

SUPERVISOR'S RECORD NO. 18

SAUNDERS COUNTY, NEBRASKA

BOARD OF SUPERVISORS PROCEEDINGS August 18, 2026

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).

Motion by Albrecht, seconded by Thiessen to convene in Closed Session at 9:01 a.m. for Personnel & Negotiations (84-1410). Voting yes were Reece, Hrdlicka, Zaugg, Thiessen, Albrecht, Smaus and Lutton. Voting no were none. Motion carried.

Motion by Smaus, seconded by Zaugg to adjourn from Closed Session at 10:02 a.m. with no action taken. Voting yes were Hrdlicka, Zaugg, Thiessen, Smaus, Lutton and Reece. Albrecht was absent during roll call and not voting. Voting no were none. Motion carried.

Motion by Smaus, seconded by Reece to open bids at 10:05 a.m. for "Saunders Co. 2026 Pipes:C-78(916) & C-78(917)". Voting yes were Zaugg, Thiessen, Albrecht, Smaus, Lutton, Reece and Hrdlicka. Voting no were none. Motion carried.

SAUNDERS COUNTY 2026 PIPES

C-78(916), C-78(917) Bid Letting: August 18, 2026 at 9:00 a.m.

BIDDER (Name & Address)	BOND	PROJECT	START DATE	COMPLETION DATE	PROJECT BID	TOTAL BID
Husker Eng. Inc. P.O. Box 505 Burwell, NE 68823	XX					\$ 578,068.00
		C-78(916)	10/19/26	12/1/26	\$ 284,903.00	
		C-78(917)	9/7/26	10/17/26	\$ 293,165.00	
Vogt Enterprises 8901 S 83rd St Lincoln, NE 68516	XX					\$ 523,014.43
		C-78(916)	9/13/2026	10/25/2026	\$ 271,829.26	
		C-78(917)	10/25/2026	12/1/2026	\$ 251,185.17	
Nemaha Infrastructure 541 S 1st St Lincoln, NE 68508	XX					\$ 558,644.66
		C-78(916)	10/26	35 calendar days	\$ 282,929.82	
		C-78(917)	10/26	35 calendar days	\$ 275,714.84	
Nebraska Digging Services, LLC 310 Harrison St Alvo, NE 68304	XX					\$ 670,979.75
		C-78(916)	9/14/2026	10/18/2026	\$ 393,517.75	
		C-78(917)	10/26/2026	11/24/2026	\$ 277,462.00	
M.E. Collins Contracting Co., Inc. 980 E 25th St., PO Box 83 Wahoo, NE 68066	XX					\$ 429,429.99
		C-78(916)	12/1/2026	100 working days	\$ 215,254.33	
		C-78(917)	12/1/2026	100 working days	\$ 214,175.66	

Application #1421 by Jason Heitritter for a reception venue, Parcel ID#001452000, 21-17-6, Morse Bluff Township was up for discussion:

Jason Heitritter the applicant spoke to the Board about what he is wanting to do

Maureen Freeman-Cady, Attorney for the Wolf Lake Estates Homeowners Association spoke to the Board, this is not in compliance with the County's Regulations regarding acres

Paul Beister, resident at Wolf Lake Estates spoke to the Board against the venue, concerned about unintended consequences, such as fights and drinking and driving, feels police will be called to the area a lot

Marc Johnson, resident at Wolf Lake Estates, concerns about, noise, traffic, lighting, security, enforcement. Stated that he didn't receive notification about the zoning meetings regarding this

Dillon Shaw of Black Tie Rides, Morse Bluff spoke to the Board in favor of the venue

Chuck Oborny, member of the HOA, concerns about the road leading into Wolf Lake Estates is a road that was abandoned by the County and maintained by the HOA, concerns about parking because the venue wouldn't have enough parking for everyone and cars would be parking along the entrance to Wolf Lake Estates and concerns about people turning around on it because Google Maps isn't always correct and the wear and tear on it that will possibly happen & fire protection

