



# Otoe County Board Minutes



June 8, 2021

The Otoe County Board of Commissioners convened in regular session at 8:30 a.m. on June 8, 2021, 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 Thurman and Commissioner Crownover. Absent – none.

Commissioner Sornson 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.

Parsons made a motion, seconded by Thurman, to accept the agenda as posted. Voting aye were Sornson, Freshman, Parsons, Thurman, and Crownover. Nay – none. Motion carried.

Freshman made a motion, seconded by Thurman, to accept the minutes from the previous meeting and not have them read as each member was furnished with a copy of same. Voting aye were Commissioners Freshman, Parsons, Thurman, Crownover, and Sornson. Nay – none. Motion carried.

Having reviewed the regular claims in advance of this meeting, Freshman made a motion, seconded by Parsons, to approve payment of the regular claims. Voting aye were Commissioners Parsons, Thurman, Crownover, Sornson, and Freshman. Commissioner Sornson abstained from any claims payable to Johnny's Cycle. Nay – none. Motion carried.

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

Pursuant to State Statute 33-106.02, Chairman Sornson acknowledged receipt of the monthly report from the Clerk of the District Court certifying fee collections in the amount of \$64,967.81 for the month of May 2021. Said report will be filed in the County Clerk's Office.

Chairman Sornson acknowledged the opening of a new checking account per his instruction and a new budget fund, Fund 2580, as instructed by the State Auditor's office, for the use of COVID American Rescue Plan funds.

Chairman Sornson opened a public hearing to hear comments regarding a conditional use permit for a banquet/reception facility, hunting lodge and seasonal cabins on the S ½ of S30, T8N, R10E, Otoe County, NE as requested by William Douglas Glaser of Flower Mound Ranch, LLC. The site is located at 1250 King Road. John Voelker, attorney representing Mr. Glaser, provided background of the proposed project. The planning commission required water and septic facility from the banquet facility and cabins. The original proposal was denied by the planning commission based on the area being zoned as agricultural. Mr. Voelker stated that his opinion is that the denial basis was in error as the zoning regulations allow residential living, seasonal use/dwelling and the cabins would be of seasonal use. Three hundred and twenty acres of row crop will be converted for this project. A drawing of the project was distributed to the commissioners. The proposal includes a 2.85 acre pond,



# Otoe County Board Minutes



10 seasonal cabins and a banquet facility. The use will be for guided bird hunts with 15 different fields being used. County Attorney, Jenniffer Panko-Rahe, indicated that the cabins will be used for short term stays and resemble the use of a hotel and not a seasonal cabin. Chairman Sornson read a message of opposition and two letters of support. Howard Bebout, Planning Commission board member, stated that the denial was based on agricultural zoning does not allow commercial use. He indicated that there was a lot of opposition at the planning commission meeting and that the conditional use permit was denied unanimously. Jane and Rick Schuhardt were present and spoke to the board. They indicated that they were not opposed to the project but wanted to know the conditions that would be set for the conditional use permit. Mrs. Schuhardt indicated that the planning commission minutes were incorrect and David Schmitz, Zoning Administrator, stated that he would correct the minutes. Susan Royal was present at the April 15<sup>th</sup> planning meeting as well as today's meeting. She stated that Otoe County is an agricultural county and community and would like to leave it as such. She expressed her concerns over the size of the banquet facility and the number of hunters that could be present. Mr. Glaser acknowledges the concern of increased traffic and Commissioner Sornson stated that Mr. Glaser has agreed to purchase the rock for 6.5 miles of County road to assist with the increased traffic; and continue this on an annual basis if necessary. The county would haul the rock. Todd Zahn spoke in favor of the conditional use permit as presented. There was discussion by several commissioners about similar properties. Crownover made a motion, seconded by Parsons, to approve the conditional use permit with the following conditions: hunting/discharging of firearms are limited to the hours of 8a.m. to 6p.m., a maximum of 23 guided hunters with a maximum of 50 total guests including the hunters, a limit of 10 cabins and banquet hall/hunting facility only; and a one-year review of the permit. Voting aye were Crownover, Sornson, Freshman, Parsons, and Thurman. Nay – none. Motion carried.

