

Dakota County Board of Commissioners  
Monday, September 15, 2025  
7:00 p.m. Regular Business Meeting  
County Court Room, Second Floor  
Dakota County Courthouse, Dakota City, Nebraska

Chair Hohenstein called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. Present at Roll Call: Hohenstein, Rodriguez, Van Berkum, Bousquet, Reed. Absent: None. Also present was Kim Watson, County Attorney and Cherie Conley, County Clerk, acting as Board Secretary. The location of the Open Meetings Act was noted.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL – *Excused Absence*

A current copy of the *Open Meetings Act* is posted on the west wall near the entrance of the County Board Meeting Room and is available for review by all citizens in attendance.

*The Dakota County Board of Commissioners reserves the right to adjust the order of items on this agenda if necessary.*

1. PUBLIC COMMENT. The Board of Commissioners will hear comments about any item not on the agenda. The Chair has the discretion to limit the time of comment.
2. CONSENT AGENDA *Any individual item may be removed by a Commissioner for special discussion and consideration. Unless there is an exception, these items will be approved as one with a single vote of the Board of Commissioners.*
  - a. Approval of the previous meeting minutes – September 2, 2025
  - b. Approval of payroll claims for August 31 to September 13, 2025
  - c. Approval of payroll accounts payable claims
  - d. Approval of monthly accounts payable claims
  - e. Approval of Officials Reports- Register of Deeds, County Clerk and Clerk of District Court
3. NEW BUSINESS AND RESOLUTIONS
  - a. 7:01 p.m. Public Hearing for the purpose of giving citizens the opportunity to offer support, opposition or make neutral comment regarding a request for approval of Conditional Use Permit from Sternwheeler Solar Project, LLC at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28N, Range 8E on approximately 2,900 acres for the solar overlay district.
  - b. Board to approve or not approve Conditional Use Permit from Sternwheeler Solar Project, LLC at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28N, Range 8E on approximately 2,900 acres for the solar overlay district. The Dakota County Planning Commission recommends approval.
  - c. 7:05 p.m. Public Hearing for the purpose of giving citizens the opportunity to offer support, opposition or make neutral comment regarding a request for approval of Conditional Use Permits from Sternwheeler Solar Project, LLC at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28N, Range 8E on approximately 2,461 acres for the proposed construction and operation of the Sternwheeler Solar Project comprising a solar photovoltaic and battery energy storage system.
  - d. Board to approve or not approve Conditional Use Permits from Sternwheeler Solar Project, LLC at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28N, Range 8E on approximately 2,461 acres for the proposed construction and operation of the Sternwheeler Solar Project comprising a solar photovoltaic and battery energy storage system. The Dakota County Planning Commission recommends approval.
4. OLD BUSINESS AND MISCELLANEOUS
  - a. Jolene Gubbels, Highway Superintendent – Road Report – next meeting
5. COMMISSIONER COMMITTEE REPORTS
6. MAIL AND/OR EMERGENCY BUSINESS
  - Reminder Joint Public Hearing – Tuesday, September 23rd at 6:05 pm, SSC Memorial Hall
7. ADJOURNMENT

Chair Hohenstein called for Public Comment. None

Chair Hohenstein called for approval of the consent agenda items. He stated that he had gone through the payroll claims, the accounts payable claims and the Official reports. Chair Hohenstein advised that everything was in order. Commissioner Reed moved, seconded by Commissioner Van Berkum to approve the consent agenda a) Approval of the previous meeting minutes – September 2, 2025; b) Approval of payroll claims for August 31 to September 13, 2025; c) Approval of payroll accounts payable claims; d) Approval of accounts payable claims; e) Approval of Officials Reports-County Clerk, Register of Deeds, and Clerk of District Court. ROLL CALL VOTE: Rodriguez-Yes, Van Berkum-Yes, Bousquet-Yes, Reed-Yes, Hohenstein-Yes. UNANIMOUS MOTION CARRIED.

