

MEETING MINUTES

PROJECT: Dixon County Courthouse
PROJECT #: 26018

LOCATION: Zoom
DATE: 08/06/2026

ATTENDING:

- **BVH:** Andru Meiners, Mark Shepard
- **Neuman Monson:** Khalid Kahn, Brian Warthen, Donovan
- **Committee Members:** Lisa Lunz, Neal Blohm, Steve Hassler, Kevin Connot

Key Discussion Points:

1. Site & Design Review:

2. Design reviewed site layout/design options:

- a. **A1:** East/West orientation, 24,400 sq. ft. building with 33,000 sq. ft. of parking. Includes Sheriff's office, court functions, and 911 Call Center on the north, other county offices on the south.
- b. **A2:** East/West orientation with revamped parking and a south entrance.
- c. **B1:** North/South orientation; requires less site work; includes isolated employee parking. Potential for a retaining wall, though it may require less fill to reach flood-plane elevation.

3.

- a. The committee prefers the B1 layout with the Koch Street alignment for the site.
- b. All current designs retain the existing drive access on State Highway 12; the DOT should be informed of specific equipment needs (large graders/maintainers, semi-trucks/trailers, large dump trucks).
- c. The committee noted a new memorial being erected north of the annex by the city of Ponca, anticipating public traffic on the existing driveway.
- d. **Consensus:** The committee selected **Design B1** as the preferred site due to its design and presence from the highway.
- e. **General Design Criteria:** Drainage will be managed on-site for all designs. Parking is separated from the building to allow for ADA-compliant gradual slopes, eliminating the need for ramps and handrails.
- f. **Structure & Safety:** Interior design uses steel studs/drywall with potential for wood cladding in the courtroom. The 911 Call Center/dispatch and Sheriff's

office will be built to FEMA shelter standards; other areas (e.g., restrooms, storage) may be hardened as tornado shelters.

4. Budget:

- a. The project currently meets the overall \$12,500,000 budget objective (\$425/sq. ft., including CMR fees and expenses).

5. Policy & Legal:

- a. The committee agreed to refer to potential future capacity as "expansion" rather than a "future jail."
- b. Regarding concerns about the legality of issuing bonds without a public vote, Mike Rogers (Gilmore & Bell) is drafting a legal opinion to share with the board and committee members.
- c. A NACO (Nebraska Association of County Officials) compiled document will be included in the slide deck for the community meetings noting that the county's property tax rate is below the 50th percentile.

Action Items & Schedule:

- **August 10:** Staff leadership meeting to review plans and gather feedback (Mark, Andru, Brian).
- **August 11:** Presentation of slide deck to the Board of Supervisors for input (Mark, Andru, Brian, Andy).
- **August 24:** Public meeting (Andru, Brian, Andy, Mark and members of the AdHoc Committee and Board of Supervisors members).

Dixon County Courthouse

Design Team Mtg

08/06/2026



BVH
ARCHITECTURE

NEUMANN MONSON ARCHITECTS

Agenda

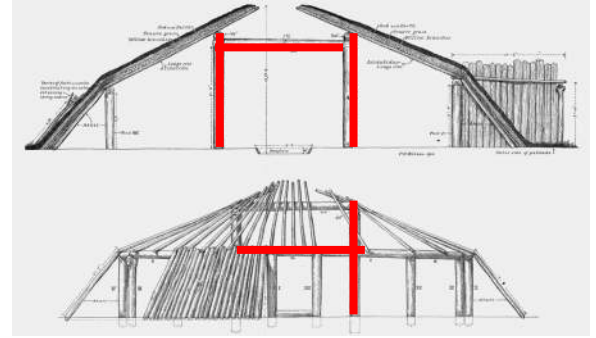
- Design Research
- Site Design & Programming
- Plan/Massing Design
- Schedule

Design Research

Cues from Dixon County Research

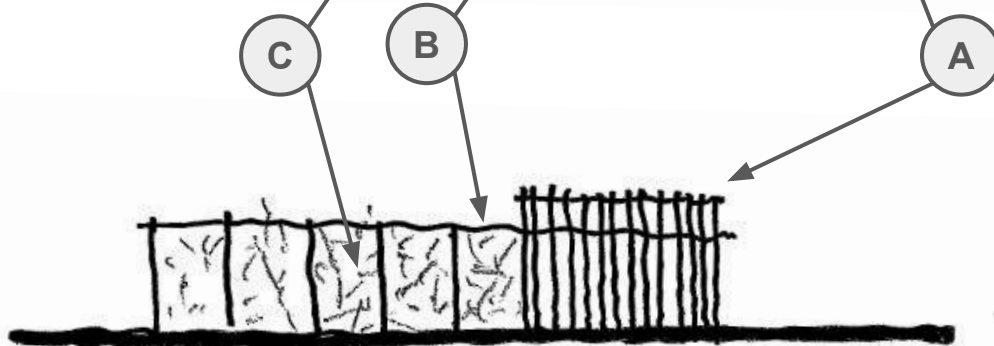
- Aowa and South Creek Confluence:
 - Historical 'centering' for both the Ponca Tribe and Pioneer first settlements
- Trial of Standing Bear (1879):
 - Legally established Native Americans as 'persons' & granted civil right
- Ponca Earth Lodges
 - Wood Frame structures
- Agricultural Building Forms

Precedents





Earth Lodge Sketch



Translation Sketch

- A)** Wood Structure: CLT?
- B)** Wood Frame: Glu-Lam?
- C)** Organic Infill: Brick?