Parsons made a motion, seconded by Thurman, to sign an agreement between Region V Systems and Otoe County for a behavioral health services program. The conditions of the agreement are the same as the previous year's agreement. Voting aye were Sornson, Freshman, Parsons, Thurman, and Crownover. Nay – none. Motion carried.

Bids were opened publicly on June 3, 2021 for the hauling of aggregate for Otoe County from July 1, 2021 through June 30, 2023 in the presence of Commissioner Sornson, Highway Superintendent Jon Brinkman, and County Clerk Jenny Bassinger. The bid amounts are as follows:

Hauling from and description:	Westover Trucking, Weeping Water	Wessels Trucking, Weeping Water
<b>Weeping Water Area Quarries:</b>		
Hauling aggregate for surfacing (truck only <20 tons)	\$.30 per loaded mile; \$5.25 min.	\$.30 per loaded mile; \$5.00 min.
Hauling aggregate for surfacing (truck & pup>20 tons)	\$.19 per loaded mile; \$3.50 min.	\$.18 per loaded mile; \$3.00 min.



# Otoe County Board Minutes



Hauling Rip Rap (various sizes)	\$.30 per loaded mile; \$4.50 min.	\$.25 per loaded mile; \$4.00 min.
<b>Plattsmouth Area Gravel Pits</b>		
Hauling aggregate for surfacing (truck only <20 tons)	N/A	N/A
Hauling aggregate for surfacing (truck & pup>20 tons)	N/A	N/A
Hauling Rip Rap (various sizes)	N/A	N/A
<b>Gretna Area Gravel Pits or Springfield Rock Quarry</b>		
Hauling aggregate for surfacing (truck only <20 tons)	\$.30 per loaded mile; \$5.25 min.	\$.30 per loaded mile; \$5.00 min.
Hauling aggregate for surfacing (truck & pup>20 tons)	\$.18 per loaded mile; \$3.50 min.	\$.18 per loaded mile; \$3.00 min.
Hauling Rip Rap (various sizes)	No bid/ NA	No bid/ NA

Parsons made a motion, seconded by Commissioner Crownover, to approve approve and award the bid to both Westover Trucking and Wessels Trucking. Voting aye were Freshman, Parsons, Thurman, Crownover and Sornson. Nay – none. Motion carried.

Jon Brinkman, Highway Superintendent presented the road report: Project (431): Palmyra Southwest HRRR-7915 (1): dirt hauling and shaping. The construction crews have been doing dirt work, seeding, and erosion control at Van Dorn and 52; seeding and erosion control at numerous locations; replaced section of bridge plank at C & 10 North; replaced subfloor and section of bridge plank at B & 42 East; backfill bridge wingwall at Q & 26 East; debris removal at D & 8 West and North; dirt work at 190<sup>th</sup> and E North. Both crews have been grading and hauling rock.

Parsons made a motion, seconded by Freshman, to go into executive session to discuss a real estate. Chairman Sornson stated that Commissioners Sornson, Freshman, Parsons, Speth and Thurman, County Clerk Jenny Bassinger, IT Coordinator Becky Sturm, Sheriff Colin Caudill, and Andrew Forney, representing D.A. Davidson, would be present. Commissioner Sornson also stated that real estate would be the only topic discussed and executive session is necessary for the protection of public interest. Voting aye were Parsons, Thurman, Crownover, Sornson, and Freshman. Nay – none. Motion carried. Executive session was entered at 9:43 a.m.

Freshman made a motion, seconded by Parsons, to re-enter regular session. Voting aye were Thurman, Crownover, Sornson, Freshman, and Parsons. Nay – none. Motion carried. Regular session was resumed at 10:12 a.m.

Parsons made a motion, seconded by Crownover, to name Commissioner Freshman as the lead for the potential purchase of real estate with a 90-day contingency agreement for engineering opinion. Voting aye were Commisioners Crownover, Sornson, Freshman, Parsons, and Thurman. Nay – none. Motion carried.

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 10:13 a.m. The next regular meeting will be held on June 22, 2021.



# Otoe County Board Minutes



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 8th day of June, 2021.

Jennifer Bassinger  
Otoe County Clerk