**Payroll: General Fund Employer:** Gross Salaries-\$184,699.03; Net Pay-\$131,572.91; Total Retirement-\$13,416.99; Total FICA-\$13,685.67; Health Plan-\$43,680.00; Dental Plan-\$1,580.00; Life Insurance-\$208.86; Richard Bousquet-\$1,225.62; Martin Hohenstein-\$1,271.77; Jeffrey Reed-\$1,225.62; Rogelio Rodriguez Villalobos-\$1,225.62; Brian Van Berkum-\$1,225.62; Cherie Conley-

\$2,549.99; Robin Hansen-\$1,519.20; Paola Ledesma-\$1,668.48; Kathy Abbe-\$1,502.40; Khen Chu-\$1,300.00; Maria Garcia-\$1,346.40; Stephanie Gatzemeyer-\$2,549.99; Jalissa Hattig-\$1,657.60; Brenda Landaverde-\$1,420.00; Emily McNaughton-\$1,346.40; Debera Benton-\$1,540.00; Christy Abts-\$2,549.99; Melissa Collins-\$1,817.94; Joseph O'Neil-\$636.00; Karen Becerra-\$1,744.81; Katherine Wiltgen-\$2,549.99; Louvontree Hunter-\$3,615.82; Debra Jensen-\$1,781.60; Samantha Mitchell-\$1,378.40; Rodney Soole-\$2,307.20; Todd Uhl-\$2,424.00; Tammy Dunn Peterson-\$1,596.80; Jacob Acero-\$1,968.76; Shaun Bird-\$1,352.40; Russell Briggs-\$0.00; Timothy Decker-\$2,766.78; Brian Ellinger-\$3,216.75; Penny Epting-\$2,662.58; Brian Fernau-\$3,039.71; Tyler Fulkerth-\$3,023.49; Martin Guerrero-\$3,253.80; Melvin Harrison III-\$3,115.37; Jason James-\$2,465.74; Kimberly Johnson-\$1,166.63; Jared Junge-\$2,548.26; Christopher Kleinberg-\$3,185.79; Jose Magana-\$2,989.18; Keaton Mueller-\$3,136.28; Gregory Nyhof-\$3,029.40; Kelsey O'Neill-\$2,137.16; Jonathan Romo-Rodriguez-\$4,537.13; Mardi Schnee-\$1,384.80; Shantel Drum-\$1,137.50; Sarah Hammond-\$2,588.01; Jocelyn Rivera-\$1,453.32; Debra Schmiedt-\$3,910.80; Kimberly Watson-\$3,981.55; Summer Adair-\$1,981.44; Shaelee Barreras-\$2,861.25; Ismael Castro-\$2,328.92; Timathey Chamberlain-\$2,015.04; Charlotte Coleman-\$1,869.34; Adilene Delgadillo Alvarez-\$851.55; Elisabet DeRoin-\$2,346.05; Jennifer Fuentes-\$2,297.29; Jonathan Gray-\$2,086.41; Kara Groetken-\$1,875.20; McKenna Hammer-\$1,948.98; Todd Hammer-\$2,485.34; Brieyqui Hernandez Mencos-\$803.60; Dustin Johnson-\$2,002.44; Terry Johnson-\$2,333.09; Carol Juarez-\$1,884.54; Matthew Kronick-\$1,589.94; Brandon Long-\$2,262.38; Jennifer Marquez-\$555.36; Skyler Miner-\$1,914.00; Lucas Moulton-\$747.50; JR Marselino Ochoa Flores-\$482.16; Jaime Perez-Rojas-\$803.60; Kimberly Peterson-\$1,845.60; Cesar Ponce Robles-\$2,105.28; Michele Rohde-\$1,880.63; Jeremy Russell-\$1,981.44; Jerry Santos-\$2,151.67; Jennifer Svendsen-\$1,245.30; Armando Valerio-\$2,002.44; Regn Vater-\$2,062.35; Randall Walsh-\$2,662.58; Alondra Zermeno-Mendez-\$1,446.48; Deanna Hagberg-\$2,266.37; Jolene Gubbels-\$2,333.91; Jennifer Ankerstjerne-\$1,517.51; Theresa Grove-\$2,529.60; Johanna