Material Cues



**SURROUNDING
CONTEXT**



METAL PANEL



WOOD



**GLASS / WEATHERED
METAL**



LIGHT



**EXISTING
COURTHOUSE &
PONCA**



BRICK



BRICK + SHADOW



PRECAST



CONTRAST



EARTH LODGE



TIMBER



**CONCRETE
SOLID + VOID**

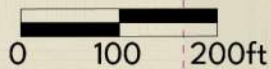


**PLANTINGS +
LANDSCAPE**



WOOD / SKY

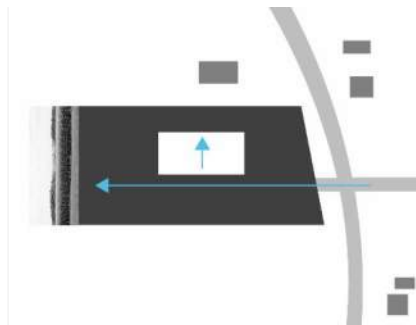
Site Design



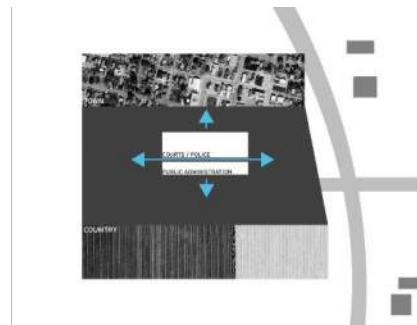
Site Strategy - East / West



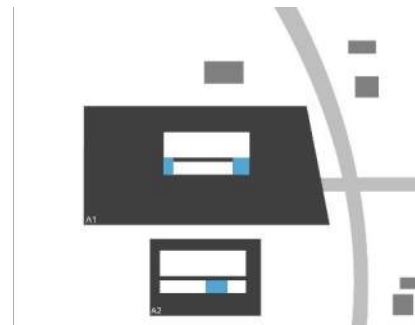
PROGRAM ORIENTED E/W



