

# SUPERVISOR'S RECORD NO. 18

SAUNDERS COUNTY, NEBRASKA

## BOARD OF SUPERVISORS PROCEEDINGS July 15, 2025

Pursuant to adjournment, the Board met with Bill Reece, Tom Hrdlicka, John Zaugg, Robert Thiessen, Frank Albrecht, John Smaus and David Lutton present.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by the proof of publication filed in the County Clerk's office. Notice of the meeting was emailed to all members of the Board and a copy of their acknowledgement of receipt of notice and agenda is attached. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public, except when in closed executive session.

Chairman Lutton called the meeting to order at 9:00 a.m. informed the public of the location of the posting of the Open Meetings Act & Title VI Policy Statement are posted on the North wall (right hand side) as you enter the Board Room).

Public Works Director reported on the following:

- ~Dirt Crew – Working at County Road 26&I&J cleaning out ditch. Will be moving to Cedar Bluffs tower site to repair road
- ~Culvert Crew – Working at County Road 10&11&C installing 48"x60' CMP drop pipe. Will be moving to Project (615) – County Road 7&8&Q Installing 72"x50' CMP with steel headwalls
- ~Contractor – Project (600) Ithaca Northeast County Road H&12&13 Triple Span 91'0" Slab Bridge on 0° skew. The contractor has started removing the old structure
- ~Contractor – Project (859) Weston Northwest County Road 27&28&L Triple Span 91'9" Slab bridge on 0° skew. The contractor has removed the old structure
- ~Contractor – Project (490) Mead East County Road 9&M&N Triple 12'x6'x59' CBC on 45° skew LHB. The contractor started mobilizing last week.

Motion by Smaus, seconded by Albrecht to adopt **Resolution #23-2025** Completion of Project #C007811165, C007800305, C007811850 and C007811855, STWD-CBMP(6), County Bridge Matching Program Agreement. Voting yes were Reece, Hrdlicka, Zaugg, Thiessen, Albrecht, Smaus and Lutton. Voting no were none. Motion carried.

Director of Facilities and Grounds reported on the following:

- ~Drain lines replaced in jail last week
- ~Refrigerator lines will be done this week

Carrie Rodriguez, Chief Probation Officer, District 5 Probation and Morgan Campbell, Chief Deputy Probation Officer gave the Board a yearly update on District 5 Probation and presented their budget request.

Samantha Beck – APACE, presented the Board with bids they have received for the remodel of the Kitchen in the APACE Building

Amber Scanlon, County Treasurer presented the six (6) month report to the Board

Anne Tweedy, Saunders County Historical Society gave the annual report on the Saunders County Historical Society and their 2025-2026 funding request

Motion by Albrecht, seconded by Zaugg to open the Public Hearing at 9:56 a.m. for Application #1172 by Brady Wilson for a Change of Zone from A-1 (Agricultural) to RE (Residential Estates), Parcel #003548502, 10-13-9, Clear Creek Township. Voting yes were Hrdlicka, Zaugg, Thiessen, Albrecht, Smaus, Lutton and Reece. Voting no were none. Motion carried.

David Johnson, Stanley Kaiser and Horold Kolb spoke to the Board about their concerns about this Zone Change.

Motion by Reece, seconded by Smaus to close the Public Hearing at 10:20 a.m. Voting yes were Zaugg, Thiessen, Albrecht, Smaus, Lutton, Reece and Hrdlicka. Voting no were none. Motion carried.

Motion by Zaugg, seconded by Thiessen to deny Application #1172 until Saunders County Comp Plan is complete. Voting yes were Thiessen, Albrecht, Smaus, Lutton, Reece, Hrdlicka and Zaugg. Voting no were none. Motion carried.

