

April 22, 2025

The Otoe County Board of Commissioners convened in regular session at 8:30 a.m. on April 22, 2025, to audit and sign regular claims and payroll claims and to take care of such other matters as are on the agenda for this meeting. Advance notice of this meeting was published in the Nebraska City News Press and posted in at least three public places, including the County's website. This meeting was open to the Public, and the agenda was kept current, and is on file for public inspection at the office of the Otoe County Clerk during regular business hours.

The meeting was called to order by Commissioner Jerad Sornson. Answering present at roll call were Commissioner Sornson, Commissioner Freshman, Commissioner Parsons, Commissioner Crownover, and Commissioner Cole.

Commissioner Sornson informed the public in attendance that a current copy of the Open Meetings Act is posted near the door of the meeting room. Additional copies are available upon request.

Freshman made a motion, seconded by Parsons, to accept the agenda as posted. There being no further discussion, Chairman Sornson called for a vote. Voting aye were Sornson, Freshman, Parsons, Crownover, and Cole. Nay – none. Motion carried.

Crownover made a motion, seconded by Cole, to accept the minutes from the previous meeting and not have them read as each member was furnished with a copy of same. There being no further discussion, Chairman Sornson called for a vote. Voting aye were Commissioners Freshman, Parsons, Crownover, Cole, and Sornson. Nay – none. Motion carried.

Having reviewed the regular claims in advance of this meeting, Freshman made a motion, seconded by Cole, to approve payment of the regular claims. Voting aye were Parsons, Crownover, Cole, Sornson, and Freshman. Nay – none. Motion carried.

Claims Approved April 22, 2025

AMAZON CAPITAL SERVICES	sup	\$1,099.62
AMAZON CAPITAL SERVICES	sup	\$32.46
JULIE E BEAR	srv	\$1,892.00
BENCHMARK GOVERNMENT SOLUTIONS LLC	srv	\$759.00
MATTHEW BENDER & CO INC	sup	\$1,442.07
BLUE RIVERS AREA AGENCY ON AGING	srv	\$6,964.38
BOLDT TIRE SUPPLY & SERVICE LLC	srv	\$123.33
BRYAN PHYSICIAN NETWORK	srv	\$939.00
CASEYS BUSINESS MASTERCARD	srv	\$593.76
CEDARS YOUTH SERVICES, INC	srv	\$5,727.00
CENTEC CAST METAL PRODUCTS, INC.	sup	\$1,761.84
CHARTER COMMUNICATIONS	srv	\$238.70
CHERRYROAD MEDIA INC	srv	\$402.00
CHI HEALTH CLINIC SPECIALTY	srv	\$114.25
CODY'S U-SAVE PHARMACY #583	srv	\$326.11
COLUMN SOFTWARE PBC	srv	\$450.43
CONNER PSYCHOLOGICAL SERVICES PC	srv	\$425.00
DAS STATE ACCOUNTING	srv	\$668.00
DOUGLAS COUNTY SHERIFF	srv	\$84.06