Marquez-\$1,272.96; Courtney Swick-\$1,541.15; Nicholas Nieman-\$2,499.89; **General Fund Employee:** Federal Tax-\$12,041.12; State Tax-\$6,022.62; Soc Sec-\$11,069.79; Medicare-\$2,588.88; Extra Fit-\$1,476.00; Extra Sit-\$505.00; Retirement-\$9,301.86; Health Plan-\$3,550.00; Dental Plan-\$504.00; Colonial Health-\$219.74; Sheriff Union Dues-\$725.00; Colonial Life/Disability-\$202.17; Deferred Comp-\$1,293.00; Garnishments-\$1,585.42; Flex Plan Medical-\$1,073.08; Flex Dependent Care-\$208.33; VSP Vision Prem-\$407.53; Legal Shield-\$148.09; Liberty Nat'l Pretax-\$81.76; Liberty Nat'l Post tax-\$12.27; VSP Vision Base-\$110.46; **Road Fund Employer:** Gross Salaries-\$22,032.92; Net Pay-\$16,146.73; Retirement-\$991.51; Total FICA-\$1,636.06; Health Plan-\$6,160.00; Dental Plan-\$220.00; Life Insurance-\$27.16; Tristin Eifert-\$1,844.80; Michael Fuchser-\$1,844.80; Robert Hacker-\$1,960.80; Scott Jorgneson-\$1,924.80; David Kneifl-\$2,222.85; Kimon Litras-\$2,226.73; Brandon Miller-\$1,844.80; Tanya Orr-\$1,924.80; Dean Pallas-\$2,252.40; Robert Schmidt-\$1,844.80; Gunner Stanwick-\$2,141.34; **Road Fund Employee:** Federal Tax-\$1,502.68; State Tax-\$739.16; FICA-\$1,325.95; Medicare-\$310.11; Extra Fit-\$45.00; Retirement-\$991.51; Health Plan-\$450.00; Dental Plan-\$42.00; Colonial Health-PreTax-\$38.23; Flex Plan Medical-\$40.00; Road Union Dues-\$247.50; VSP Vision Prem-\$50.18; Legal Shield-\$77.81; Liberty National PreTax-\$6.50; VSP Vision Base-\$19.56; **Health Planning Grant Employer 2502:** Gross Salaries-\$1,622.40; Net Pay-\$1,222.38; Retirement-\$109.51; Total FICA-\$120.29; Health Plan-\$560.00; Life Insurance-\$2.55; Chloe Coover-\$1,622.40; **Health Planning Grant Employee 2502:** Federal Tax-\$101.52; State Tax-\$55.20; FICA-\$97.49; Medicare-\$22.80; Retirement-\$73.01; Flex Plan Medical-\$50.00; **Health Program Grant Employer 2504:** Gross Salaries-\$1,825.79; Net Pay-\$1,425.95; Retirement-\$118.58; Total FICA-\$136.94; Health Plan-\$560.00; Dental Plan-\$20.00; Life Insurance-\$2.55; Mohamud Ibrahim-\$68.99; Yesica Saldana Cisneros-\$1,756.80; **Health Program Grant Employee 2504:** Federal Tax-\$98.68; State Tax-\$48.57; FICA-\$110.93; Medicare-\$25.94; Retirement-\$79.06; Dental Plan-\$21.00; VSP Vision Base-\$15.66; **Juvenile Services Aid Employer 2507:** Gross Salaries-\$1,620.00; Net Pay-\$1,342.76; Retirement-\$109.35; Total FICA-\$121.13; Dental Plan-\$20.00; Life Insurance-\$2.55; Kristin Robinette-\$1,620.00; **Juvenile Services Aid Employee 2507:** Federal Tax-\$0.00; State Tax-\$46.55; FICA-\$98.17; Medicare-\$22.96; Retirement-\$72.90; Dental Plan-\$21.00; VSP Vision Prem-\$15.66.