POSITION TO EMBRACE APPROACH AND HILLS



SPLIT TO RESPOND TO CONTEXT AND PROGRAM

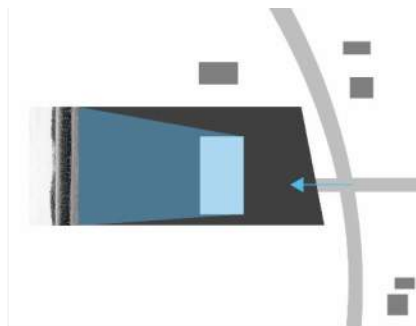


CREATE CIVIC PLAZAS

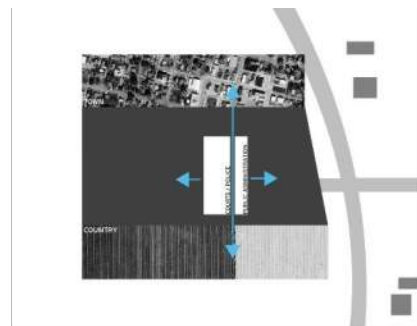
Site Strategy - North / South



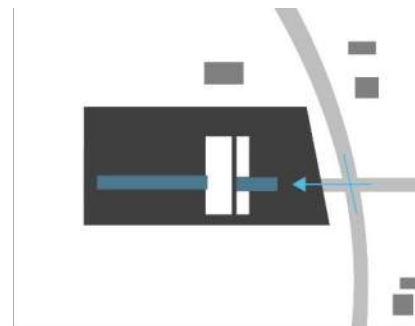
PROGRAM ORIENTED N/S



EMBRACE HILLS AS BACKDROP

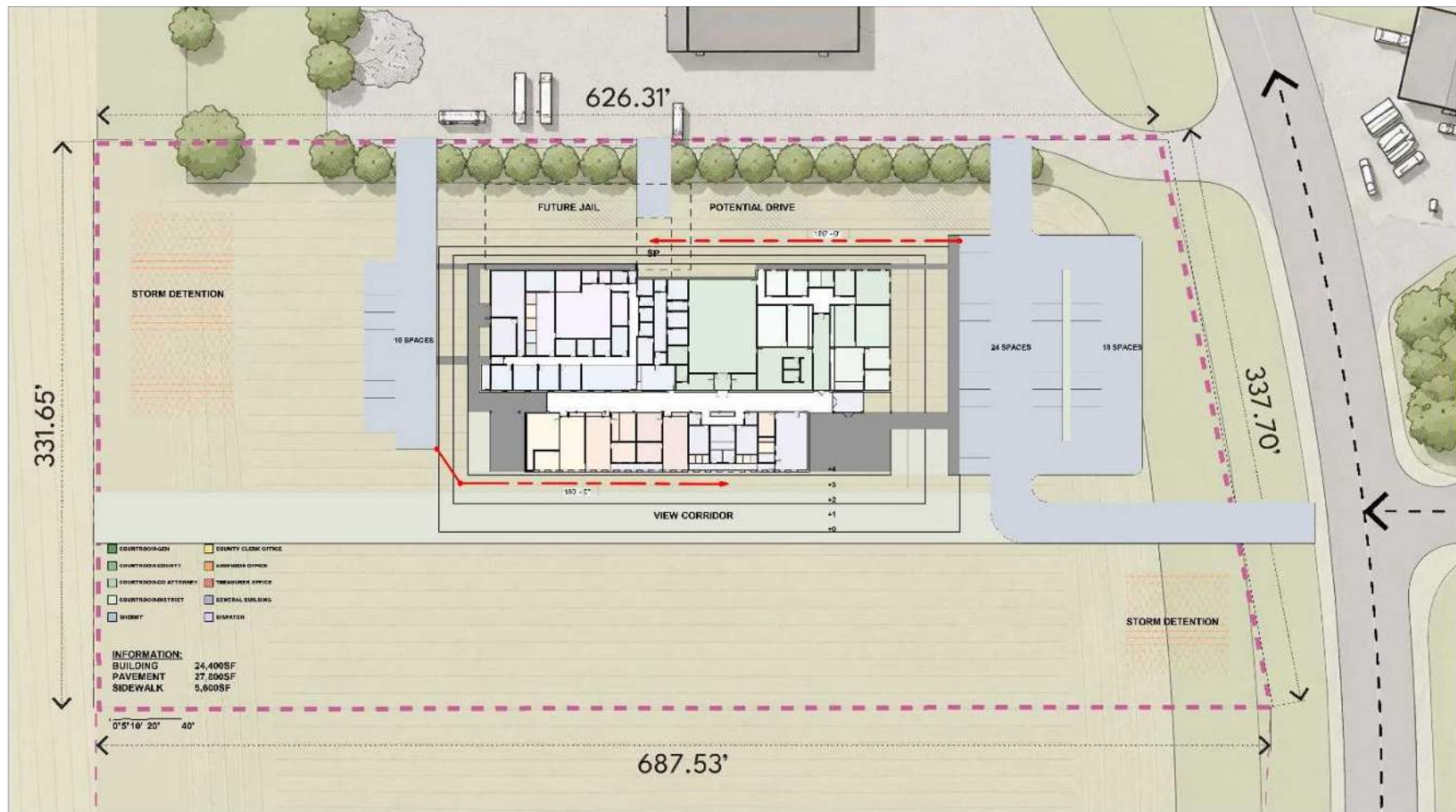


SPLIT TO RESPOND TO CONTEXT AND PROGRAM



CREATE CIVIC ENTRY AND CONNECTION

Design Options

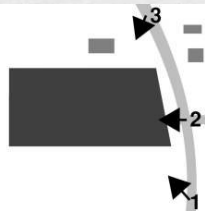
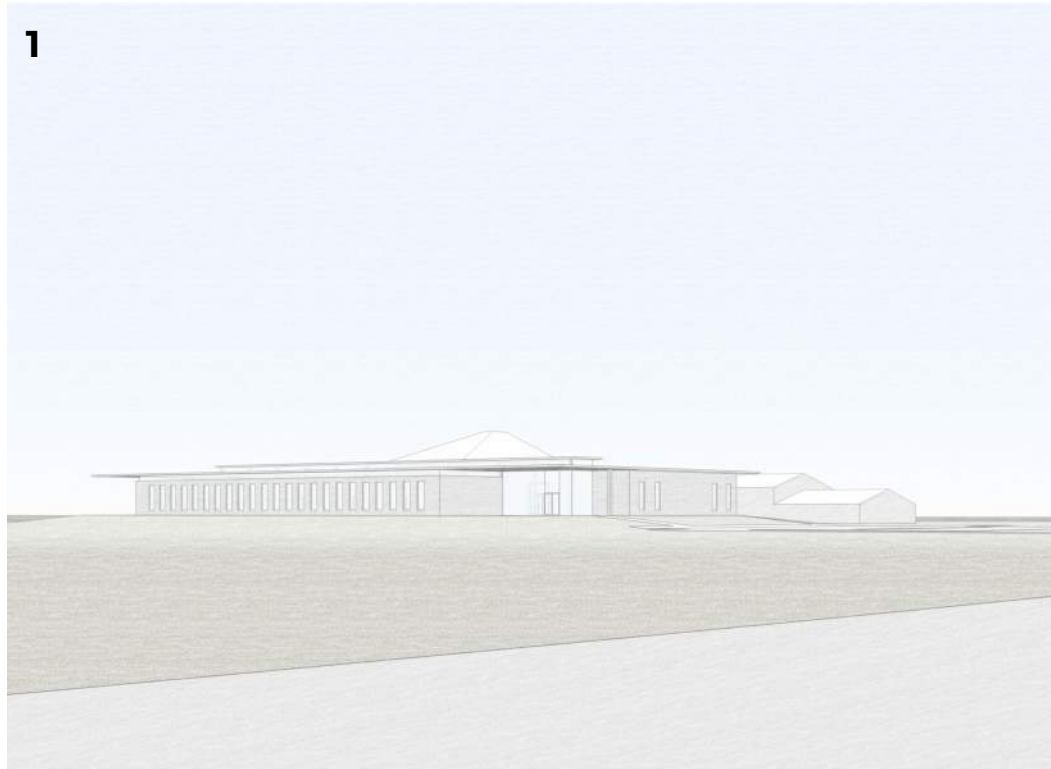


