

MEETING MINUTES

PROJECT: Dixon County Courthouse
PROJECT #: 26018

LOCATION: Zoom
DATE: 10/01/2026

ATTENDING:

- **BVH:** Sean Wehling, Thinh Nguyen, Andru Meiners, Cleeve Reeves
- **Neuman Monson:** Brian Warthen, Donovan Bunn, Khalid Khan
- **AdHoc:** Lisa Lunz, Kevin Connot

1. Site

- a. Starting to figure out where the Power Pole needs to be located on the site?
- b. Chad is looking into what is needed for our site to be Plat
 - i. Lisa said the Mayor will do whatever is needed to be done for the Platting process
- c. Derrick has a contact in the tower world, we should coordinate with him when figuring this out.

2. Floor plan

- a. Added electrical rooms but overall SF stayed the same.
- b. Plumbing Fixtures has been reduced by 2 after doing a first look at the code review.
- c. Lisa wants a PDF copy of the plan.
- d. SF for the building is around 25,100 and we are aiming to be at 25,000 SF
- e. The plan has not been approved by the Supreme Court - We are looking to set up a meeting with them after the SD drawings are out. Sampson will also be doing pricing during this time
- f. Lisa asked about the holding cells, and Brian mentioned that we have been working with the sheriff department, and it will be part of the review process

3. Design Options

- a. The team is looking at durable materials, such as brick and precast, with some metals, and wood
- b. Option A - teepess inspired, turning them into light monitors on the roof, placed directly on top of the needed spaces below, one big simple roof
- c. Kevin asked about roof monitors materials, Brian mentioned it can be made out of shingle metals/metal panels

- d. Option B – earth lodge inspired, using chief breastplate as window/wall pattern louvers, 2 different roof heights, and rooftop units are in a recessed area
 - i. Will this create leak issues?
 - ii. Cleve mentioned that we have done this multiple times and it doesn't create more issues
- e. Lisa wondered if a decision need to be made, Andru mentioned it would be helpful for SD completion
- f. They questioned if precast would be a cheaper option but there are different options on the front that could be cheaper options, it just depends on the final material selection.
- g. Brian also mentioned that precast would be ideal for storm shelter and wall ratings, and they are cost effective as well
- h. Concrete block vs precast, Sampson to compare the price of the two, Cleve estimated them to be about the same, lead time on precast might not necessarily be the case anymore
- i. Lisa likes Option A better, Flat roof has the perception of it leaking, and option B would get pushed back from the others
- j. Lean toward option A from Kevin as well, as it will be less controversial, specifically potential leakage from recessed HVAC

4. Schedule

- a. Andru will put together a schedule and get it sent out to the team

5. Questions & Concerns

- a. Lisa is asking about future pricing with material and options and when is the last time they can ask for differences
- b. Lisa wants to put a stop at 12 million dollars for the total cost, and aim for 24,000 sqft, as this will provide her leeway to move forward
- c. Meeting on the 13th, Lisa is asking if we will be there virtually?
 - i. Andru mentioned that we can present the information from today
- d. Lisa mentioned that she has received emails from companies wanting to be a part of the project and asked what she should do with them
 - i. Andru mentioned that she can forward them on and we will give our ideas on if we want to work on them or a product we want to use

Meeting adjourned.

If you have questions, please call.