Motion by Albrecht, seconded by Zaugg to open the Public Hearing at 10:23 a.m. for Application #1131 by Michael and Kellee Rassmussen, Leshara Acreages, Preliminary Plat, Parcel #004092002 & #004093000, 32-16-9, Leshara Township. Voting yes were Albrecht, Smaus, Lutton, Reece, Hrdlicka, Zaugg and Thiessen. Voting no were none. Motion carried.

The Board Recessed at 10:32 a.m.  
Back in Session at 10:35 a.m.

Motion by Reece, seconded by Smaus to Close the Public Hearing at 11:40 a.m. Voting yes were Smaus, Lutton, Reece, Hrdlicka, Zaugg, Thiessen and Albrecht. Voting no were none. Motion carried.

Kyle Vohl, Engineer with E & A Consulting Group, Spoke on behalf of the applicants

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Citizens that spoke in opposition to:  
 Don Heine, Engineer, TD2, LLC  
 James Siebken  
 Dave Callahan  
 Aaron Rippe  
 Matt Callahan

Motion by Reece, seconded by Zaugg to approve Application #1131 subject to the formation of an SID. Voting yes were Lutton, Reece, Hrdlicka, Zaugg, Thiessen, Albrecht and Smaus. Voting no were none. Motion carried.

Motion by Hrdlicka, seconded by Albrecht to set Public Hearing Date of August 5, 2025 for Application #1187 by Patriot Investment LLC for Preliminary and Final Plat, Doc & Mary Addition, 33-14-7, Stocking Township. Voting yes were Reece, Hrdlicka, Zaugg, Thiessen, Albrecht, Smaus and Lutton. Voting no were none. Motion carried.

Motion by Thiessen, seconded by Zaugg to approve the Annual Review of Master Permit #9526, Denny Phelps for a Commercial Equestrian Center and also remove this permit from Annual Review as there have been no complaints in 3 years. Voting yes were Hrdlicka, Zaugg, Thiessen, Albrecht, Smaus, Lutton and Reece. Voting no were none. Motion carried.

Motion by Smaus, seconded by Reece to Authorize Chairman to sign letters regarding the BEAD program. Voting yes were Zaugg, Thiessen, Albrecht, Smaus, Lutton, Reece and Hrdlicka. Voting no were none. Motion carried.

Motion by Reece, seconded by Zaugg to Authorize Chairman to sign the Agreement with Region V Systems for EPC services. Voting yes were Thiessen, Albrecht, Smaus, Lutton, Reece, Hrdlicka and Zaugg. Voting no were none. Motion carried.

Motion by Albrecht, seconded by Smaus to convene as a Board of Equalization at 12:07 p.m. Voting yes were Albrecht, Smaus, Lutton, Reece, Hrdlicka, Zaugg and Thiessen. Voting no were none. Motion carried.

## BOARD OF EQUALIZATION PROCEEDINGS July 15, 2025

Pursuant to adjournment Sine Die, the Board met with Tom Hrdlicka, John Zaugg, Robert Thiessen, Frank Albrecht, John Smaus, David Lutton and Bill Reece present.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by the proof of publication filed in the County Clerk's office. Notice of the meeting was emailed to all members of the Board and a copy of their acknowledgement of receipt of notice and agenda is attached. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Chairman Reece called the meeting to order at 12:07 p.m. and informed the public of the location of the posting of the Open Meetings Act & Title VI Policy Statement are posted on the North wall (right hand side) as you enter the Board Room.

Motion by Albrecht, seconded by Hrdlicka to approve (1) Over/Under Valued Property Correction as presented by the County Assessor. Voting yes were Smaus, Reece, Hrdlicka, Zaugg and Albrecht. Voting no were none. Thiessen and Lutton were absent during roll call and not voting. Motion carried.

Motion by Hrdlicka, seconded by Smaus to designate to designate the Nebraska Department of Administrative Services (Nebraska State Print Shop) as Saunders County's designated vendor for printing the required postcards as per NRS 77-1633 (3g) giving notice of proposed tax increases of more than 2% plus growth and notice of joint public hearing. Voting yes were Lutton, Reece, Hrdlicka, Thiessen, Albrecht and Smaus. Zaugg was absent during roll call and not voting. Voting no were none. Motion carried.