A1 SITE PLAN



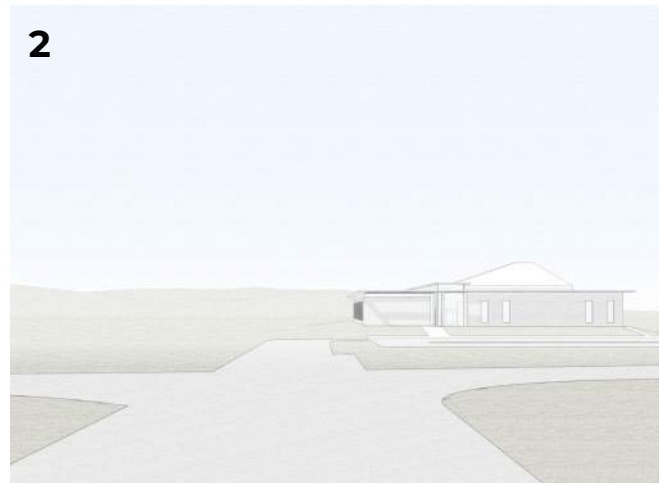
A1 FLOOR PLAN

1



A1 VIEWS

2



3





A2 SITE PLAN

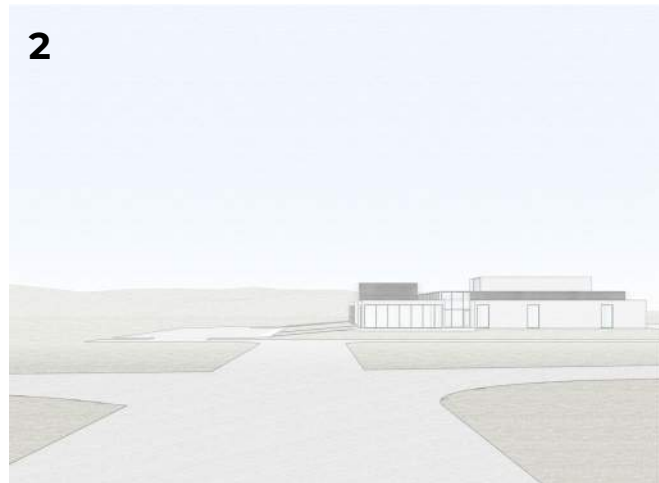


A2 FLOOR PLAN

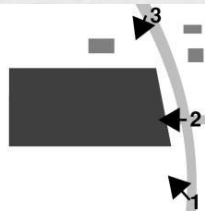
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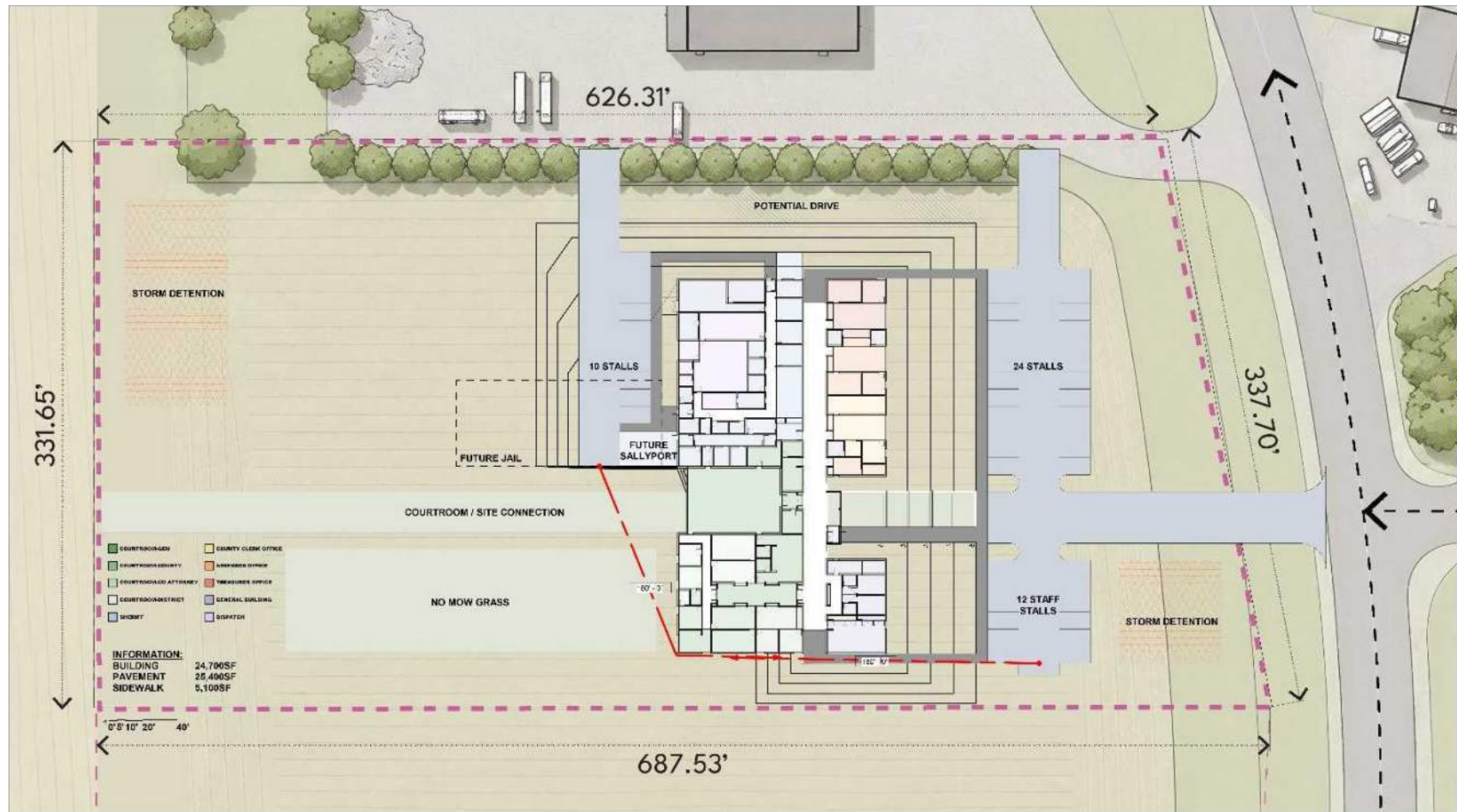
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3

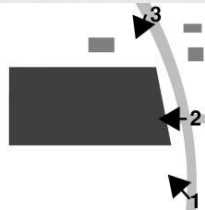


A2 VIEWS



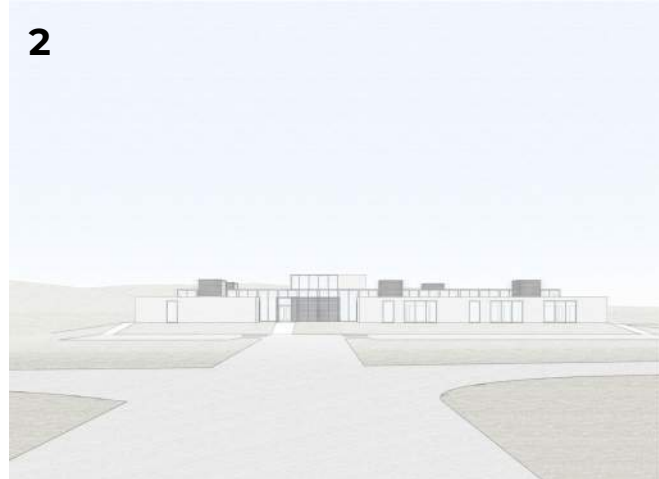
B1 SITE PLAN

1



B1 VIEWS

2



3





A1



B1



A2

SITE PLAN COMPARISON



A1



A2



B1



FLOOR PLAN COMPARISON

Summary / Advantages / Differences

Option A1: (East /West)

- Informal Civic Approach – Entry focus looks towards the hill/farmland (the beyond)
- Lobby / Waiting – Views to hill/farmland
- Courtroom – Views to the north, not ideal view
- (3) drive connections to annex building needed
- Easy expansion of parking lot if needed
- Building Orientation is ideal for building performance



Option A2: (East /West)

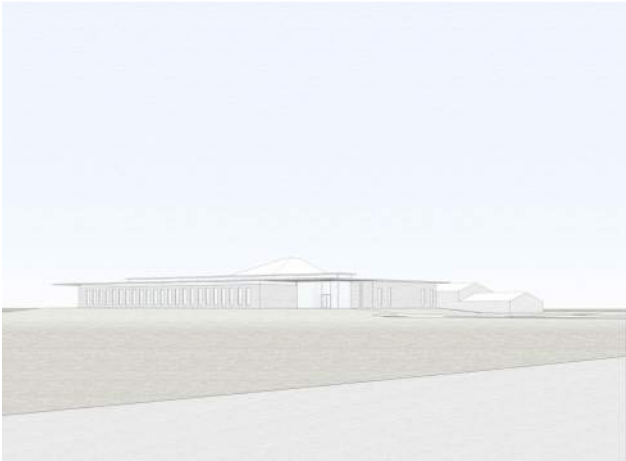
- Informal Civic Approach – Entry focus looks towards the hill/farmland (the beyond)
- Lobby / Waiting – Views to hill/farmland
- Courtroom – Views to the north, not ideal view
- (3) drive connections to annex building needed
- Most Pavement



Option B1: (North / South)

- Formal Civic Approach – Focus on Building Entry
- Ease of wayfinding
- Courtroom – Views to hill/farmland
- Easier expansion to include a future jail if desired
- Least amount of fill
- Least amount of pavement