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Ken Oster, President of the HOA – concerns with if a catastrophic flood would happen, environmental health risks
 Bonnie Forst, resident of Wolf Lake Estates, Safety concerns regarding drinking and driving
 Kay Ryan, resident of Wolf Lake Estates, concerns of noise pollution, overflow of traffic & property value
 Jason Heitritter spoke again, he understands the concerns of the residents, he believes a conditional use permit does allow him to build this venue, willing to put out signs during events, this is a small venue, did some sound tests & decibel test
 Jan O'Neill, resident of Wolf Lake Estates, concerns of roads and restrictions, would like the Board to put conditions in the permit, if they approve it that the Homeowners, could bring concerns to the applicant and the zoning dept, if the permit were not complied with and it could be pulled

Motion by Zaugg, seconded by Hrdlicka to deny Application #1421 by Jason Heitritter for a reception venue, Parcel ID#001452000, 21-17-6, Morse Bluff Township. Voting yes were Thiessen, Albrecht, Smaus, Lutton, Reece, Hrdlicka and Zaugg. Voting no were none. Motion carried.

Motion by Hrdlicka, seconded by Thiessen to accept the low bid of M.E. Collins Contracting Co., Inc., Wahoo as the low bidder for "Saunders Co. 2026 Pipes:C-78(916) & C-78(917). Voting yes were Albrecht, Smaus, Lutton, Hrdlicka, Zaugg and Thiessen. Reece was absent during roll call and not voting. Voting no were none. Motion carried.

Discussion was had with Andy Nordstrom, Public Works Director about the NDOT proposed, future relinquishment of approximately 4 miles of Hwy 77 to Saunders County

Motion by Albrecht, seconded by Zaugg to convene as an Equalization Board at 11:18 a.m. Voting yes were Smaus, Lutton, Reece, Hrdlicka, Zaugg, Thiessen and Albrecht. Voting no were none. Motion carried.

BOARD OF EQUALIZATION PROCEEDINGS August 18, 2026

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 11:18 a.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 Lutton, seconded by Zaugg to approve Tax Corrections 6066-6085 as presented by the County Assessor. Voting yes were Lutton, Reece, Hrdlicka, Zaugg, Thiessen, Albrecht and Smaus. Voting no were none. Motion carried.

Motion by Smaus, seconded by Hrdlicka to approve the Valuation Corrections as presented by the County Assessor. Voting yes were Reece, Hrdlicka, Zaugg, Thiessen, Albrecht, Smaus and Lutton. 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 11:20 a.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.

The County Assessor asked the Board about possible repair or replacement of a refrigerator for her office. It is one that she purchased with her own money, it was moved by maintenance personnel for construction in her vault and ever since they moved it, it has not worked. The Board told her to look for a replacement and that it should be purchased with County money and not her own, officials and employees should not have to purchase things for the office with their own money

Motion by Reece, seconded by Thiessen to open the Public Hearing at 11:25 a.m. for Applications #1404 & #1405 by Joel and Rachel Woita, for a Preliminary Plat and a Final Plat for Cavalier Ridge, parcel #001931001, 11-14-7, Stocking Township. Voting yes were Hrdlicka, Thiessen, Albrecht, Lutton and Reece. Zaugg and Smaus were absent during roll call and not voting. Voting no were none. Motion carried.

Motion by Reece, seconded by Albrecht to close the Public Hearing at 11:27 a.m. for Applications #1404 & #1405 by Joel and Rachel Woita, for a Preliminary Plat and a Final Plat for Cavalier Ridge, parcel #001931001, 11-14-7,

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Stocking Township. Voting yes were Zaugg, Thiessen, Albrecht, Smaus, Lutton, Reece and Hrdlicka. Voting no were none. Motion carried.

Motion by Reece, seconded by Thiessen to approve applications #1404 and #1405 by Joel and Rachel Woita, for a Preliminary Plat and a Final Plat for Cavalier Ridge, parcel #001931001, 11-14-7, Stocking Township. Voting yes were Zaugg, Thiessen, Albrecht, Smaus, Lutton, Reece and Hrdlicka. Voting no were none. Motion carried.