BVH Architecture

Andru Meiners

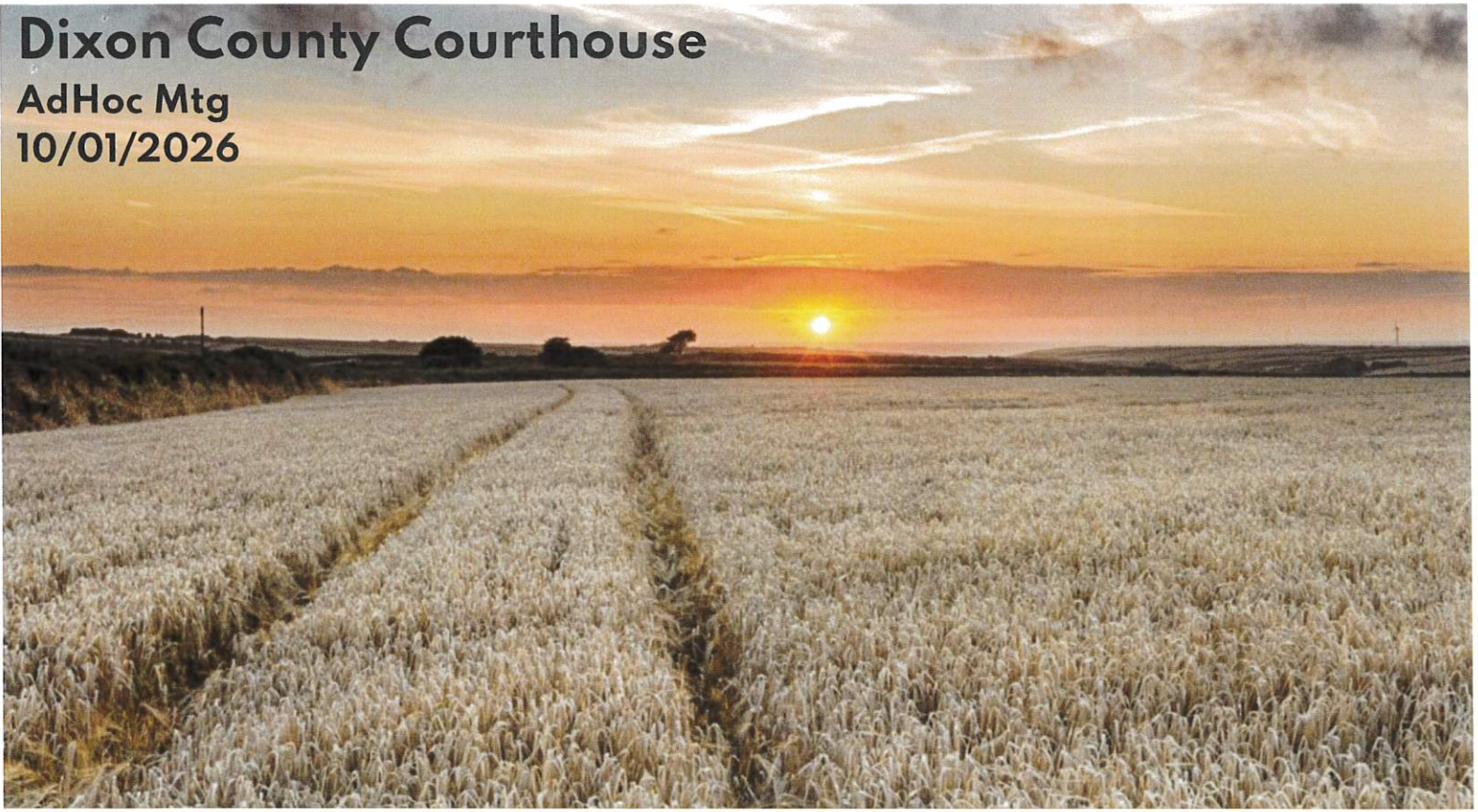
Project Manager, Senior Associate

BVH ARCHITECTURE

If you disagree with any of these notes or decisions, please respond within three working days of receipt of this document; otherwise we will assume your concurrence.

Dixon County Courthouse

AdHoc Mtg
10/01/2026



BVH
ARCHITECTURE

NEUMANN MONSON **ARCI**

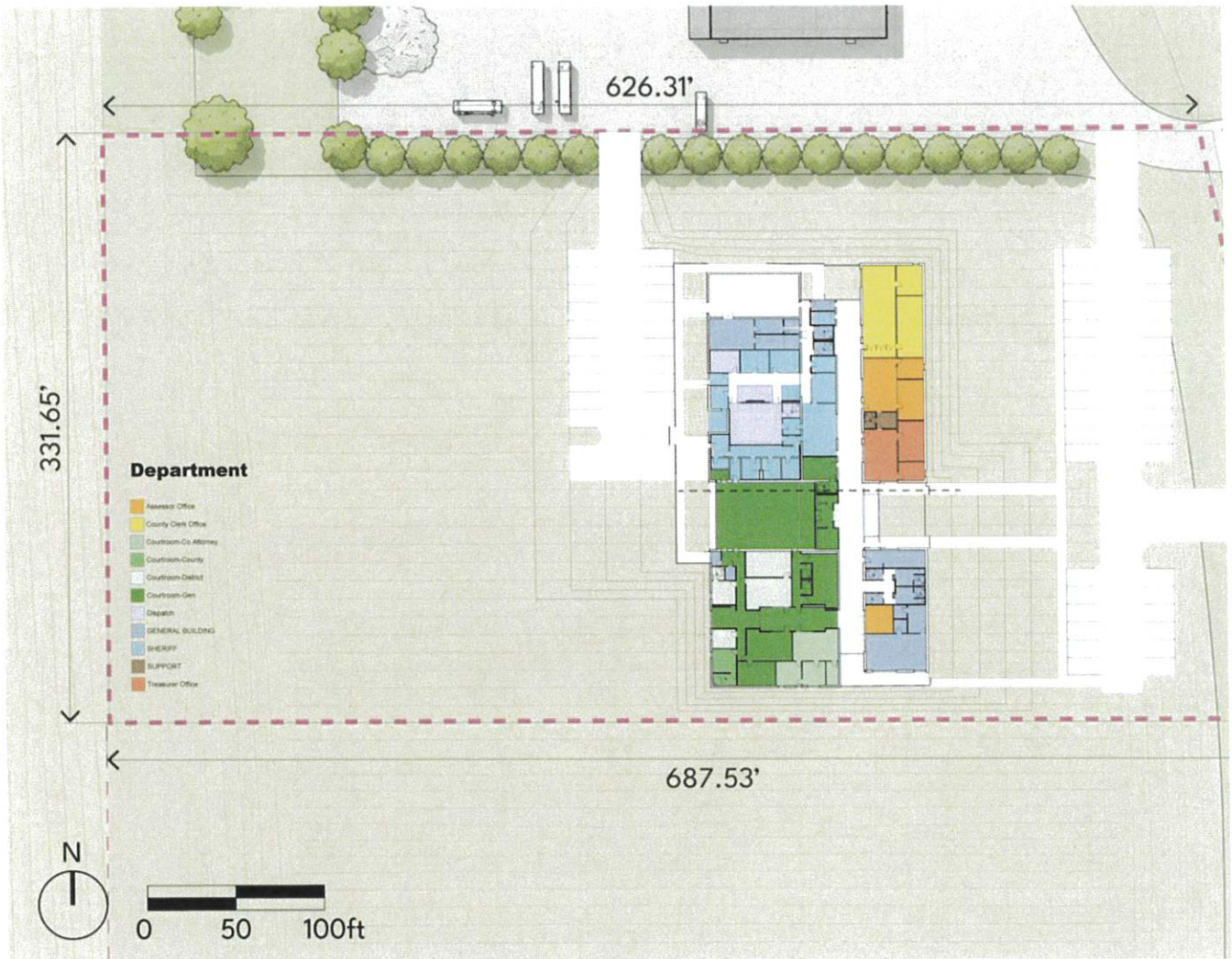
Agenda

- Site Design & Surveying
- Plan/Massing Design
- Design Direction
- Schedule

Site Design

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SITE PLAN



Plan Updates

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FLOOR PLAN

Department

- Assessor Office
- County Clerk Office
- Courtroom Co Attorney
- Courtroom County
- Courtroom District
- Courtroom Gen
- Dispatch
- GENERAL BUILDING
- SHERIFF
- SUPPORT
- Treasurer Office



