

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 24, 2024 in the Board Room of the Courthouse, Fremont, Nebraska with the following members present: Beam, Weddle, 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's review.

The Board unanimously declared the meeting legally convened.

The Board unanimously approved the agenda as printed and received and placed on file 2024/2025 preliminary levy request from Winslow Rural Fire, county official's report, Bond Continuation Certificate for Ben J. Schole, Treasurer, Hooper Rural Fire District, Board of Trustees minutes for the June 10, 2024 meeting, Statement of Revenues & Expenses YTD comparison for the twelve months ended June 30, 2024 and 2023 and Profit & Loss Budget Worksheet July 2024 through June 2025 from Fremont Community Health Resources, Certificate of Insurance for Turnkey Holdings LLC, Minutes of the Dodge County Planning Commission for July 16th Planning Meeting and Notice of Public Hearing with Douglas County Planning Commission at 6:00 P.M. Monday, July 29th, 2024 to consider Tom Wortmann, applicant for a replat of a parcel located at 2080 Campanile Road, Douglas County located in Section 25, Township 15 North Range 9 East; Text amendment updates for the Floodplain Overlay section of Douglas County Zoning Regulations and Discussion on updates to the subdivision regulations of Douglas County Zoning Regulations.

An emergency agenda item was added to consider the request of Heladeria Reinita to obtain a Special Designated (liquor) License (SDL) for an event to be held on August 10, 2024 at 4625 N. County Road 26, Fremont, NE. The emergency exists because of the need to submit the local recommendation for this SDL to the Liquor Control Commission in a timely manner.

The Board unanimously approved a Special Designated (liquor) License (SDL) to Heladeria Reinita for the August 10, 2024 event to be held at 4625 N. County Road 26, Fremont, NE. The applicant is to abide by the rules Sheriff Weitzel set forth regarding stepped up security, no parking on County Road 26 and turning the music down beginning at 11:00 p.m.

The Board unanimously approved the minutes of the July 10, 2024 meeting as printed.

The Board unanimously approved the minutes of the July 17 & 19, 2024 meetings of the Dodge County Board of Equalization as printed.

At 9:12 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 60 inmates in custody with 44 being held in Saunders County, 14 in Washington County and 2 at the Nebraska Department of Correctional Services.

At 9:13 A.M., the Board adjourned as a Board of Corrections until Wednesday, August 7, 2024 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 \$307,603.07.

The Board unanimously approved the financial claims as submitted in the amount of \$354,360.23.

The Board unanimously received the Membership Certificate from Northeast Nebraska Economic Development District (NENEDD) and confirmed no changes are needed to the county's contact information.

The Board unanimously received the letter from Debbie Churchill announcing her resignation as the Dodge County Assessor effective October 1, 2024. In a separate motion the Board unanimously approved forming a committee to select a replacement for County Assessor Churchill and Chairman Missel and Supervisors Tawney and Backens agreed to sit on this committee.

The tabled agenda item from the July 10, 2024 meeting of the Dodge County Board of Supervisors to consider a Resolution to vacate a 470-ft. segment of County Road 29 north of the Union Pacific Railroad bridge and 1,000 feet south of said bridge located in the SE ¼ Section 14, Township 17 North, Range 9 East in Elkhorn Township, Dodge County, Nebraska was tabled again until the August 7, 2024 Dodge County Board of Supervisors' meeting. Highway Superintendent Huppert said he has been in contact with the Union Pacific Railroad and they are contending with the same situation in another location. Union Pacific wants to clear up the issue in the other location before moving on to this issue with Dodge County.

The Board unanimously set August 7, 2024 as the deadline for the E911 signs project to be complete and all bills for doing this work to be submitted. In the future, if a sign on a county road gets destroyed, the Dodge County Highway Department will replace that sign. If a sign on private property at one of the lakes is destroyed, it will be up to the lake association to determine who will notify the fire department that the sign needs to be replaced.

At 9:30 A.M., a Public Hearing was held to consider the request of Virginia L. Bacon of 1600 Old Farm Road, Lincoln, NE 68512 to subdivide a 5-acre tract of land and obtain a Residential Registration for a dwelling as per Article 14. Section 3.1.3 Single Family Dwellings by a no-fee residential registration permit located in SE ¼ NE ¼ Section 9, Township 17 North, Range 6 East in South Cotterell Township, Zoning District A-3, Transitional Ag. Zoning Administrator Jean Andrews reported that the Dodge County Planning Commission unanimously recommended approval of the CUP. Hearing no testimony for or against the request, the Board unanimously approved the CUP based on the conditional 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.