**Payroll Accounts Payable: General Fund:** Collection Service Center, garnishment-\$564.45; Colonial Life & Accident, premiums-\$421.91; Dakota County Dental, premiums-\$2084.00; FSA Account, premiums Dep Care-\$208.33; FSA, premiums medical-\$1073.08; Dakota County Health Plan, premiums-\$47,230.00; Dakota County Lodge #49, union dues-\$775.00; Federal Withholding, federal taxes-\$13,517.12; Globe Life Liberty, premiums-\$94.03; Hawkeye Adjustment Services, garnishment-\$254.36; Legalshield, premiums-\$148.09; Dakota County Life Insurance, premium-\$208.86; Nationwide Retirement Solutions, contributions-\$1293.00; Nebraska Child Support, garnishments-\$766.61; Neb Dept of Revenue, state taxes-\$6538.29; Ameritas Retirement, contributions-\$22,718.85; Social Security, FICA & MEDI-\$27,351.18; VSP, premiums-\$517.99. **Road Fund:** Colonial Life & Accident, premiums-\$38.23; Dakota County Dental, premiums-\$262.00; FSA, premiums medical-\$40.00; Dakota County Health Plan, premiums-\$6610.00; Federal Withholding, federal taxes-\$1547.68; Globe Life Liberty, premiums-\$6.50; Legalshield, premiums-\$77.81; Dakota County Life Insurance, premium-\$27.16; Neb Dept of Revenue, state taxes-\$739.16; Nebraska Public Employee Local 251, union dues-\$247.50; Ameritas Retirement, contributions-\$2478.70; Social Security, FICA & MEDI-\$3772.12; VSP, premiums-\$69.74. **Insurance Fund 1275:** Point C Auto Withdrawals, medical claims-\$57,317.46; Regan Vater-medical reimbursement-\$193.41; **Health Fund 2502:** FSA, premiums medical-\$50.00; Dakota County Health Plan, premiums-\$560.00; Federal Withholding, federal taxes-\$101.52; Dakota County Life Insurance, premiums-\$2.55; Neb Dept of Revenue, state taxes-\$55.20; Ameritas Retirement, contributions-\$182.52; Social Security, FICA & MEDI-\$240.58; **Health Fund 2504:** Dakota County Dental, premiums-\$41.00; Dakota County Health Plan, premiums-\$560.00; Federal Withholding, federal taxes-\$98.68; Dakota County Life Insurance, premium-\$2.55; Neb Dept of Revenue, state taxes-\$48.57; Ameritas Retirement, contributions-\$197.64; Social Security, FICA & MEDI-\$273.74; VSP, premiums-\$15.66; **Juvenile**

**Services Fund 2507:** Dakota County Dental, premiums-\$41.00; Dakota County Life Insurance, premiums-\$2.55; Neb Dept of Revenue, state taxes-\$46.55; Ameritas Retirement, contributions-\$182.25; Social Security, FICA & MEDI-\$242.26; VSP, premiums-\$15.66.