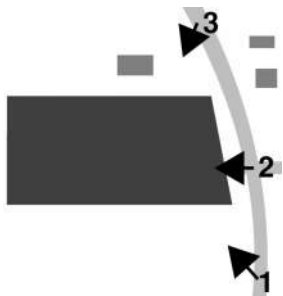
A1



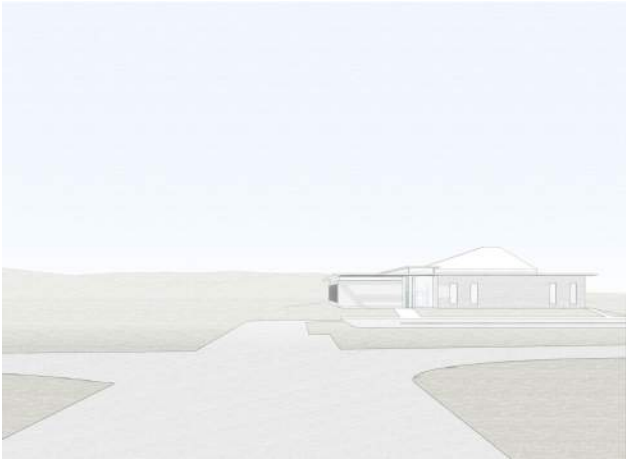
A2



B1



VIEW 1 (FROM SOUTHEAST) COMPARISON



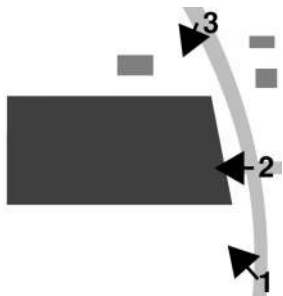
A1



A2



B1



VIEW 2 (FROM EAST) COMPARISON



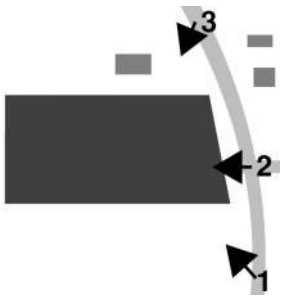
A1



A2



B1



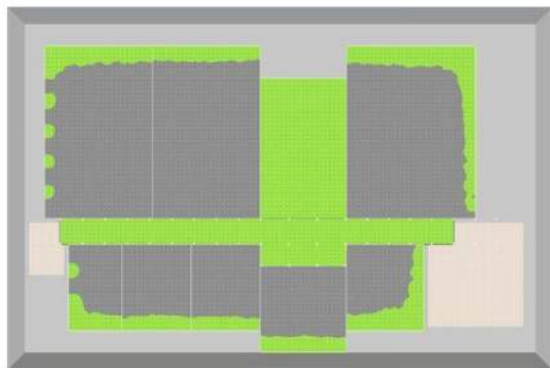
VIEW 3 (FROM NORTHEAST) COMPARISON

Climate Studies

Spatial Daylight Autonomy

A.1

34.3% sDA



0 credits 34.3% sDA_{ann,20} 10.3% ASE_{ann,20} 483 avg lux 73.0% blinds open

Daylight Autonomy All Areas Annual

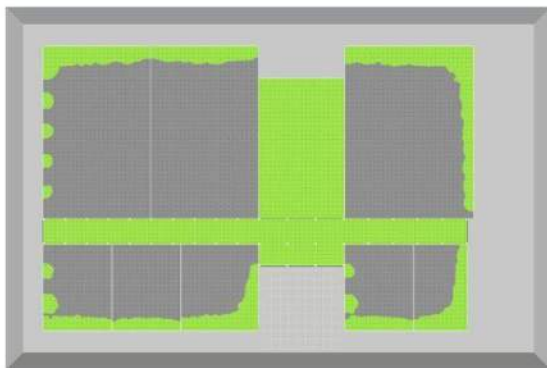


Autonomous (>300 lux)

ID	Description	Tags	Sq.ft	Spacing(ft)	sDA	ASE	ASE.blinds	AvgLux	Blinds	DynamicGlass	Automated
30			2596	2.1	100.00%	14.13%	0.00%	1867	Y	N	N
42			4800	2.1	19.06%	4.45%	0.00%	260	Y	N	N
43			1000	2.1	26.75%	19.74%	0.00%	458	Y	N	N
44			1280	2.1	15.79%	14.74%	0.00%	307	Y	N	N
45			1440	2.1	34.96%	21.36%	0.00%	472	Y	N	N
46			4000	2.1	8.33%	0.00%	0.00%	116	Y	N	N
47			1599	2.1	16.62%	15.51%	0.00%	344	Y	N	N
48			1280	2.1	15.79%	14.74%	0.00%	301	Y	N	N
49			4000	2.1	13.82%	2.19%	0.00%	219	Y	N	N
50			2600	2.1	100.00%	28.52%	0.00%	758	Y	N	N

A.2

35.3% sDA



0 credits 35.3% sDA_{ann,20} 14.0% ASE_{ann,20} 507 avg lux 71.2% blinds open

Daylight Autonomy All Areas Annual

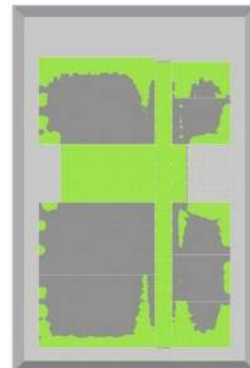


Autonomous (>300 lux)

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21			2600	2.1	100.00%	28.52%	0.00%	757	Y	N	N
22			4000	2.1	13.49%	2.19%	0.00%	218	Y	N	N
23			1440	2.1	27.86%	20.12%	0.00%	365	Y	N	N
24			1280	2.1	14.04%	15.44%	0.00%	247	Y	N	N
25			4000	2.1	8.66%	0.00%	0.00%	117	Y	N	N
26			1280	2.1	20.35%	18.60%	0.00%	359	Y	N	N
27			1000	2.1	37.28%	24.56%	0.00%	429	Y	N	N
28			4800	2.1	18.24%	4.63%	0.00%	259	Y	N	N
29			1280	2.1	21.75%	18.95%	0.00%	364	Y	N	N
30			2765	2.1	100.00%	41.97%	0.00%	2038	Y	N	N

B

43.4% sDA



1* credit 43.4% sDA_{ann,20} 15.5% ASE_{ann,20} 640 avg lux 77.9% blinds open

Daylight Autonomy All Areas Annual



Autonomous (>300 lux)

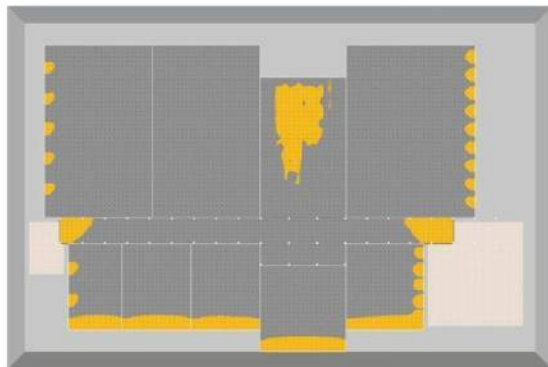
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22			4000	2.1	26.10%	14.04%	0.00%	412	Y	N	N
23			1440	2.1	38.39%	4.33%	0.00%	456	Y	N	N
24			1280	2.1	8.07%	4.21%	0.00%	261	Y	N	N
25			4000	2.1	2.63%	1.10%	0.00%	147	Y	N	N
26			1280	2.1	27.72%	14.74%	0.00%	423	Y	N	N
27			1000	2.1	18.07%	7.46%	0.00%	609	Y	N	N
28			4800	2.1	30.40%	2.18%	0.00%	386	Y	N	N
29			1280	2.1	66.32%	24.36%	0.00%	625	Y	N	N
30			2765	2.1	100.00%	56.13%	0.00%	2194	Y	N	N

* ASE > 10% in one or more spaces. Glare control strategy must be explained.

