

# Pierce County Board Minutes



## COMMISSIONERS PROCEEDINGS

April 4, 2022

The Pierce County Board of Commissioners met pursuant to adjournment on Monday, April 4, 2022, at 9:10 A.M. with the following members present: Tom Kuether, Jim Schmit and Terry J. Wragge. Co. Clerk Shannon Wragge, Hwy Supt. Brian McDonald, Co. Attorney Ted Lohrberg, Zoning Adm. Heather McWhorter, Seth Williams, Debbie Berg, Grant Terry, Derek Montgomery, Ben Fuller, Eric Stephen, Seth Harder and News Reporter Randee Falter were present.

Notice of the meeting was given in advance as shown by the Certificate of Publication on file in the County Clerk's office. Availability of the agenda was communicated in the advance notice of the meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public. Chairman Wragge called the meeting to order at 9:10 A.M. and presided. Chairman Wragge stated that the Open Meetings Act is posted on the north wall of the board room with more copies available at the County Clerk's office.

Motion by Kuether, seconded by Schmit, to approve the agenda. Roll call vote: Aye: Kuether, Schmit and Wragge. Nay: None. Motion carried.

The minutes of March 21, 2022 were approved as printed.

Zoning Administrator Heather McWhorter and Seth Williams was present for the CUP for Seth & Scott Williams, the Williams Lotsplit in pt NE ¼ 16-26-4 and the Wragge's Lotsplit in pt of the NW ¼ NW ¼ 36-27-2 (7.29 acres).

The legal was read for the 9:11 a.m. public hearing to receive public comments concerning the Conditional Use Permit for Seth & Scott Williams to construct a house on less than 40 acres on Williams Lotsplit in pt NW ¼ 16-26-4.

Chairman Wragge opened the hearing at 9:12 a.m. Zoning Adm. Heather McWhorter and Seth Williams were present and answered questions the Board had on the Conditional Use Permit and Lotsplit. There were no one present for the public hearing for or against. Chairman Wragge closed the hearing at 9:15 a.m.

Motion by Kuether, seconded by Schmit, to approve the Williams Lotsplit in pt of the NW 1/4 in Section 16, T26N, R4W, Pierce County, NE and Resolution #2022-6 as follows:

### RESOLUTION #2022-6

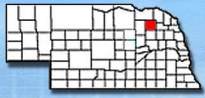
**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR CERTAIN LAND LOCATED IN THE COUNTY OF PIERCE, NEBRASKA UNDER AUTHORITY GRANTED BY THE PIERCE COUNTY ZONING AND SUBDIVISION RESOLUTION AND LEGISLATIVE BILL 186 (1978)**

WHEREAS, having given proper notice and holding a public hearing as provided by law and under the authority of and subject to the provision the 2003 Pierce County Zoning and Subdivision Resolution and Legislative Bill 186 (1978).

### Finding of Facts

1. The property is zoned A-1 Ag Intensive and meets the density requirements of the zoning district, will be only home on the quarter section.
2. There is access to an improved county road.
3. This application is consistent with the Pierce County Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Pierce County, Nebraska, hereby grant a permanent Conditional Use Permit to Seth & Scott Williams to construct a home on less than 40 acres on WILLIAMS LOTSPLIT as per Section 402: A-1 Agricultural Primary District, of the Pierce County Zoning and Subdivision Regulations, on the following described land:



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**Part of the Northwest ¼ of Section 16, Township 26 North, Range 4 west of the 6th P.M., Pierce County,**

NOW, THEREFORE, BE IT ALSO RESOLVED, the below listed conditions must be complied with by all current and future owners of the property described above and failure to comply with said conditions may result in forfeiture of this Conditional Use Permit.

1. This Conditional Use Permit allows a Single-Family Home of less than 40 acres.
2. This Conditional Use Permit is permanent and may be transferred between owners.
3. With the passage of this permit, the applicant realizes that the new residence is going to be subject to livestock odors, dust, and general nuisance. This does not, however, mean that the applicant is giving up the right to be protected by Pierce County and the State of Nebraska.
4. The applicant should be aware it is his responsibility to remove any Nebraska Noxious Weeds found on the property at any time after the approval of this application by the County board of Commissioners.
5. A copy of the signed permit must be recorded with the Pierce Register of Deeds office by the applicant.
6. A zoning permit must be approved before construction of the home begins.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that upon taking effect of this Resolution, the above Conditional Use Permit shall be entered and shown of the Official Zoning Map of Pierce County, previously adopted by reference, and said zoning map is hereby reincorporated as a part of the Pierce County, Nebraska Zoning and Subdivision Resolution as amended.

