



Otoe County Board Minutes



February 27, 2017

The Otoe County Board of Commissioners convened in regular session at 8:30 a.m. on February 27, 2017, to audit and sign payroll claims and regular 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 Syracuse Journal Democrat 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 Chairman of the Board, Rick Freshman. Answering present at roll call were Commissioner Freshman, Commissioner Sornson, Commissioner Hauptman, Commissioner Parsons and Commissioner Speth; none absent.

Chairman Freshman informed the public in attendance that a current copy of the Open Meetings Act is posted on the south wall of the meeting room. Additional copies are available upon request.

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

Commissioner Hauptman made a motion, seconded by Commissioner Parsons 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 Freshman called for a vote. Voting aye were Commissioners Sornson, Hauptman, Parsons, Speth and Freshman. Nay – none. Motion carried.

Commissioner Parsons made a motion, seconded by Commissioner Sornson to audit and sign payroll claims. There being no further discussion, Chairman Freshman called for a vote. Voting aye were Commissioners Hauptman, Speth, Freshman and Sornson. Commissioner Parsons approved payment of all payroll claims except those claims submitted by the County Sheriff's Office to which he abstained. Nay – none. Motion carried.

Having reviewed the regular claims in advance of this meeting, Commissioner Sornson made a motion, seconded by Commissioner Hauptman to approve payment of the regular claims. There being no further discussion, Chairman Freshman called for a vote. Voting aye were Commissioners Parsons, Speth, Freshman, Sornson and Hauptman. Nay – none. Motion carried.

Four bids were received for the purchase of a new Crew Cab pickup without a box. Bids were provided by Larson Motors: Option 1 – 2017 3500HD Silverado 4WD \$32,507.00, Option 2 – 2017 2500HD Silverado 4WD LWB \$32,992.00 and Option 3 – 2017 F250 Ford 4WD Crew Cab LWB \$33,853.00 and Copple Chevrolet: Option 1 – 2017 2500HD Silverado 4WD LWB \$33,100.00. Commissioner Parson made a motion and seconded by Commissioner Hauptman to award the bid to Larson Motors and purchase the 2017 3500HD Crew Chassis Cab in the amount of \$32,507.00. There being no further discussion, Chairman Freshman called for a vote. Voting aye were Commissioners Speth, Freshman, Sornson, Hauptman and Parsons. Nay – none. Motion carried.

Chairman Freshman opened a public hearing to hear comments regarding the preliminary plat of Evergreen Plaza Subdivision located in Tract 1, a portion of Lot 2, and a portion of Lot 2 R.E.K. Subdivision in the W 1/2 of SW 1/4 S30-T9-R9 as requested by Roland Meyer. Site location is at 190th St and Hwy 2. Dan Rosenthal of REGA was present to discuss the preliminary plat. Rosenthal



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is requesting the approval with the waiver of fire hydrants. The rural water district does not allow for hydrants to be hooked to the system. A total of 3 street lights will be installed in the development. Rosenthal would like to see the profile of the road changed to acquire a 500' sight distance for the south driveway. All other driveways would also be assessed for sight distance. Rosenthal stated that the developer's contractors would do the road work to meet county specs, including gravel and compaction. Septic tanks or lagoons will be used in place of a sewer collection system. A drainage study has been submitted and no issues were found. Phase 1 of the development includes 6 commercial lots. The final plat is scheduled to be presented at the March 16, 2017 Otoe County Planning Commission meeting. With no further discussion, Chairman Freshman closed the public hearing. A motion to approve the preliminary plat was made by Commissioner Parsons and seconded by Commissioner Sornson. Chairman Freshman called for a vote. Voting aye were Commissioners Freshman, Sornson, Hauptman, Parsons and Speth. Nay – none. Motion carried.

Chairman Freshman opened a public hearing for consideration to approve a conditional use for a farm winery with catering, sales and tasting at Harvest Moon Vineyard and Winery located in Tract 3-L, a 11.6 acre tract in the NW ¼ 3-8-11 as requested by Richard Halama. Site location is 470 N 30th Road. Halama stated he currently has 5 acres of grapes. They have 1,000 gallons of wine ready and need a state license to sell the wine. The conditional use approval is needed to acquire the license. Halama is predicting hours of operation to be Friday – Sunday 1pm-8pm. He is a member of the Whitetail Homeowners Association and the neighbors are aware and have not had any concerns. He presented a large map of the area and indicated that the entrance would be off of G Road instead of directly off of Hwy 50. A large septic unit and production area have been added; they still need approval for a tasting room. Otoe County Zoning Administrator Dave Schmitz added that he has received 2 phone calls in favor of the project. With no further discussion, Chairman Freshman closed the public hearing. A motion to approve the conditional use permit was made by Commissioner Parsons and seconded by Commissioner Sornson. Chairman Freshman called for a vote. Voting aye were Commissioners Sornson, Hauptman, Parsons, Speth and Freshman. Nay – none. Motion carried.

At 9:09 a.m. Commissioner Parsons excused himself due to illness.

Chairman Freshman opened a public hearing to hear comments regarding the County's proposed One and Six Year Road Plan for 2017-2022. Lead Supervisor Jon Brinkman provided brief highlights of the One Year Plan. With no further discussion, Chairman Freshman closed the public hearing. Commissioner Hauptman made a motion and seconded by Commissioner Sornson to adopt Resolution 2-27-17-03 approving the One & Six Year Plan for 2017-2022. Chairman Freshman called for a vote. Voting aye were Commissioners Hauptman, Speth, Freshman and Sornson. Nay – none. Motion carried.

Supervisor Brinkman reported that construction at I & 42 is continuing with dirt work and culvert. The work should be completed this week or next. A construction project on 4 Road between J & K is replacing a culvert. The crews continue to grade and rock roads – have three rock trucks running. The crews are working on culvert inventory.

The closed session for the evaluation of the job performance of an employee was tabled and will be placed on the next agenda.



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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 Freshman declared this meeting adjourned at 9:15 a.m. The next regular meeting will be held on March 14, 2017.

I, Jenny Bassinger, Administrative Assistant to the 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 27th day of February, 2017.

Jenny Bassinger
Administrative Assistant to the Otoe County Clerk