Annual Sunlight Exposure

A.1

10.3% ASE



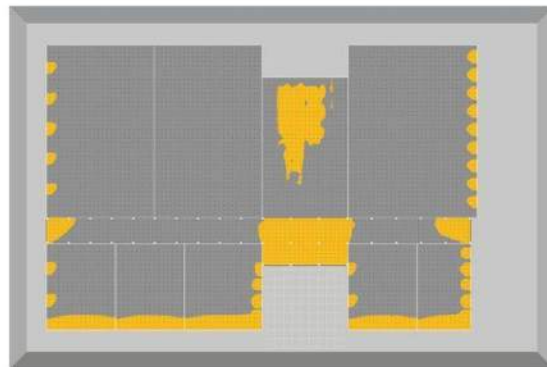
0 credits
34.3% sDA_{1000,000}
10.3% ASE_{1000,000}
483 avg lux
73.0% blinds open



ID	Description	Tags	Sq ft	Spacing [ft]	sDA	ASE	ASE.blinds	Avg Lux	Blinds	DynamicGlass	Automated
30			2596	2.1	100.00%	14.12%	0.00%	1967	Y	N	N
42			4800	2.1	19.06%	4.45%	0.00%	260	Y	N	N
43			1000	2.1	26.75%	19.74%	0.00%	458	Y	N	N
44			1280	2.1	15.79%	14.74%	0.00%	307	Y	N	N
45			1440	2.1	34.96%	21.36%	0.00%	472	Y	N	N
46			4000	2.1	8.33%	0.00%	0.00%	116	Y	N	N
47			1599	2.1	16.62%	15.51%	0.00%	344	Y	N	N
48			1280	2.1	15.79%	14.74%	0.00%	301	Y	N	N
49			4000	2.1	13.82%	2.19%	0.00%	219	Y	N	N
50			2600	2.1	100.00%	28.32%	0.00%	758	Y	N	N

A.2

14.0% ASE



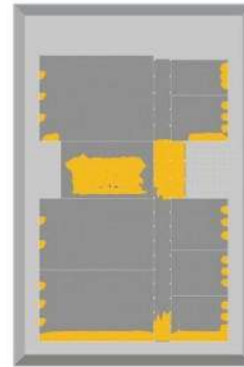
0 credits
35.3% sDA_{1000,000}
14.0% ASE_{1000,000}
507 avg lux
71.2% blinds open



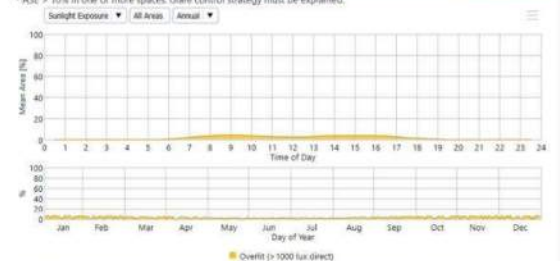
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23			1440	2.1	27.86%	20.12%	0.00%	365	Y	N	N
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27			1000	2.1	37.28%	24.54%	0.00%	429	Y	N	N
28			4800	2.1	18.24%	4.62%	0.00%	259	Y	N	N
29			1280	2.1	21.75%	18.59%	0.00%	364	Y	N	N
30			2765	2.1	100.00%	41.97%	0.00%	2038	Y	N	N

B

15.5% ASE



1* credit
43.4% sDA_{1000,000}
15.3% ASE_{1000,000}
640 avg lux
77.9% blinds open



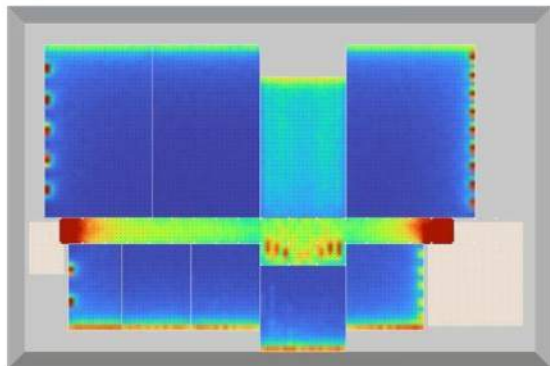
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Mean Illuminance

A.1

483 avg lux



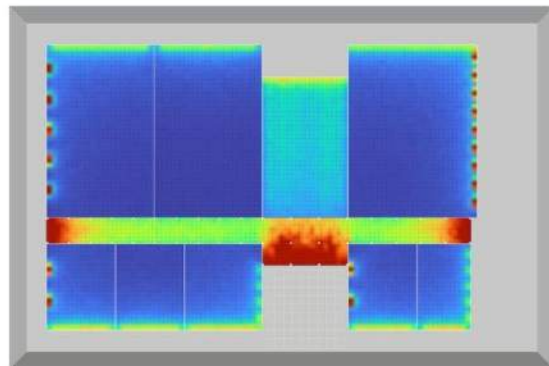
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46			4000	2.1	8.33%	0.00%	0.00%	116	Y	N	N
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48			1280	2.1	15.79%	14.74%	0.00%	301	Y	N	N
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30			2600	2.1	100.00%	16.52%	0.00%	758	Y	N	N

A.2

507 avg lux



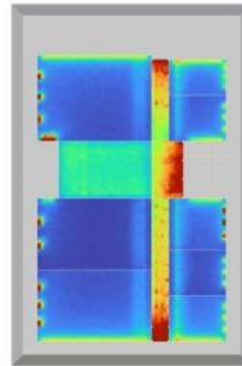
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B

640 avg lux



1* credit 43.4% sDA_{100,000} 15.5% ASE_{100,000} 640 avg lux 77.9% blinds open

* ASE > 10% in one or more spaces. Glare control strategy must be explained.