DOUGLAS TIRE INC	srv	\$5,381.48
FAREWAY STORES INC	sup	\$1,060.86
FIRST CONCORD	srv	\$575.00
FIRST CONCORD	srv	\$12,974.58
GOTTULA PROPANE SERVICE, INC.	srv	\$13,773.93
GOVERNMENT FORMS & SUPPLIES	sup	\$454.12
GREAT PLAINS COMMUNICATIONS	srv	\$240.00
GREAT PLAINS UNIFORMS LLC	sup	\$47.35
GUDE MORTUARY	srv	\$300.00
DYLAN L. HANDLEY	srv	\$700.00
HENRY MOTORS SOUTH INC	srv	\$154.78
LA QUINTA BY WYNDHAM	srv	\$749.70
ROBERT LARSEN	srv	\$1,311.00
LARSON MOTORS INC	srv	\$1,928.39
MARY MELLAGE	srv	\$400.00
ANGELA M MINAHAN	srv	\$1,358.50
N C UTILITIES	srv	\$5,609.54
N C UTILITIES	srv	\$210.00
NE HEALTH AND HUMAN SERVICES	srv	\$186.00
NE STATE FIRE MARSHAL-ELEVATOR DIV	srv	\$120.00
NEBRASKA CITY NEWS PRESS	sub	\$83.50
NEBRASKA.GOV	srv	\$8.50
NEMAHA COUNTY SHERIFF	srv	\$37.00
OFFICE DEPOT	sup	\$55.57
OHD, LLLP	srv	\$1,010.00
JENNIFFER PANKO RAHE	reim	\$140.00
PARTNERS FOR OTOE COUNTY	srv	\$1,500.00
PARTNERS FOR OTOE CO	rent	\$900.00
PHYSICIANS LABORATORY PC	srv	\$4,600.00
PROFESSIONAL TERMITE & PEST CONTROL	srv	\$80.00
SARPY COUNTY SHERIFF	srv	\$28.63
SARPY COUNTY TREASURER	srv	\$1,276.79
VERIZON	srv	\$31.90
VERIZON WIRELESS	srv	\$2,011.89
VISA	srv	\$3,719.47
WJH CONSTRUCTION	srv	\$400.00
CONSOLIDATED RURAL WATER DIST #1	srv	\$50.00
HELENA AGRI-ENTERPRISES LLC	sup	\$1,079.20
LANT HARDWARE	sup	\$69.76
MEAD LUMBER DO-IT-BEST INC	sup	\$89.99
MEESEKE ACE HARDWARE	sup	\$674.58
MENARDS-LINCOLN STORE SOUTH	sup	\$379.99
MIDWEST SERVICE & SALES CO	srv	\$7,526.40
MILLER SEED COMPANY	sup	\$1,800.00
MURPHY TRACTOR AND EQUIPMENT CO.INC	srv	\$884.75
NAPA AUTO	sup	\$65.88

NEBRASKA MACHINERY COMPANY	srv	\$11,700.58
NORFOLK LODGE & SUITES, LLC	srv	\$250.00
OMAHA SLINGS INC	sup	\$777.54
RDO TRUCK CENTERS LLC	sup	\$521.88
RURAL WATER DISTRICT #3	srv	\$45.60
SAFETY KLEEN SYSTEMS INC	sup	\$257.01
SYRACUSE IRON WORKS, INC	srv	\$220.00
SYRACUSE LUMBER CO	sup	\$438.90
SYRACUSE MOTOR SUPPLY, INC	sup	\$159.23
TIFCO INDUSTRIES	sup	\$1,020.00
TITAN MACHINERY	srv	\$452.45
VILLAGE OF DOUGLAS	srv	\$70.40
YANT EQUIPMENT INC	sup	\$1,109.00
HERBST CONSTRUCTION, INC.	cap outlay	\$283,799.70
KIMMEL ORCHARD AND VINEYARD	cont	\$1,641.00
NEBRASKA CITY TOURISM & COMMERCE	cont	\$46,025.00
WKB LLC	srv	\$2,000.00
BLUESTREAK K9 LLC	srv	\$13,500.00
TRANS UNION RISK AND ALTERNATIVE	srv	\$210.00
CHOICE PET FOODS, INC.	sup	\$124.20
BRYAN KREIFELS	srv	\$24,055.00
NE DEPARTMENT OF REVENUE	tax	\$8,506.00
GREGG ELECTRIC COMPANY	srv	\$15,160.00
JP BOILER SERVICE	srv	\$3,620.75
SORNSON REPAIR & CONSTRUCTION	srv	\$750.00
Regular Claims		\$516,496.28
Payroll Claims		\$319,084.09
Grand Total		\$835,580.37

Parsons made a motion, seconded by Freshman to audit and sign payroll claims. Voting aye were Crownover, Cole, Sornson, Freshman, and Parsons. Nay – none. Motion carried.

Freshman made a motion, seconded by Cole, to approve a contract between Otoe County and Central Plains Valuation, LLC for 2026 commercial appraisal services. Christi Smallfoot, Otoe County Assessor, explained that the scope of work had changed within the timeframe, a new contract was needed to stay within compliance. The cost of the contracted services is \$48,000.00. Voting aye were Cole, Sornson, Freshman, and Crownover. Nay – none. Parsons abstained. Motion carried.