Motion by Thiessen, seconded by Albrecht to open the Public Hearing at 11:30 a.m. for Applications #1419 & #1420 by Thomas Family Trust, Thomas Lakes 6th Addition for a Preliminary Plat and a Final Plat, 7-13-10, Clear Creek Township. Voting yes were Zaugg, Thiessen, Albrecht, Smaus, Lutton, Reece and Hrdlicka. Voting no were none. Motion carried.

Leslie Thomas, Developer spoke to the Board about the Applications
Toni Allstrom, resident of Lake Allure, wastewater concerns, environmental impact, not against growth, need conditions
Betsy Klemme, resident of Lake Allure, not against growth, make sure we are being considerate and conscious of things that need to be repaired before extending growth

Motion by Reece, seconded by Hrdlicka to close the Public Hearing at 11:52 a.m. for Applications #1419 & #1420 by Thomas Family Trust, Thomas Lakes 6th Addition for a Preliminary Plat and a Final Plat, 7-13-10, Clear Creek Township. Voting yes were Thiessen, Albrecht, Smaus, Lutton, Reece, Hrdlicka and Zaugg. Voting no were none. Motion carried.

Motion by Zaugg, seconded by Thiessen to approve Applications #1419 & #1420 by Thomas Family Trust, Thomas Lakes 6th Addition for a Preliminary Plat and a Final Plat, 7-13-10, Clear Creek Township. Voting yes were Albrecht, Smaus, Lutton, Reece, Hrdlicka, Zaugg and Thiessen. Voting no were none. Motion carried.

Motion by Smaus, seconded by Reece to approve Application #1442 by Doernemann Construction Inc., for a soil borrow pit, Parcel ID#001502501, 13-17-6, Morse Bluff Township, with conditions. Voting yes were Smaus, Lutton, Reece, Hrdlicka, Zaugg, Thiessen and Albrecht. Voting no were none. Motion carried.

Motion by Albrecht, seconded by Reece to open the Public Hearing at 11:57 a.m. for the purpose of hearing testimony of support, opposition, criticism, suggestions, or observations with regards to the application for Liquor License by Woodcliff Restaurant LLC dba Woodcliff Marina, Tract 5, North Lake Shore Drive, Fremont, for a Class C, Beer, Wine, Spirits On and Off Sale, Liquor License. Voting yes were Lutton, Reece, Hrdlicka, Zaugg, Thiessen, Albrecht and Smaus. Voting no were none. Motion carried.

Nikki Connor appeared before the board on behalf of Woodcliff Restaurant LLC dba Woodcliff Marina.

No one appeared in opposition of said license.

Motion by Albrecht, seconded by Zaugg to close the Public Hearing at 11:59 a.m. Voting yes were Reece, Hrdlicka, Zaugg, Thiessen, Albrecht, Smaus and Lutton. Voting no were none. Motion carried.

Motion by Reece, seconded by Thiessen to approve the application for the Class C Liquor License by Woodcliff Restaurant LLC dba Woodcliff Marina. Voting yes were Hrdlicka, Zaugg, Thiessen, Albrecht, Smaus, Lutton and Reece. Voting no were none. Motion carried.

Melissa Harrel, Administrator, City of Wahoo, spoke to the board about the proposed interlocal agreement for City Sales Tax and partnering with the County to put a question to the voters to allow the access of the ½ cent sales tax to put towards the building of a new Civic Center

Motion by Reece, seconded by Smaus to approve the Interlocal Agreement with the City of Wahoo and authorize the Chairman to sign. Voting yes were Zaugg, Thiessen, Albrecht, Smaus, Lutton, Reece and Hrdlicka. Voting no were none. Motion carried.