**Accounts Payables: General Fund: General Fund:** Dakota County Star, publications-\$904.76; Cherie Conley, mileage, NACO-\$84.00; GreatAmerica Financial, copier contract-\$142.59; DAS State Acct, state printers software-\$184.00; MIPS, state printers software-\$1,101.13; One Office, office supplies-\$40.08; US Bank, workshop-\$30.00; Margie Rahn, prior year service-\$12.00; Christy Abts, meals, mileage-\$375.79; Melissa Collins, meals-\$59.04; Fairfield By Marriott-Kearney, lodging-\$809.70; GreatAmerica Financial, copier contract-\$284.18; Innovative Appraisal Service, re-assmt hrs, premit reviews-\$2,024.50; MIPS, state software-\$2,039.95; Cherie Conley, mileage, election training-\$236.60; Dakota County Star, publications-\$30.26; Marco, copier contract-\$137.24; Joe O'Neill, flash drive for public records-\$40.65; US Bank, postage-\$111.90; RTI, IT support, installments, replacements-\$11,338.18; GreatAmerica Financial, copier contract-\$124.38; MIPS, state software-\$70.00; Marco, copier contract-\$367.87; Microfilm Imaging, scanning-\$153.00; US Bank, office supplies-\$76.50; Perla Alarcon-Flory, interpreter fees-\$225.00; Leaf, copier contract-\$36.10; One Office, office supplies-\$53.22; Crary Huff Law, atty fees-\$93.75; Dakota County Court, court cost-\$1,726.80; Dakota County Sheriff, papers, warrants-\$2,903.86; District Court, court cost-\$552.00; Thomas B Donner, atty fees-\$1,890.56; Randy S Hisey, atty fees-\$437.00; Jorgensen Law Office, atty fees-\$837.80; Stuart Mills, atty fees-\$3,987.60; Pieper & Story, atty fees-\$2,150.50; Stratton, DeLay, Doele, atty fees-\$3,232.00; Oestmann & Albertsen Law, atty fees-\$450.00; Wayne County Sheriff, subpoena-\$9.25; Robert Wichser, atty fees-\$13,386.87; Woodbury County Sheriff, subpoena-\$30.00; City of Dakota City, utilities-\$206.80; Eakes, janitorial supplies-\$360.40; Gill Hauling, dumpster-\$240.75; Lessman Electric, light blubs-\$240.00; MidAmerican Energy, utilities-\$487.93; NPPD, utilities-\$2,145.70; One Office, supplies-\$15.85; Rodney Soole, mileage-\$29.40; Trembly, pest control-\$55.00; US Bank, supplies, fuel-\$108.50; Wilmes, building supplies-\$28.47; Angela Abts, mileage-\$252.70; Julie Boyle, mileage-\$249.20; Captial One/Wal-Mart, finance charge-\$1.01; Leaf, copier contract-\$103.00; One Office, copier copies-\$208.11; PMRNRD, monthly rent-\$750.00; UNL research lab, HMBL at Dakota County Fair-\$316.00; AT&T, phones-\$600.60; AutoZone, supplies, materials-\$76.80; Berkins Fire & Safety, annual maintenance-\$312.80; Benchmark Gov Solutions, training meals-\$1,454.35; Billion, vehicle repair-\$777.84; Linda Carson, prior year service-\$11.00; City of So Sioux City, fuel-\$6,356.32; Crystal Oil, fuel-\$53.09; DAS State Acct, annual radio fee-\$132.00; Digital Ally Inc, data processing-\$2,390.00; Fremont Tire, vehicle repair-\$978.50; Groves Emergency Lighting, vehicle repair-\$1,567.10; HNH Auto Repair, vehicle repair-\$94.10; Jack's Uniforms, uniforms-\$869.40; Michael P Baker, LE training-\$230.00; N.L.E.T.C, training-\$142.00; Sandhills State Bank, lease payment-\$18,197.49; Siouxland Federal Credit Union, fuel, lodging, dues,misc-\$561.44; TransUnion Risk, search services-\$128.20; US Bank, uniforms, law enforcement supplies, fuel-\$4,989.83; Wilmes, supplies-\$82.46; Marco, copier contract-\$230.93; Nebraska.gov, certified driver records-\$47.00; US Bank, phones, office supplies, misc-\$244.66; City of So Sioux City, LEC cost shares-\$48,500.00; Ameri-Tech Industrial, dryer repair-\$459.46; AT&T, phones-\$47.03; Charm-Tex, inmate