Motion by Hrdlicka, seconded by Thiessen to set the date & time for the Joint Public Hearing on Proposed Property Tax Increases for September 22, 2025 at 6:30 p.m. in the Board of Supervisors Room, Courthouse. Voting yes were Reece, Hrdlicka, Zaugg, Thiessen, Albrecht, Smaus and Lutton. Voting no were none. Motion carried.

The Assessor's 2025 Cemetery list was presented to the Board. No changes from last year.

Motion by Albrecht, seconded by Thiessen to take action on the "Report of Destroyed Real Property" Form 1D-2025; that had a house fire leaving the house with fire and smoke damage, as recommended by the Assessor. (See attached spreadsheet for action taken). Voting yes were Hrdlicka, Zaugg, Thiessen, Albrecht, Smaus, Lutton, Reece and Hrdlicka. Voting no were none. Motion carried.

Motion by Smaus, seconded by Lutton to take final action on the following 2025 Property Valuation Protests as recommended by the County Assessor; (see attached list) 3, 5, 6, 7, 9, 10, 14, 15, 16, 17, 19, 26, 28, 39, 40, 41, 42, 43, 45, 47, 48, 49, 56, 57, 59, 61, 62, 63, 64, 67, 75, 76, 77, 83, 86, 94, 103, 104, 114, 121, 122, 124, 125, 127, 129, 130, 131, 138, 140, 142, 153, 154, 155, 156, 157, 158, 159, 165, 166, 172, 173 and 188. Voting yes were Zaugg, Thiessen, Albrecht, Smaus, Lutton, Reece and Hrdlicka. Voting yes were none. Motion carried.

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Motion by Hrdlicka, seconded by Zaugg to approve application for exemption from motor vehicle taxes Nebraska Baptist State Convention (Moses Merrill Camp and Conference Center) Linwood. Voting yes were Thiessen, Albrecht, Smaus, Lutton, Reece, Hrdlicka and Zaugg. Voting no were none. Motion carried.

The proceedings of the foregoing meeting were recorded and are on file in the County Clerk's office. All items considered by the Board of Equalization were included in the agenda published or posted prior to said meeting.

Chairman Reece declared the meeting adjourned Sine Die at 12:21 p.m.

ATTEST: \_\_\_\_\_  
Saunders County Clerk

\_\_\_\_\_  
Chairman Board of Equalization

Upon the adjournment of the Equalization Board, the Saunders County Board of Supervisors reconvened in their Regular Board meeting.

Motion by Albrecht, seconded by Thiessen to approve the minutes of the July 1, 2025 board meeting. Voting yes were Albrecht, Smaus, Lutton, Reece, Hrdlicka, Zaugg and Thiessen. Voting no were none. Motion carried.

Public Safety Radio System: Dave met with Tom Christensen, the County Sheriff and OPPD representatives, things are amicable now, one problem was the pager antennae can be put on a telephone pole, no need for a tower for this, will be more cost effective. Shelters for the equipment at the tower sites need to be put in place, they are on order, but there is no timeline as to when we will receive them. May need to build our own.

Building Committee met with bidder for the bathroom renovation project, could possibly get the bid \$100,000.00 Lower (MAYBE). Highest cost is marble wall finish & plumbing. All plumbing needs redone. Want to reassess And maybe go for two separate bids, one for plumbing and one for remodel

The proceedings of the foregoing meeting were recorded and are on file in the County Clerk's office. All items considered by the Board of Supervisors were included in the agenda published or posted prior to said meeting.

Chairman Lutton declared the meeting adjourned at 12:38 p.m.

ATTEST: \_\_\_\_\_  
Saunders County Clerk

\_\_\_\_\_  
Chairman Board of Supervisors