Building Design

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Cues from Dixon County Research

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

Material Cues



**SURROUNDING
CONTEXT**



METAL PANEL



WOOD



**GLASS / WEATHERED
METAL**



LIGHT



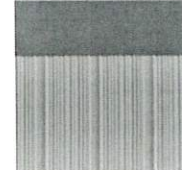
**EXISTING
COURTHOUSE &
PONCA**



BRICK



BRICK + SHADOW



PRECAST



CONCRETE



EARTH LODGE



TIMBER



**CONCRETE
SOLID + VOID**

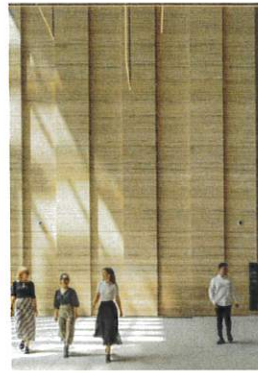


**PLANTINGS +
LANDSCAPE**



WOOD /

Design Precedents & Inspiration



Option A Design

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Conceptual Idea



Rural Farm Landscape

Land, History, connection to place



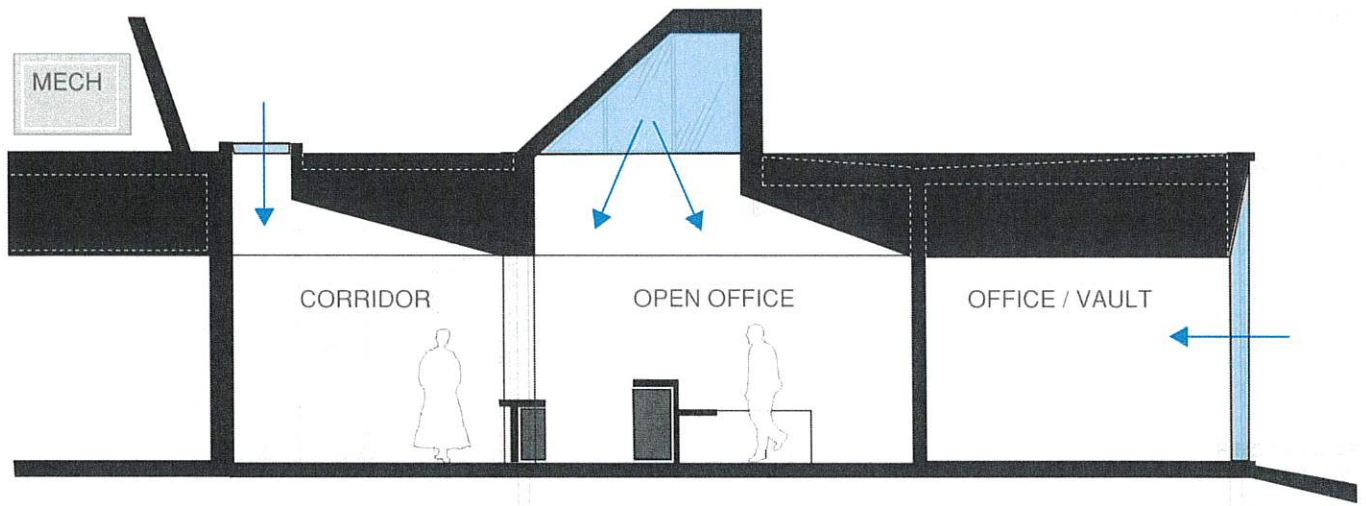
Horizon and Landforms

Relationships, shared spaces, & experience

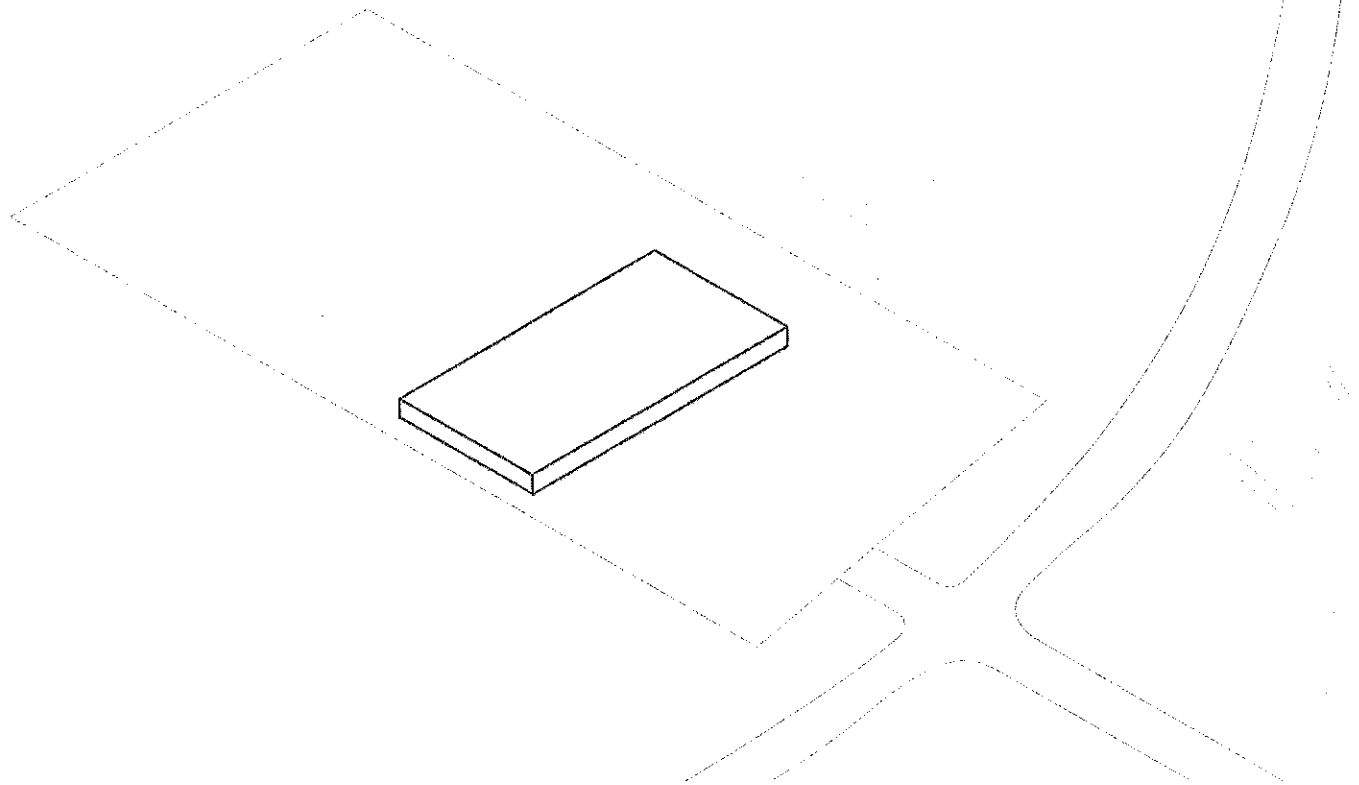


Architectural Representation

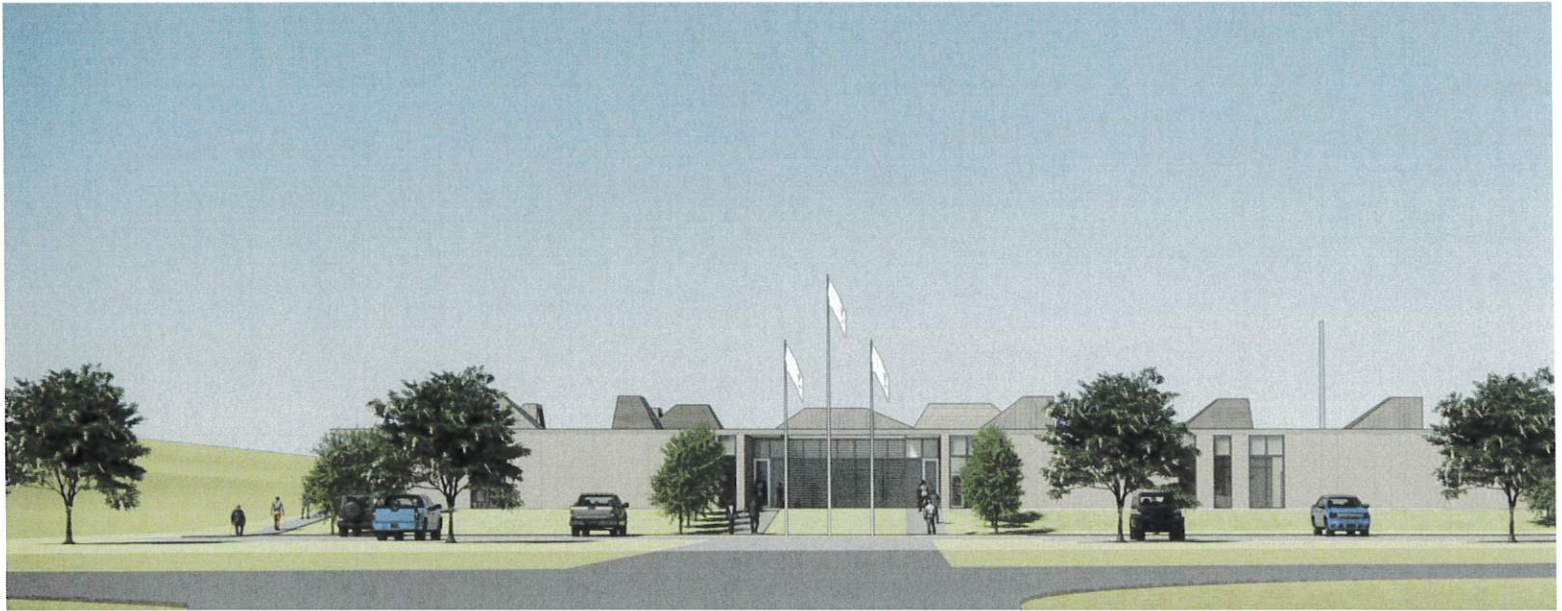
Light, form, landscape and interpretation



