, LLC for Bridge Rehabilitation on County Road 2, Project C-27 (647B) C002710335 and authorized the payment of \$59,414.56.

The Board unanimously received the Application & Certificate for Payment from Western Engineering Company, Inc. for County Road 2, Project C-27 (647) and authorized the payment of \$26,173.36. For the record it was noted that the agenda had JMN Construction LLC as the payee and it should have been Western Engineering. The authorization for payment is intended for Western Engineering Company, Inc.

Highway Superintendent Scott Huppert reported that the rain has caused some issues on the county roads, but overall, the roads are in decent shape. He has been communicating with the townships about keeping the gravel on the roads to prevent pooling of water. Employees have been cleaning out ditches as the weather has allowed to help with drainage. There will be a pre-construction conference soon between Superintendent Huppert, HDR Engineering (environmental) and the State regarding the Morningside Road improvements project in preparation for the road work. The environmental portion of the railroad crossing project on Shoreline Drive and County Road 6 has been signed off and there will be a site inspection by the railroad and the State. The abutments and the approaches are complete for the bridge rehabilitation project on County Road 2; there is still other work to be done on the bridge and the guardrails that has been delayed by the rain. Western Engineering has postponed the asphalt work for 2 weeks on County Road 2 because the rain has gotten them off schedule. Superintendent Huppert has met with the City of Fremont regarding the new Casey's General Store going in on North Broad St. and Debra Ave. As of right now, there are no plans to put in a turn lane off Hwy 77 to get to the Casey's, but Superintendent Huppert wants the City and the contractor to share the cost if there is a turn lane installed in the future and he wanted to get that discussion started.

At 10:02 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 except for Supervisor Tawney.

The Board unanimously accepted the recommendation of County Treasurer

Winterstein on form 457, Application for Exemption from Motor Vehicle Taxes for 2026 from Calvary Baptist Church, 904 N. Bell St., Fremont, NE, on a 2008 Chevy Express passenger van and a 2017 Ford Transit van, granted the exemption and authorized Chairman Missel to sign the form.

The Board unanimously received and referred to County Attorney Hopkins correspondence from the Nebraska Tax Equalization & Review Commission regarding Notice of Appeal for Rodney & Maxine Barnhill Trust, Case No. 26A 0383; Notice of Appeal for James D. Bartosh, Case No. 26A 0172; Notice of Appeal for J & J Small Engine Service, Inc., Case No. 26A 0384; Notice of Appeal for Darlene Kroeger, Case No. 26A 0382; Notice of Appeal for Leonard L. Luebker, Case No. 26A 0535; Notice of Appeal for Thomas McKnight, Case No. 26A 0381; Notice of Appeal for Robert J. Schmidt, Case Nos. 26A 0594 – 26A 0600; Notice of Appeal for Jeri L. Soll, Case No. 26A 0529; Notice of Appeal for Sheng Vang, Case No. 26A 0218; Notice of Appeal for John F. Toft C/O Debora Volnek, Case No. 26A 0302 & 26A 0308; Notice of Appeal for Loye Max Steinbach C/O Debora Volnek, Case No. 26A 0303; Notice of Appeal for Debora D. Volnek, Case No. 26A 0552; Notice of Appeal for Julie M. Maass, Case No. 26R 0163; Notice of Appeal for David & Marcy Volnek C/O Debora D. Volnek Case No. 26A 0537; Notice of Appeal for Deerfield Two, LLC, Case No. 26C 0465.

The Board unanimously received a Property Valuation Protest (Form 422) from Sandra S. Winn which was received by the Dodge County Clerk on 9/28/26 and rejected it because it was submitted outside of the time frame to file property valuation protests. Timely filed property valuation protests are filed June 1 through June 30 of each year.

At 10:06 A.M., the Board adjourned as a Board of Equalization until Wednesday, October 14, 2026 at 10:00 A.M.

Immediately thereafter, Chairman Missel adjourned the Board as a Board of Supervisors until Wednesday, October 14, 2026 at 9:00 A.M.

Micki Gilfry
Dodge County Clerk