Highway Superintendent Scott Huppert reported that employees are cleaning out ditches and installing culverts on County Road 17 & Wheatly Road. Project 651 is a bridge removal and culvert installation; the bridge was taken out by Brady Vacha and he set the culverts. Dodge County will do the finishing work. J & R Construction is working on the last bridge over Pebble Creek; the footings are too far apart so Dodge County will be putting in 2 new spread footings. Detours for work being done on Platte River Road are an issue; detour traffic will be moved to County Road 18 for those who do not live in the immediate area. The County Road 17 bridge work is on the deck; the bridge on CR 13 is a total replacement and will take the longest to complete. Superintendent Huppert has been in touch with the State about replacing the culverts on Platte River Road. He would like the County to replace the culverts; the State has not provided an answer as to why the County cannot do the replacements. There are drainage issues on the Highway 30 Bypass at Scribner Platte River Road. Superintendent Huppert said the State did not have a drainage plan when they put the culverts in so now Dodge County will have to deal with the problem. He said the County is still trying to clean out the ditches in this area to help the drainage. The contractor on the 275 Bypass project is done, but still pulling equipment out and causing problems on the roads. The contractor did grade the road, but they also need to replace the gravel.

At 9:47 A.M. the Board adjourned as a Board of Supervisors until Wednesday, August 7, 2024 at 9:00 A.M.

At 10:00 A.M., the Board convened as a Board of Equalization with the following members present: Beam, Weddle, Strand, Backens, Missel, Tawney and Bendig. Absent: None.

The Board unanimously approved tax roll correction #5699.

The Board unanimously accepted the recommendation of County Assessor Churchill and upheld the penalty on the late filed Nebraska Personal Property Return for 2024 from J & S Farms by Steven Langemeier, 378 County Road 18, Hooper, NE.

The Board unanimously accepted Assessor Churchill's recommendation to remove the dwelling value for Rochelle R. Adame, parcel #270035350 after receipt of the 2024 Report of Destroyed Real Property (Form 425). The reassessment value for this parcel is \$57,800 for the land.

The Board unanimously accepted Assessor Churchill's recommendation to adjust the Outbuilding Value on parcel #270031766 for Broad Street Properties, LLC due to a fire reported on Form 425. The reassessment value for this parcel is \$93,170 for the Land and \$115,759 for the Outbuilding for a total reassessed value of \$208,929.

The Board unanimously accepted Assessor Churchill's recommendation regarding Form 425 for Jo Ann Mitteis, parcel #270059192 and denied any change to the 2024 assessed value of \$46,948 (Land) plus \$199,454 (Dwelling & Outbuilding) equals \$246,402 (Total Value). Assessor Churchill told the Board that the applicant did not meet the burden of proof that this damage occurred in 2024.

The Board unanimously received the Exemption Application (Form 451) for Izaak Walton League of America, Fremont Chapter and in a separate motion approved waiving the filing deadline. The Board then accepted the recommendation of Assessor

Churchill to grant the exemption and impose a \$600 late filing penalty, which is equal to \$100 per month that it was late.

The Board unanimously received requests for a waiver of the filing deadline of 2024 applications for homestead exemptions according to statute 77-3512 and granted the waivers for Patricia L. Legler, Bernard Heese and Charles R. Wilsey. Waiving the filing deadline will allow Assessor Churchill to consider these Homestead Exemption applications.

The Board unanimously approved Assessor Churchill's 2024 Plan of Assessment for Dodge County for the years 2025, 2026 and 2027.

The Board acted on 407 property valuation protests for 2024. Of the 407 parcels protested the Board lowered the valuation on 217 parcels, denied any change to 187 parcels, raised the building value on 1 parcel and rejected 2 protests because they were filed late.

At 1:25 P.M., Chairman Missel adjourned the Board as a Board of Equalization until Wednesday, August 7, 2024 at 10:00 A.M.

Micki Gilfry
Dodge County Clerk