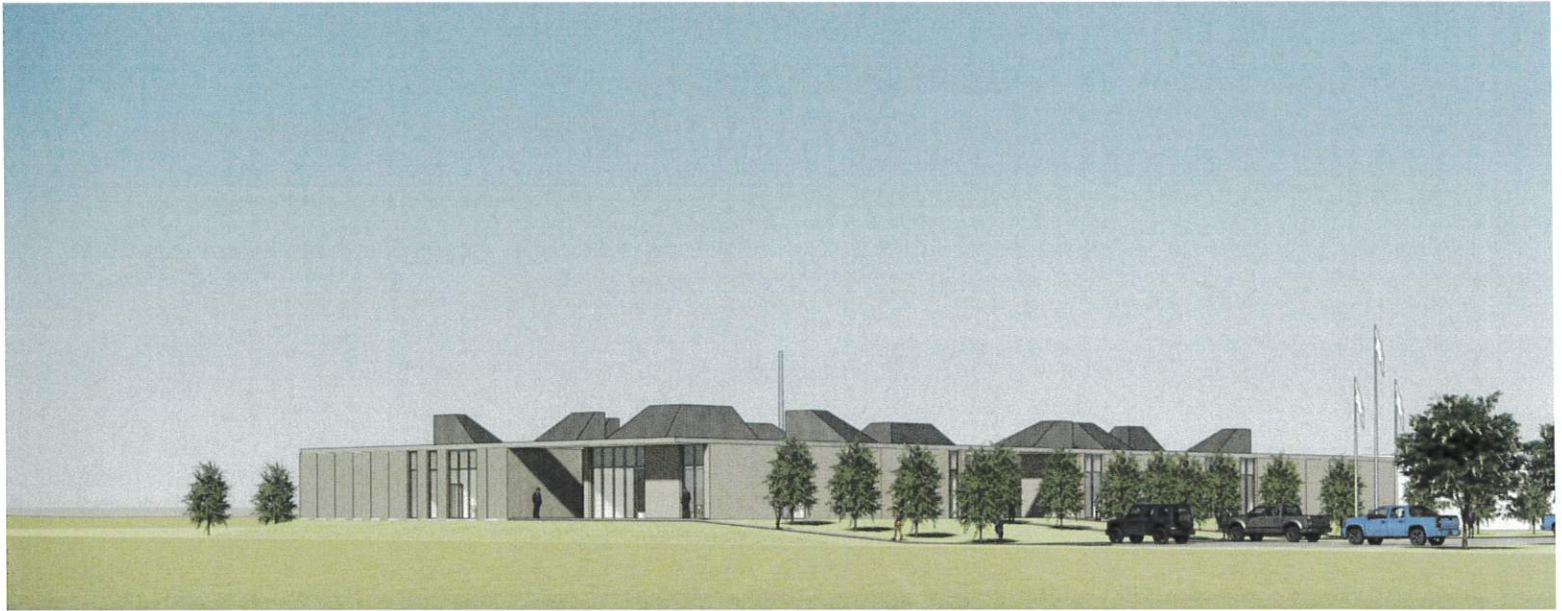
GIF Diagram



East Entry



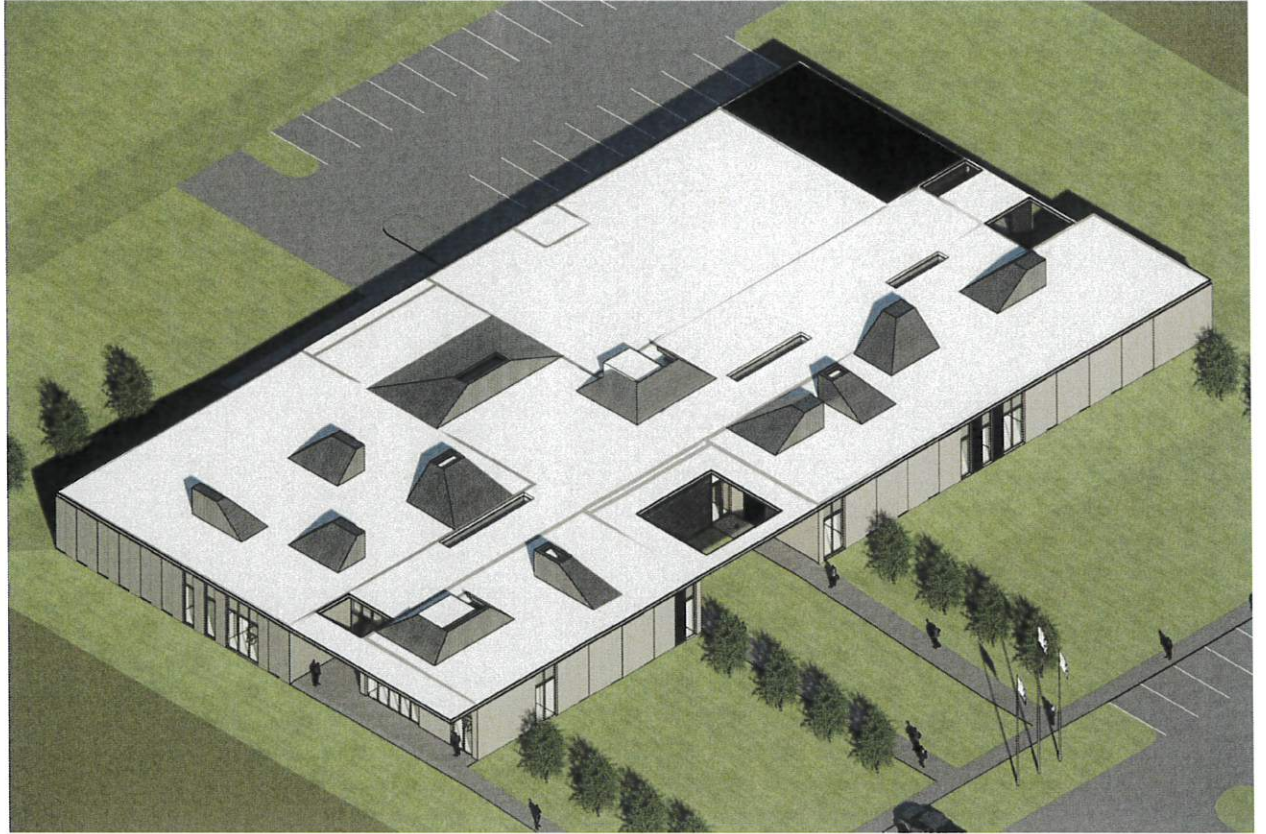
Southeast



Northeast



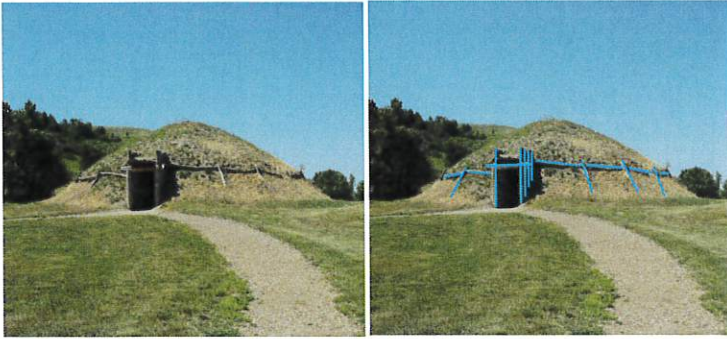
Axon



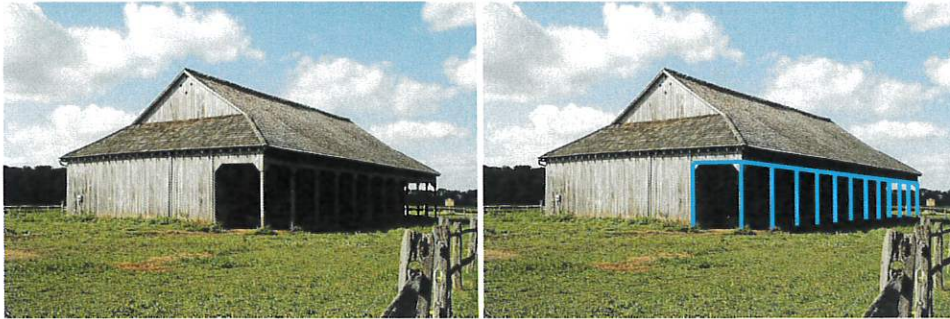
Option B Design

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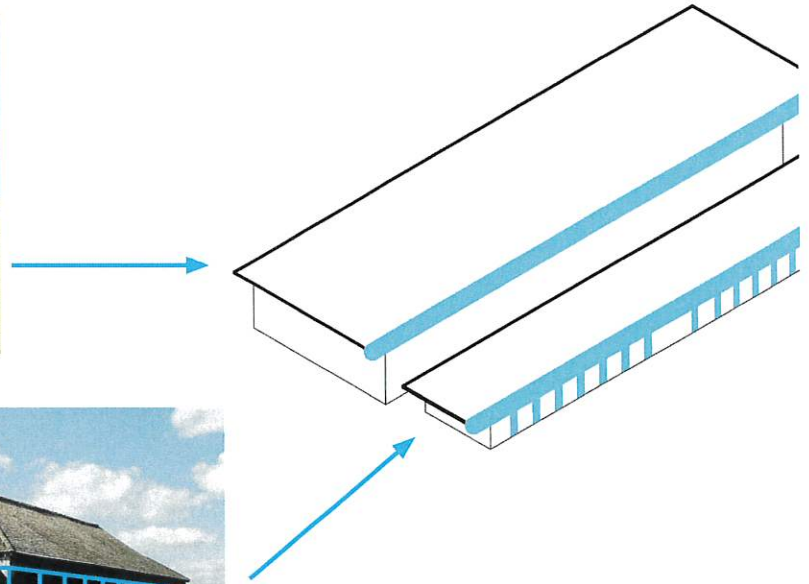
Translating Vernacular