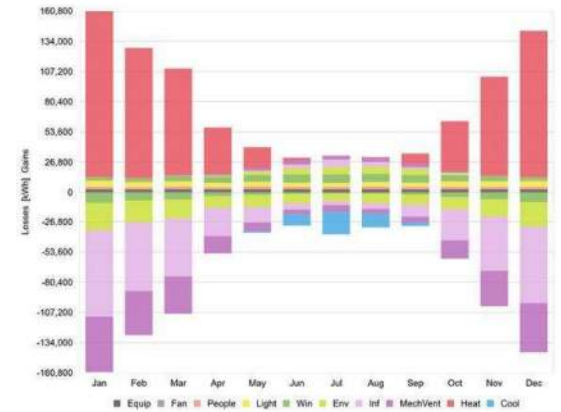
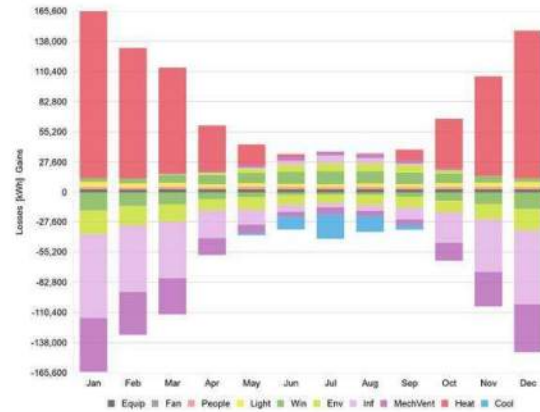
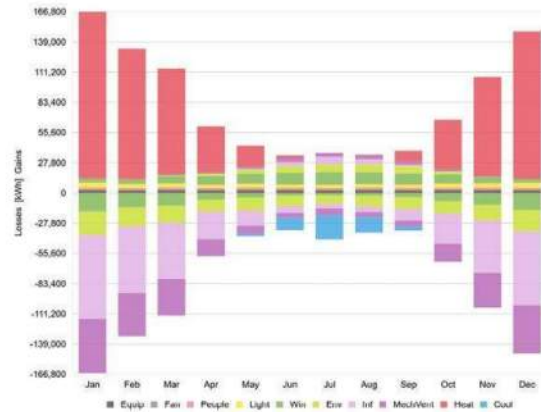
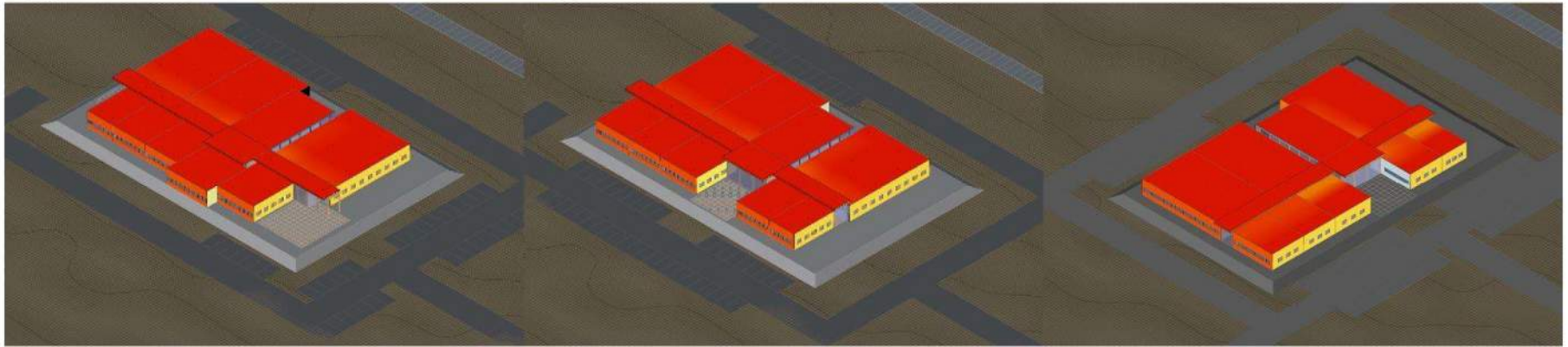


ID	Description	Tags	Sq/h	Spacing[m]	sDA	ASE	ASE/blinds	AvgLux	Blinds	DynamicGlass	Automated
21			2600	2.1	100.00%	16.52%	0.00%	982	Y	N	N
22			4000	2.1	26.10%	14.04%	0.00%	412	Y	N	N
23			1440	2.1	38.39%	4.33%	0.00%	456	Y	N	N
24			1280	2.1	8.07%	4.21%	0.00%	261	Y	N	N
25			4000	2.1	2.63%	1.10%	0.00%	147	Y	N	N
26			1280	2.1	27.72%	14.74%	0.00%	423	Y	N	N
27			1000	2.1	76.07%	7.46%	0.00%	609	Y	N	N
28			4800	2.1	30.40%	2.18%	0.00%	386	Y	N	N
29			1280	2.1	66.32%	14.56%	0.00%	625	Y	N	N
30			2765	2.1	100.00%	38.73%	0.00%	2194	Y	N	N