Susan Keholm and Cathy Moore presented the annual SENCA reports. Freshman made a motion, seconded by Cole, to approve the proclamation of May as Community Action Month. Voting aye were Sornson, Freshman, Parsons, Crownover, and Cole. Nay – none. Motion carried.

The CASA annual report was tabled as Debbie Green was unable to attend the meeting.

Jillian Garcia, Project Response, presented an annual update.

Sornson opened a public hearing to hear comments regarding the subdivision plat of D & T McGinnis Subdivision, a 3.66+- acre tract located in the West ½ of the SE ¼ of Section 33, Township 8N, Range 13E as proposed by Beverly J. McGinnis, a life estate, Cindy L. McGinnis, Trustee of the Cindy L. McGinnis Trust, and Kent A. McGinnis, Trustee of the Kent A. McGinnis Trust. The site is located ¾ mile east of M & 52<sup>nd</sup> Roads.

Dave Schmitz, Otoe County Planning and Zoning Administrator stated that the subdivision was plat is likely to be one of the last rural water hookups in that water district until the moratorium on permits is lifted. He stated that the owners had drilled three test wells and there was no water. The taxes have been paid. The subdivision plat was unanimously approved by the planning commission. There were no public comments, and the public hearing was closed. Freshman made a motion, seconded by Sornson, to approve the subdivision plat of D & T McGinnis Subdivision, a 3.66+- acre tract located in the West ½ of the SE ¼ of Section 33, Township 8N, Range 13E as proposed by Beverly J. McGinnis, a life estate, Cindy L. McGinnis, Trustee of the Cindy L. McGinnis Trust, and Kent A. McGinnis, Trustee of the Kent A. McGinnis Trust. Voting aye were Freshman, Parsons, Crownover, Cole, and Sornson. Nay – none. Motion carried.

Sornson opened a public hearing to hear comments regarding the subdivision plat of T & C Subdivision, a 5.00 +- acre tract located in part of parcel A in the SW ¼ of the SE ¼ of Section 5, Township 8N, Range 10E as proposed by Todd L. Zahn and Corrine K. Zahn. The site is located at the northeast corner of 14<sup>th</sup> & H Roads. Tyler Kreifels, Burrow Tracts Real Estate, representing the Zahns, stated that the original parcel was approx. 28 – 29 acres and that the subdivision is splitting off five of the acres and will be used for a new home. The property currently has rural water hookup for cattle, and it will be transitioned for the residence with an easement of use for cattle. There were no public comments, and the public hearing was closed. Crownover made a motion, seconded by Cole, to approve the subdivision plat of T & C Subdivision, a 5.00 +- acre tract located in part of parcel A in the SW ¼ of the SE ¼ of Section 5, Township 8N, Range 10E as proposed by Todd L. Zahn and Corrine K. Zahn. Voting aye were Parsons, Crownover, Cole, Sornson, and Freshman. Nay – none. Motion carried.

Cole made a motion, seconded by Freshman, to approve increasing the annual contribution limit for the Flex Spending Account (FSA) benefit offered to employees from \$2,000 to \$3,300 for plan year beginning July 1, 2025. The FSA is an optional election and contribution amounts are the responsibility of the employee. Voting aye were Crownover, Cole, Sornson, Freshman, and Parsons. Nay – none. Motion carried.

An error was found within the March 11, 2025, Commissioners' meeting minutes. Jenny Bassinger, Otoe County Clerk explained that the action and approval of renewing members to the Otoe County Visitors Committee had been omitted in error and the minutes would need to be corrected. Parsons made a motion, seconded by Crownover, to approve correcting the meeting minutes of March 11, 2025, Board of Commissioners' meeting to include the motion and approval of the renewed board membership of Jill Ford and Brandon Schuster to the Otoe County Visitors Committee. Voting aye were Cole, Sornson, Freshman, Parsons, and Crownover. Nay – none. Motion carried.