Earth Lodge Structural Analysis



Agricultural Structural Analysis



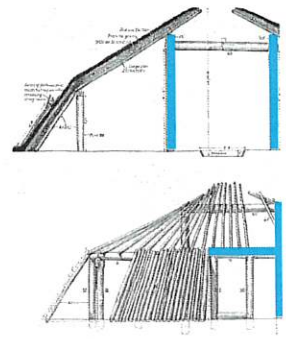
Precedents



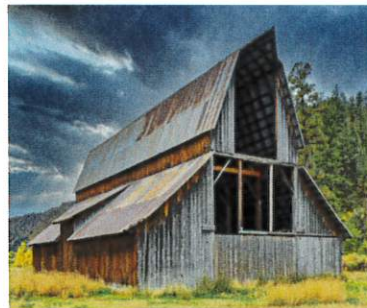
Earth Lodge



Skylight + Structure



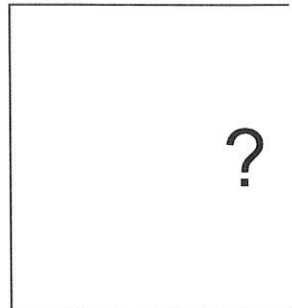
Structure



Simple Form +
Rustic Texture



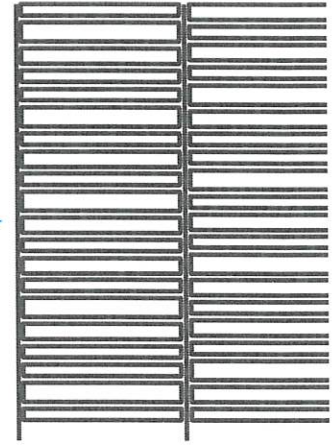
Dappled Light +
Connection to Nature



Translating Vernacular

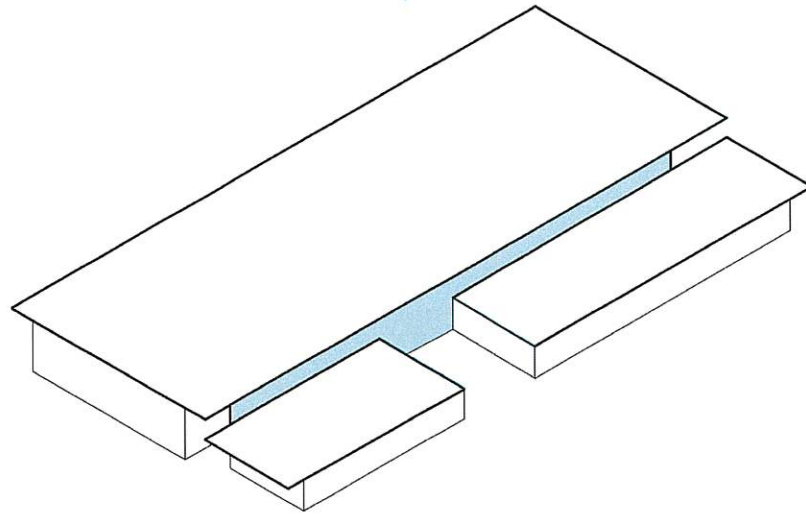
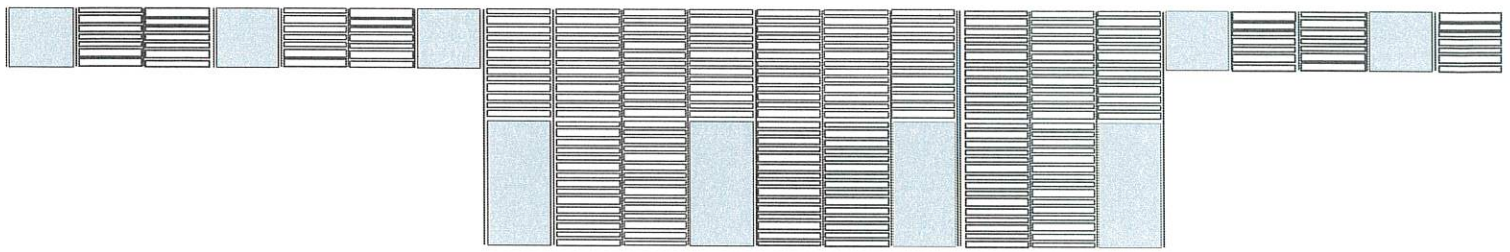