A.1

A.2

B

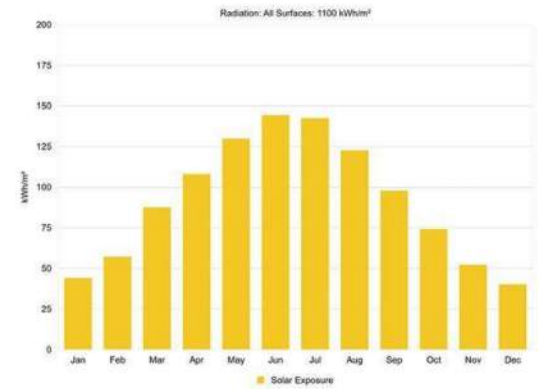
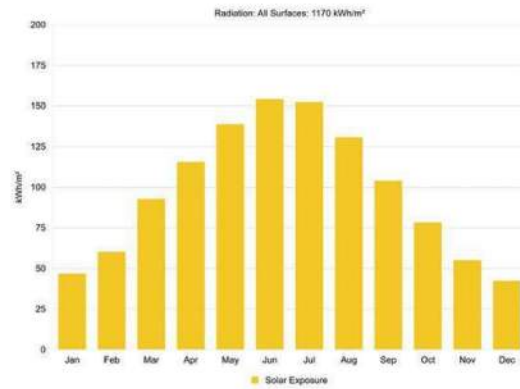
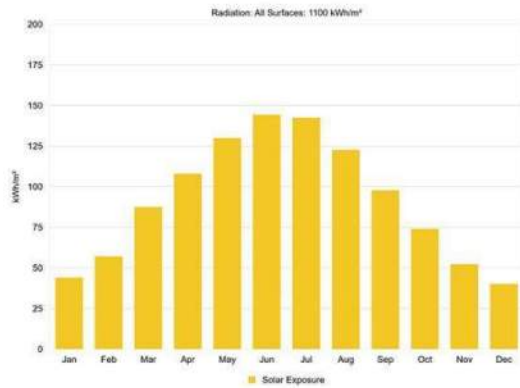
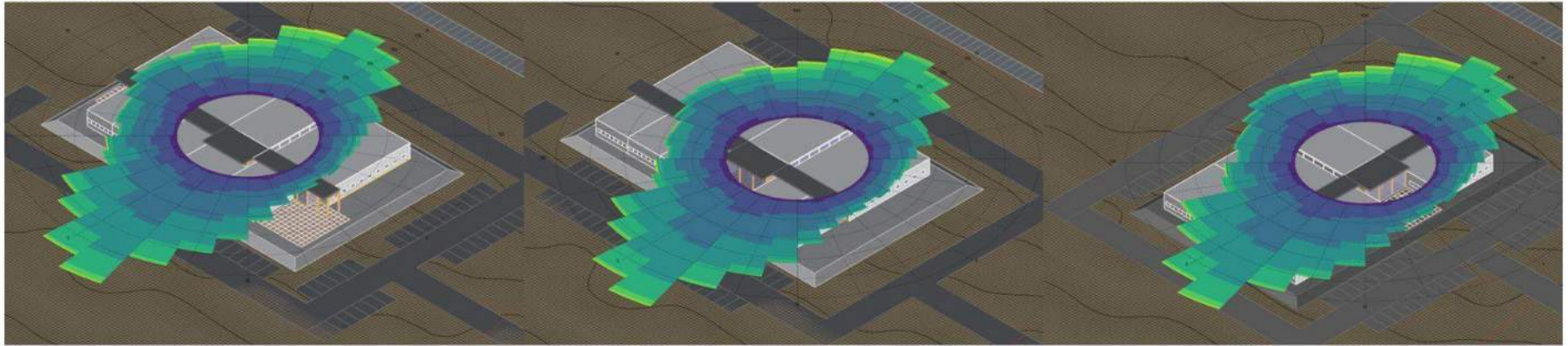


Wind & Solar

A.1

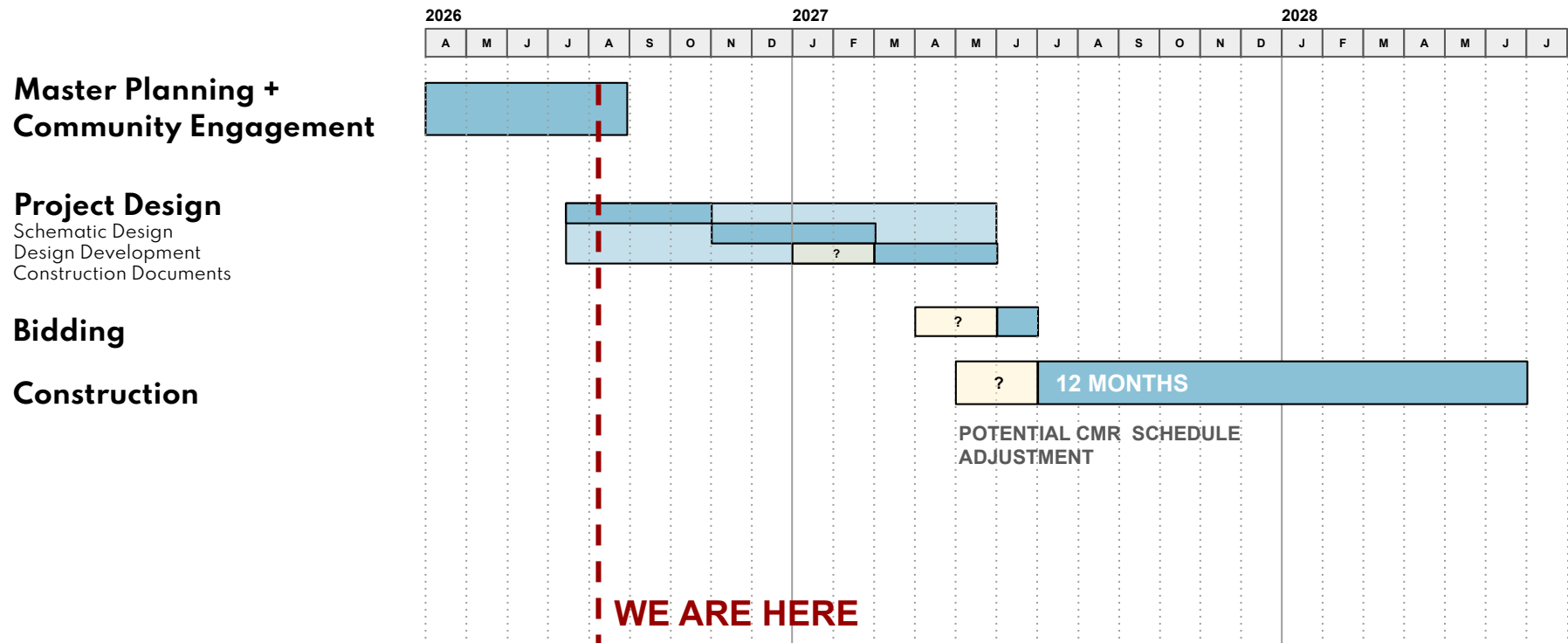
A.2

B



Schedule Review + CMR Update

Preliminary Full Project Schedule



Master Planning Schedule

PHASE

COMPLETION

ACTIVITIES / DELIVERABLES

1) Information Gathering

May

Information Gathering
AdHoc Committee Formed
Funding Scenarios Developed - Resolution Approved
Draft Space Programming Developed
Site Options Studied

Background Information Analysis
Draft Space Program
Master Plan + Project Schedules
DA Davidson: Draft Financial Plan

2) Space Programming + Design Test Fit

June

Department Leads Program Review
Programming Reviewed/Approved - AdHoc Committee
Conceptual Test Fit for Preferred Site - Building Layouts
Initial Cost Estimates Shared with Board
AdHoc Committee Direction

Space Program
Conceptual Test Fit Design Options
→ Site/Program Plan, Rough Massing Models
Cost Estimate

3) Master Planning + Community Engagement

July

Develop Master Plan Solution
AdHoc Committee Direction

Community Presentations
Master Plan Refined to a Preferred Option
Cost Estimate

4) Final Program

August

Board Approval on Final MP Design
Community Input Meetings

Final Master Plan:
→ Site Plan, Floor Plan, Massing Model
Cost Estimate

Thank You

BVH
ARCHITECTURE

NEUMANN MONSON **ARCHITECTS**