supplies-\$1,127.65; City of Dakota City, utilities-\$2,834.10; City of So Sioux City, fuel-\$367.92; CW Suter Services, building repair-\$1,825.00; Dept. of Correctional Serv, inmate boarding-\$1,897.35; Diamond Drug, inmate supplies-\$6,350.19; Eakes, inmate & janitorial supplies-\$2,640.04; Gill Hauling, dumpster-\$380.25; GRP, disposals-\$93.00; Guarantee Roofing, roof repairs-\$450.00; Hot Water Products, plumbing parts-\$1,491.23; Jack's Uniforms, uniforms-\$1,054.25; MidAmerican Energy, utilites-\$427.04; MLB Health, medical fees-\$5,000.00; NPPD, utilities-\$3,913.75; Pittsburgh Paints, building repair-\$86.12; Summit Food, food & beverages-\$30,098.09; Thurston County Sheriff, inmate housing-\$4,080.00; Trembly, pest control-\$100.00; UnityPoint Health, prisoner medical-\$119.47; US Bank, meical, inmate, and janitorial supplies, meals, fuel-\$1,514.84; Armando Valerio, reimbursement-\$199.95; Wells Fargo, copier contract-\$523.92; 24/7 Locksmith Service, restroom lock repair-\$95.00; City of So Sioux City, fuel-\$47.95; Verizon, phones-\$39.93; Verizon, phone-\$40.01; Ford Motor Cerdit, pickup lease payment-\$912.16; Marco, copier contract-\$333.04; US Bank, supplies, copier, misc-\$408.07; Thomas Wentte, consulting fee-\$250.00; Nicholas Nieman, mileage-\$575.40; Nebraska Journal-Leader, publications-\$10.48; US Bank, office supplies-\$90.10; US Bank, online legal research-\$386.00; DAS State Acct, payroll/acct payable-\$150.00; Electronic Engineering, panic button-\$29.95; Im On, phones-\$737.16; MercyOne, monthly EAP, welness blood profile-\$1,022.34; MIPS, payroll/acct payable-\$709.05; Mohr & Becker-Hunt Funeral, cremation-\$1,800.00; NE DHHS- BEATRICE STATE DEVELOPMENT, institutions-\$276.00; NE DHHS- LINCOLN REGIONAL CENTER, institutions-\$276.00; One Office, copy paper-\$2,116.00; Region 4 Behavior Helath, qrt 2 FY26 mental health-\$10,968.50; Team Trouble Chaser, vehicle equipment-\$350.00; Triview Communications, programming-\$495.63; US Bank, misc-\$14.95; US Postal, postage-\$4,000.00; Road Improv 0802, general fund transfer-\$49,296.00; **Road Fund:** Bomgaars, shop supplies-\$71.03; Bosselman Pump & Pantry, fuel-\$8,056.84; Boyer Sand & Rock Inc, gravel-\$10,247.68; DC Petty Cash, title-\$15.00; DSG, culverts-\$4,466.25; Emerson Heritage, fuel-\$56.52; H204U, water-\$98.50; Heartland Tire, tires-\$1,121.00; Hefner Oil & Feed Co, fuel-\$285.00; J&J's Pronto, fuel-\$91.64; Jim Hawk Truck Trailer, parts-\$572.86; King's Disposal, dumpster-\$70.00; Lowes, tools-\$257.69; M&H Sand & Gravel, gravel-\$25,428.06; Arnie Mellick, prior year service-\$13.00; MidAmerican Energy, utilities-\$9.82; NPPD, utilities-\$114.19; Northeast NE Telephone, phones-\$130.13; Northeast Power, utilities-\$377.10; O'Reilly Auto Parts, supplies-\$118.06; Robertson, parts, labor-\$642.97; Sapp Bros, shop supplies, fuel-\$3,402.57; Sioux City Trap, parts-\$187.00; Sioux City Truck Sales, parts, labor-\$1,551.25; Stephan Welding Inc, parts, labor-\$60.00; UnityPoint Clinic OC Med, drug testing-\$35.00; US Bank, misc, tools-\$189.58; Verizon Connect, GPS-\$468.70; Verizon Wireless, phones-\$39.93; Village of Emerson, utilities-\$50.41; Warren Oil, diesel-\$7,979.55; Wilmes, shop supplies-\$41.16; Ziegler's, parts, blades-\$8,653.84; **0802 Road & Bridge Improv:** Gill Construction, N bluff rd repair-\$49,296.00; **990 Visitor Promo:** SSC Chamber of Commerce, visitor promo-\$26,731.11; **1150 P&M Fund:** Microfilm Imaging, scanning-\$210.00; MIPS, state software-\$630.75; **2502 Health Planning Grant:** Chole Coover,