Agricultural Wall Pattern

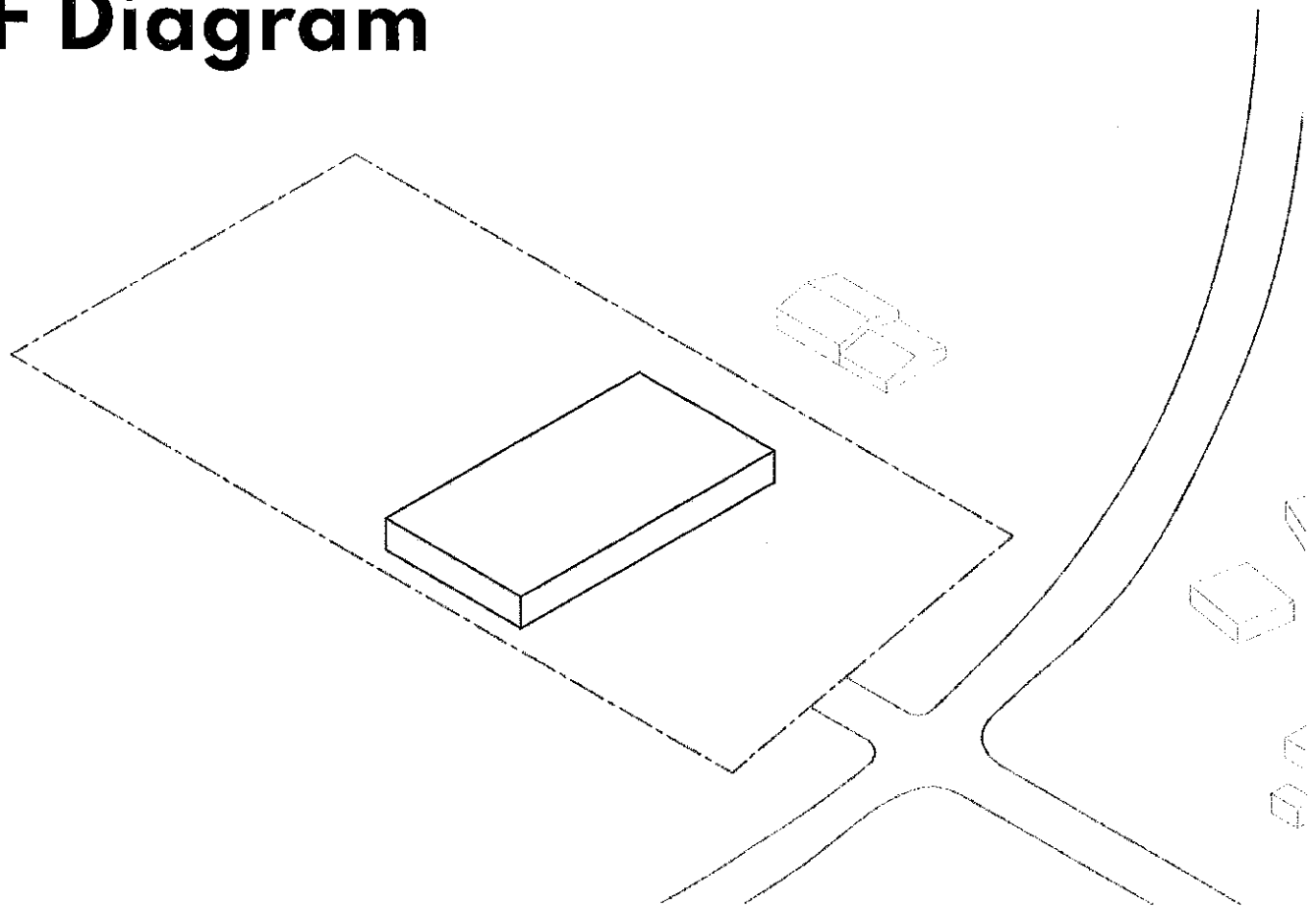


Scrim/Wall Pattern