ADOPTED at Pierce, Nebraska this 4<sup>th</sup> day of April, 2022

PIERCE COUNTY BOARD OF COMMISSIONERS

/s/ Terry J. Wragge, Chairman

/s/ Tom Kuether District #1 Commissioner

/s/ Jim Schmit, District #2 Commissioner

ATTEST: /s/ Shannon Wragge, Pierce County Clerk

Whereas the original for said resolution is on file at the office of the Pierce County Clerk and available for inspection. Roll call vote: Aye: Kuether, Schmit and Wragge. Nay: None. Motion carried.

Application for CUP for Scott Pfeifer was postponed until Monday, April 18, 2022 at 9:11 a.m.

Motion by Wragge, seconded by Schmit, to approve the Wragge's Lotsplit in pt of the NW ¼ NW 1/4 in Section 36, T27N, R2W, Pierce County, NE. Roll call vote: Aye: Kuether, Schmit and Wragge. Nay: None. Motion carried.

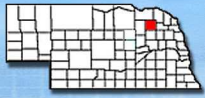
Hwy Supt. Brian McDonald was present and discussion held on Bridge #C007001905 which is in the county match bridge project.

Motion by Wragge, seconded by Kuether, to authorize and approve the Chairman to sign Resolution 2022-7 and the Agreement with NDOT whereas Bridge #C007001905 is placed in the County Bridge Match Program and the NDOT agrees to pay up to \$200,000.00 for the construction of said bridge and whereas the project must be completed by December 31, 2025. Roll call vote: Aye: Kuether, Schmit and Wragge. Nay: None. Motion carried.

Motion by Schmit, seconded by Kuether, to approve the application for Gabe Gubbels for the under crossing of a county road, with a 2" electrical/water line, approximately 300' west of 550 Ave and undercrossing 864 Rd in the NE ¼ of Section 3, Township 27 North, Range 2 West, Pierce County, NE. Roll call vote: Aye: Kuether, Schmit and Wragge. Nay: None. Motion carried.

Motion by Schmit, seconded by Wragge, to approve the Clerk to advertise to sell by sealed bids as is a 2006 Dodge Grand Caravan VIN#1D4GP24R76B510246 with sealed bids to be opened Monday, May 2, 2022 at 9:11 a.m. Roll call vote: Aye: Kuether, Schmit and Wragge. Nay: None. Motion carried.

Seth Harder with Husker Ag LLC and 5 others with Summit Carbon Project updated the Board on the carbon pipeline project coming thru Pierce County. They mentioned how important this project is to keep our ethanol plants going.



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Zoning Admin. Heather McWhorter and Co. Attorney Ted Lohrberg visited with the Board about the CUP for Scott Pfeifer and why it was postponed to the April 18<sup>th</sup>, 2022 at 9:11 a.m. board mtg.

Motion by Schmit, seconded by Kuether, to appoint Sandra Silhacek to the NE Nebraska Area Agency on Aging to represent Pierce County on the Advisory Board to complete the open term. Roll call vote: Aye: Kuether, Schmit and Wragge. Nay: None. Motion carried.

Discussion was held on giving double pay for holidays worked by county employees. No decision was made.

Motion by Schmit, seconded by Kuether, to audit and allow the following claims presented for payment and instructed the County Clerk to issue checks for payment of same on the various funds. Roll call vote: Aye: Kuether, Schmit and Wragge. Nay: None. Motion carried.