Freshman made a motion, seconded by Cole, to approve providing the statutorily required county match funding to Region 5 Systems for FY25-26 in the amount of \$31,766.00. Voting aye were Sornson, Freshman, Parsons, Crownover, and Cole. Nay – none. Motion carried. Crownover made a motion, seconded by Cole, to approve providing additional county match funds to Region 5 Systems for FY25-26 in the amount of \$4,945.00. Voting aye were Freshman, Parsons, Crownover, Cole, and Sornson. Nay – none. Motion carried.

Freshman made a motion, seconded by Cole, to cancel check #25010150999 payable to ID Wholesaler in the amount of \$75.57. The check was for the payment of materials that we received notice were backordered. The items ordered have since been received by EMA, but the department has been unable to obtain an invoice as the company states the items have not been shipped and are backordered. This check will be cancelled, and a new check will need to be drawn if an invoice is provided. Voting aye were Parsons, Crownover, Cole, Sornson, and Freshman. Nay – none. Motion carried.

Commissioner Cole, Colin Caudill, Otoe County Sheriff, and Gregg Gobel, Otoe County EMA Director, have been working on a grant application for a State Radio System Tower through an appropriation bill. A tower site with a 280' foot tower and building was found for sale. The tower was offered at \$12,000 and a continued leasing agreement for a repeater that is currently on the tower. The owner stated that they would gift the tower to the county and pay \$50/month if the lease for the repeater could be maintained. The \$50/month would cover the approximate utility cost. The building that is at the tower site has damage and needs to be replaced. The land that the tower is on would require a lease payment unless the land could be purchased from the current landowner. There was discussion that the current radio system is obsolete and adding the statewide radio

system to the tower would improve radio communication countywide. Commissioner Cole suggested that the board look at purchasing the tower site even if the grant is not approved as the cost could be significantly more for a new tower and site. The grant application is due on Friday, April 25, 2025. Parsons made a motion, seconded by Crownover, to approve the submission of an application for a State Radio System Tower grant. Voting aye were Cole, Sornson, Freshman, Parsons, and Crownover. Nay – none. Motion carried.

Cole made a motion, seconded by Freshman, to approve declaring recommended road vehicles, equipment, and personal property as surplus. The items are: 2011 Kenworth T-800 Dump Truck with plow, 1993 Case 1845C Skid Loader, 1986 Nasco 10-ton Forklift, 3-point grass broadcaster, 3-point shredder, 2017 Burchland XTS silt fence installer attachment, Tractor mounted snow blower, 3-point rear tractor blade, 2010 F-150 4x4 4 door, 2011 Dodger 1500 4x4 4 door, Miller Bobcat 225 Hours 1412 AC/DC 8000-Watt Generator/Welder, pallet miscellaneous manuals, parts. Voting aye were Cole, Sornson, Freshman, Parsons, and Crownover. Nay – none. Motion carried. Crownover made a motion, seconded by Parsons, to adopt Resolution #4-22-25-5 to authorize Chairman Sornson to sell recommended surplus road vehicles, equipment, and personal property. The items will be sold on Big Iron, an online auction company. Voting aye were Sornson, Freshman, Parsons, Crownover, and Cole. Nay – none. Motion carried.

Brian Briley, Road Lead Supervisor, presented the road report. There was a discussion with Jeff Wagner of Mainelli Wagner Engineering regarding projects that are on hold with the engineering firm. He is requesting that the projects be reviewed and determined if they will be continued. Mr. Wagner also stated that the county will need to review Project (678) and provide input on the right of ways, landowner approval, and if easements will need to be acquired to proceed.

During public comment, Jeff Wagner requested rock on the area between 10 & 12 Road and J Road.

There being no further business to come before the Board at this time, and since all items on the agenda have been disposed of Chairman Sornson declared this meeting adjourned at 9:35 a.m. The next regular meeting will be held on May 6, 2025.

I, Jennifer Bassinger, County Clerk of Otoe County, do hereby certify that the above minutes were taken by me, and are true and correct to the best of my knowledge, and I therefore set my hand and affix the county seal this 22<sup>nd</sup> day of April 2025.

Jennifer Bassinger  
Otoe County Clerk