Motion by Zaugg, seconded by Reece to approve the payroll for the August 21st pay period and approve the back pay due to some employees to be added to the September 4th pay period. The County Treasurer is hereby authorized to issue a check to the Saunders County Imprest Account for the full amount for all funds. Voting yes were Thiessen, Albrecht, Smaus, Lutton, Reece, Hrdlicka and Zaugg. Voting no were none. Motion carried.

Director of Facilities and Grounds reported on the following:

- ~2 quotes for parking lot lines one for \$1,200.00 and one for \$2,400.00, will go with the one for \$1,200.00
- ~Arbor Ventures cut out the dead parts of the tree to the north of the courthouse have been cut out
- ~McKinnis – couple of issues with leaks, skylight leaking at the LEJC
- ~waiting for marble for 1st & 2nd floors women's bathrooms

Motion by Smaus, seconded by Albrecht to authorize the Chairman to sign the letter of Corrective Action to NDOT for Federal Grants Audit of FY ended June 30, 2024. Voting yes were Albrecht, Smaus, Lutton, Reece, Hrdlicka, Zaugg and Thiessen. Voting no were none. Motion carried.

Motion by Reece, seconded by Thiessen to adopt Resolution #24-2026 designating the method of Notice of Board meetings, per Neb. Rev. Stat. § 84-1411 (1)(a), as amended by LB596 (2026). Voting yes were Smaus, Lutton, Reece, Hrdlicka, Zaugg, Thiessen and Albrecht. Voting no were none. Motion carried.

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Motion by Smaus, seconded by Reece to move forward with payroll upgrades for salaried employees of getting them on the same pay time as hourly employees instead of being paid ahead for hours worked, as presented by the HR Director. Voting yes were Lutton, Reece, Hrdlicka, Zaugg, Thiessen, Albrecht and Smaus. Voting no were none. Motion carried.

Motion by Hrdlicka, seconded by Smaus to approve claims for the month of August, 2026, except for claim #2608000070 to Lutton Law in the amount of \$7,052.00 and excluding the reimbursement claim #2608000066 by Jose Jaimes in the amount of \$1,117.39 until the Board can discuss it with him. The County Treasurer is hereby authorized to issue a check to the Saunders County Imprest Account for the full amount for all funds. Voting yes were Reece, Hrdlicka, Zaugg, Thiessen, Albrecht, Smaus and Lutton. Voting no were none. Motion carried.

Motion by Reece, seconded by Hrdlicka to approve claim #2608000070 to Lutton Law in the amount of \$7,052.00. The County Treasurer is hereby authorized to issue a check to the Saunders County Imprest Account for the full amount for all funds. Voting yes were Hrdlicka, Zaugg, Thiessen, Albrecht, Smaus and Reece. Lutton abstained. Voting no were none. Motion carried.

Motion by Hrdlicka, seconded by Reece to authorize Flu Shots for employees and spouses on October 6, 2026. Voting yes were Thiessen, Albrecht, Smaus, Lutton, Reece, Hrdlicka and Zaugg. Voting no were none. Motion carried.

Motion by Hrdlicka, seconded by Thiessen to approve the Special Designated Liquor License Application by J&J LLC, dba Chip's Restaurant & Bar, Wahoo, for Consumer Shows **September 19, 2026** from 9:00 a.m. to 4:00 p.m. and **December 4, 2026** from 2:00 p.m. to 8:00 p.m. and **December 5, 2026** from 9:00 a.m. to 4:00 p.m. at the Saunders County Fair Grounds, 635 E 1st St, Wahoo, and authorize the Chairman to sign the local recommendation form. Voting yes were Thiessen, Albrecht, Smaus, Lutton, Reece, Hrdlicka and Zaugg. Voting no were none. Motion carried.

Motion by Smaus, seconded by Zaugg to approve the minutes of the August 4th board meeting. Voting yes were Albrecht, Smaus, Lutton, Reece, Hrdlicka, Zaugg and Thiessen. 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 Supervisors were included in the agenda published or posted prior to said meeting.

Chairman Lutton declared the meeting adjourned at 12:33 p.m.

ATTEST: _____
Saunders County Clerk

Chairman Board of Supervisors