**GENERAL FUND:** Big Red Printing-supplies-\$647.94; Black Hills Energy-service-\$89.92; Des Moines Stamp Mfg Co-supplies-\$68.00; Election Systems & Software Inc-election services/ballots-\$3,676.91; Elite Office Products-maint. costs-\$1,336.92; First Concord Benefits Group-fees-\$2.50; Floor Maint. & Paper Supplies-supplies-\$557.11; Govt Forms & Supplies-supplies-\$232.49; Raaschel Hoppe-reimb. premium-\$17.02; Intoximeters-supplies-\$203.00; Madison Natl Life Ins. Co-premiums-\$40.74; Marshall & Swift-software-\$379.95; Midwest Bank-co share-\$3,988.14; MIPS-IT support, website-\$1,648.02; NACO-registration-\$25.00; NE Assn of Co. Treasurers-registration-\$125.00; NE State Patrol-support-\$203.13; One Office Solution-supplies-\$283.93; Susan Peters-mileage-77.81; Pierce Automotive Supply-repairs-\$118.99; Pierce City-utilities-\$4,261.04; Prime Stop-gas-\$210.22; Quill-supplies-\$21.16; Retirement Plans Division of Ameritas Life Ins. Corp-co. share-\$3,703.26; State of Nebraska-network server fees-\$448.00; Tiger Town Food Center-prisoner food-\$330.95; Tom's Services-gas & repairs-\$402.38; US Postal Service-stamps-\$333.60; Cassidy Wall-mileage-\$222.95; VISA Capital One-jail supplies-\$121.90; Shannon Wragge-mileage & reimb. supplies-\$418.05; Payroll-\$55,776.36.

**COUNTY HIGHWAY FUND:** Ag & Industrial Equipment-supplies-\$249.85; American Broadband-service-\$228.72; B's Enterprises Inc-culverts & signs-\$9,006.21; Bomgaars-supplies-\$909.11; CenturyLink-service-\$78.75; JEO Consulting Group Inc-engineering-\$22,016.25; Lawson Products-supplies-\$1017.63; Midwest Bank-co share-\$2,306.79; Northeast Power-utilities-\$257.00; Osmond Farm Supply Center Inc-diesel-\$3,442.50; Osmond City-garbage pickup-\$72.75; Overhead Door-repairs-\$102.75; Pierce Automotivie Supply-repair parts-\$113.88; Pierce City-utilities-\$185.85; RDO Truck Centers Co-repair parts-\$307.73; Retirement Plans Division of Ameritas Life Ins. Corp-co. share-\$2,004.61; Tom's Service LLC-gas & repairs-\$851.86; Wattier True Value-supplies-\$69.24; West Hodson Lumber-crushed concrete-\$10,508.71; Shannon Wragge-reimb. supplies-\$212.98; Payroll-\$31,322.35.

**PIERCE COUNTY ECONOMIC DEVELOPMENT FUND:** Midwest Bank, NA-co share-\$89.68; Pierce County Leader-ads-\$7.65; Plainview News-ads-\$8.35; Retirement Plans Division of Ameritas Life Ins. Corp-co. share-\$117.66; Payroll-\$1,743.08.

**ARPA FUND:** Jack's Uniforms & Equipment-ammo & firearms-\$2,142.50; Lutz-consultation fees-\$935.00; Open Country Firearms LLC-ammo & firearms-\$10,952.70.

**INHERITANCE FUND:** AMH Family Practice-prisoner medical-\$156.00; Antelope Co Sheriff Dept-boarding costs-\$3,810.00; Antelope Memorial Hospital-prisoner medical-\$3,130.00; J's Place-prisoner meals-\$3,625.00.

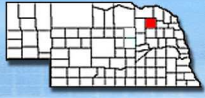
**LOTTERY FUND:** NE Dept of Revenue-license renewal-\$100.00.

**E911 FUND:** AT & T-service-\$45.38; CenturyLink-service-\$44.41; Racom Corp-service-\$187.50.

**E911 WIRELESS FUND:** CenturyLink-service-\$297.24.

**COURTHOUSE & JAIL SINKING FUND:** DeJong Construction-remodeling project-\$150.00; Protex Central Inc-fire alarm repairs-\$594.96.

There being no further business, Chairman Wragge adjourned the meeting at 11:11 A.M. and will meet at a regular meeting on Monday, April 18, 2022 at 9:10 A.M. as County Board of Commissioners, said meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the office of the County Clerk.



# Pierce County Board Minutes



/s/ Terry J. Wragge  
Chairman, Pierce County  
Board of Commissioners

/s/ Shannon Wragge  
Pierce County Clerk

I, Shannon Wragge, Pierce County Clerk, do hereby certify that all the subjects contained in the foregoing proceedings are contained in the agenda for the meeting kept continuously current and available for public inspection at my office; that such subjects were contained in said agenda for at least 24 hours prior to the meeting; that the minutes of said meeting were in written form and available for public inspection within 10 working days and prior to the next convened meeting of said body; that any news media requesting notification concerning said meetings or said County Board were provided advance notification of the time and place of said meetings and the subjects to be discussed at said meeting.

/s/ Shannon Wragge  
Pierce County Clerk

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