mileage-\$293.30; US Bank, phones, workshop, misc-\$429.04; **2504 Health Dept Program Grants:** US Bank, website, supplies-\$337.76; Verizon, phones-\$79.94; **2508 Health Obesity Grant:** Theresa Grove, reimbursement-\$10.05; Jennifer Ankerstjerne, mileage-\$193.20; **ARPA Fund:** MEI, construction engineering M Ave grading-\$12,198.00; **Public Safety 2960:** RFD Sales Tax, tax month-\$29,273.81.

Chair Hohenstein opened the Public Hearing for the purpose of giving citizens the opportunity to offer support, opposition or make neutral comment regarding a request for approval of Conditional Use Permit from Sternwheeler Solar Project, LLC at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28N, Range 8E on approximately 2,900 acres for the Solar Overlay District at 7:02 p.m.

Commissioner Reed informed the public that this hearing was for the Solar Overlay District which means this is put in place to protect landowners adjacent to projects.

Support: Ethan Frazier, Mission Clean Energy, explained that this is a solar and battery storage project for renewable energy. He explained that there is a demand across the country for energy and it ties into existing power supplies. He commented on the Planning and Zoning Commission and Board have worked on putting together ordinances and regulations, setbacks from homes, and the benefits to the County and the Homer school district.

Aubrey Copeland, Mission Clean Energy, explained that Mission Clean Energy started in 2022 and it takes approximately 5 years to get a solar farm running and they do not currently have any.

Opposition: Several residents spoke in opposition to the solar farm. Summary (spelling of names could be incorrect) Don Kubik-damaging roads; Tony Staab-prime farmland and snow drifting; Ron Reynor-snow drifts, power sold to who, health effects, taxes, who removes them, sustainability, heat issues; Lou Franco-values, taxes, livestock, water runoff, downfalls; Dennis McManigal-looking at solar farm from front window, waste of good farm ground. Commissioner Rodriguez and Hohenstein commented that change is inevitable. The City of So Sioux City is looking to expand and develop industries outside of city limits.

Neutral: None.

Chair Hohenstein closed the public hearing at 7:29 p.m.

Commissioner Reed moved, seconded by Commissioner Rodriguez to approve the Conditional Use Permit from Sternwheeler Solar Project, LLC at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28N, Range 8E on approximately 2,900 acres for the Solar Overlay District noting the Dakota County Planning Commission recommended approval. ROLL CALL VOTE: Van Berkum-Yes, Bousquet-Yes, Reed-Yes, Hohenstein-Yes, Rodriguez-Yes. UNANIMOUS MOTION CARRIED.

Chair Hohenstein opened the Public Hearing for the purpose of giving citizens the opportunity to offer support, opposition or make neutral comment regarding a request for approval of Conditional Use Permits from Sternwheeler Solar Project, LLC at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28N, Range 8E on approximately 2,461 acres for the proposed construction and operation of the Sternwheeler Solar Project comprising a solar photovoltaic and battery energy storage system at 7:30 p.m.

Chair Hohenstein read to the public the following for their information:

*The Board has the authority to create regulations regarding the installation of solar panels on private property (as long as those regulations are part of a comprehensive zoning or development plan) under Nebraska Revised Statute section 66-913. Counties with zoning jurisdiction are authorized to include provisions for encouraging solar energy use and protecting access to solar energy in their zoning regulations. They can regulate things like height, location, and setback of structures.*

*The Board can adopt zoning resolutions that regulate land use to promote public health, safety, and welfare. The Board may grant conditional use permits for specific uses of property, including solar panel installation, if those uses are identified in the county zoning regulations. The Board must adopt standards and procedures for granting these permits in a way that promotes the public interest and ensures equitable treatment.*

*The Board is trying to protect the public by adopting appropriate regulations for solar energy as best they can while at the same time protecting surrounding property from interference with their own property rights. The Board must balance encouraging the use of solar energy systems with protecting the public interest.*

Opposition: Several residents spoke in opposition to the solar farm. Summary (spelling of names could be incorrect) Sally Reinert-P&Z implemented in 1970's and the Board could do away with if they choose, referenced P&Z reg 600.3 necessary conditions; Lou Franco-people enjoy property they own, will affect wildlife, environment, chemical concerns; Don Kubik-Pierce County has problems with roads, county taxpayers money, Dakota County has gumbo.

Audrey Copeland, Mission Clean Energy, explained that the company will have in place road use agreements and maintenance agreements prior to construction.

Kenny Baker-concerned about stormwater and flooding; Dennis Reinert-served on P&Z many years ago and failed to follow the regulations set and NIRMA had to step in, advised to be sure to follow the rules; Ron Renor-wants guarantee that taxes and values will not go up, dust control is an issue, snow drifting.

Ethan Frazier, Mission Clean Energy, advised that before project begins there will be agreements approved and signed regarding vegetative management, stormwater management, and fencing. Troy Launsby-selling point is income from taxes, wanted firm numbers on revenue.

David Levy, Attorney with Baird Holm, provided estimated revenue numbers and some of the splits, advised there are statutes and legislation that provide guidance, and numbers change based on levy and valuations.

Scott Davidson-opposed, wanted to know if there is a contract for energy, dust control a concern, suggested waiting a few months before making decisions.

Marcy Broyhill-wind & solar are 3<sup>rd</sup> world power sources – nuclear fusion and fission are being explored, wanted to know who the investors are.

Audrey Copeland, Mission Clean Energy, advised the investors can be found on the website. Mission Clean Energy is a US owned company, and some investors are global. Solar is the fastest and cheapest energy to buy. David Levy commented that NPPD buys energy.

Several more residents stood and opposed the project.

Neutral: There were none.

Support:

Oscar Gomez, City of SSC Economic Development Director, spoke in favor of the project stating revenue is needed and there is a need for growth. He noted that if the permits and guidelines are not followed the project can be stopped.

Dustin Marvel-Omaha Public Power District, spoke in favor of the project stating Nebraska needs electrons now and solar and wind creates that. It will bring benefits to the schools and residents. Nebraska buys energy locally.

David Levy, Attorney with Baird Holm, commented on P&Z reg 600.3 does not give veto power. Reg 600.7-outlines the solar energy goals and balances the needs of the public. Requests the Boards approval of Mission Clean Energy conditional use permit and the findings of fact.

Audrey Copeland, Mission Clean Energy, mentioned again that there will be several agreements put into place prior to construction.

Chair Hohenstein closed the public hearing at 8:39 p.m.

Commissioner Reed moved, seconded by Commissioner Rodriguez to approve the Conditional Use Permit and Findings of Fact with conditions from Sternwheeler Solar Project, LLC at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28N, Range 8E on approximately 2,461 acres for the purposed construction and operation of the Sternwheeler Solar Project comprising a solar photovoltaic and battery energy storage system noting the Dakota County Planning Commission recommends approval. ROLL CALL VOTE: Bousquet-No, Reed-Yes, Hohenstein-Yes, Rodriguez-Yes, Van Berkum-Yes. UNANIMOUS MOTION CARRIED.

Commissioner Committee Reports: Commissioner Reed attended the NACO Northeast Meeting. Commissioner Rodriguez wants to form a legislative committee.

Mail and/or Emergency Business: Reminder the Joint Public Hearing is Tuesday, September 23rd at 6:05 pm, SSC Memorial Hall.

Commissioner Van Berkum moved, seconded by Commissioner Bousquet to adjourn the meeting. Chair Hohenstein adjourned the Board of Commissioners meeting of September 15, 2025, at 8:44 p.m.

Dakota County Board of Commissioners

---

Martin Hohenstein Chair

---

Cherie Conley, County Clerk/Secretary