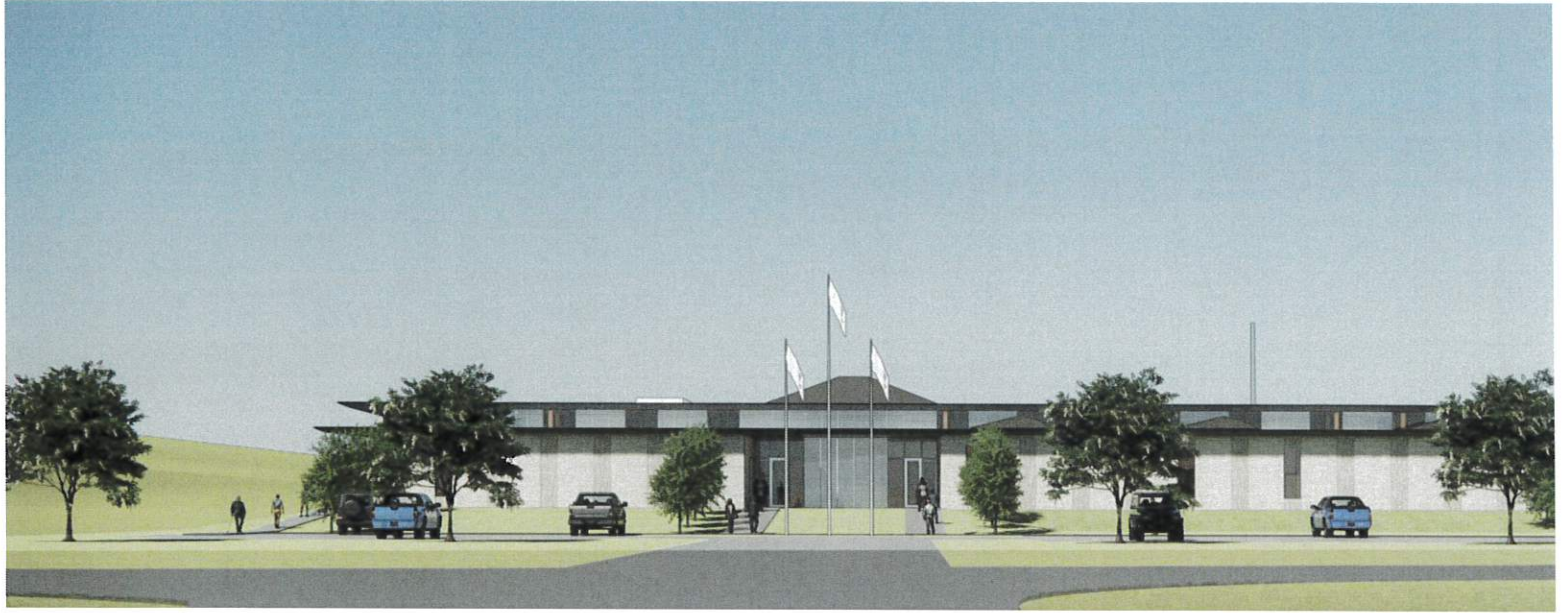
Window/Wall Pattern



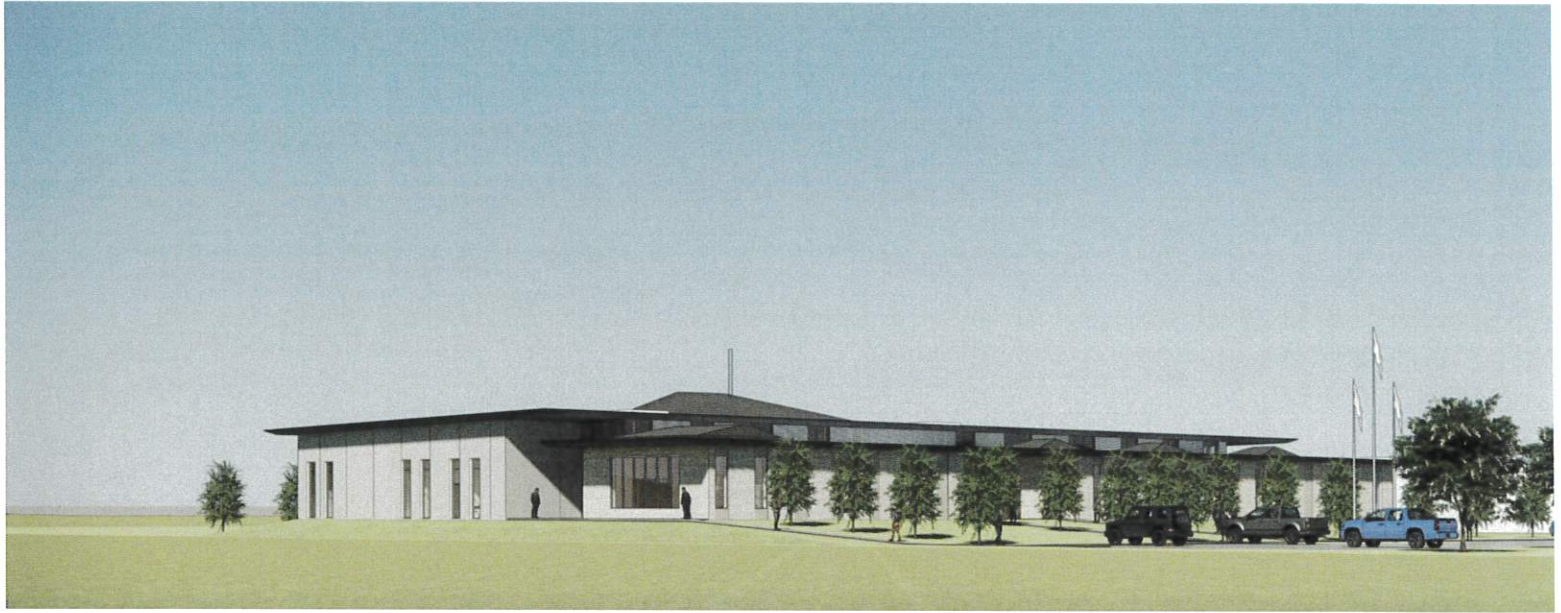
GLF Diagram



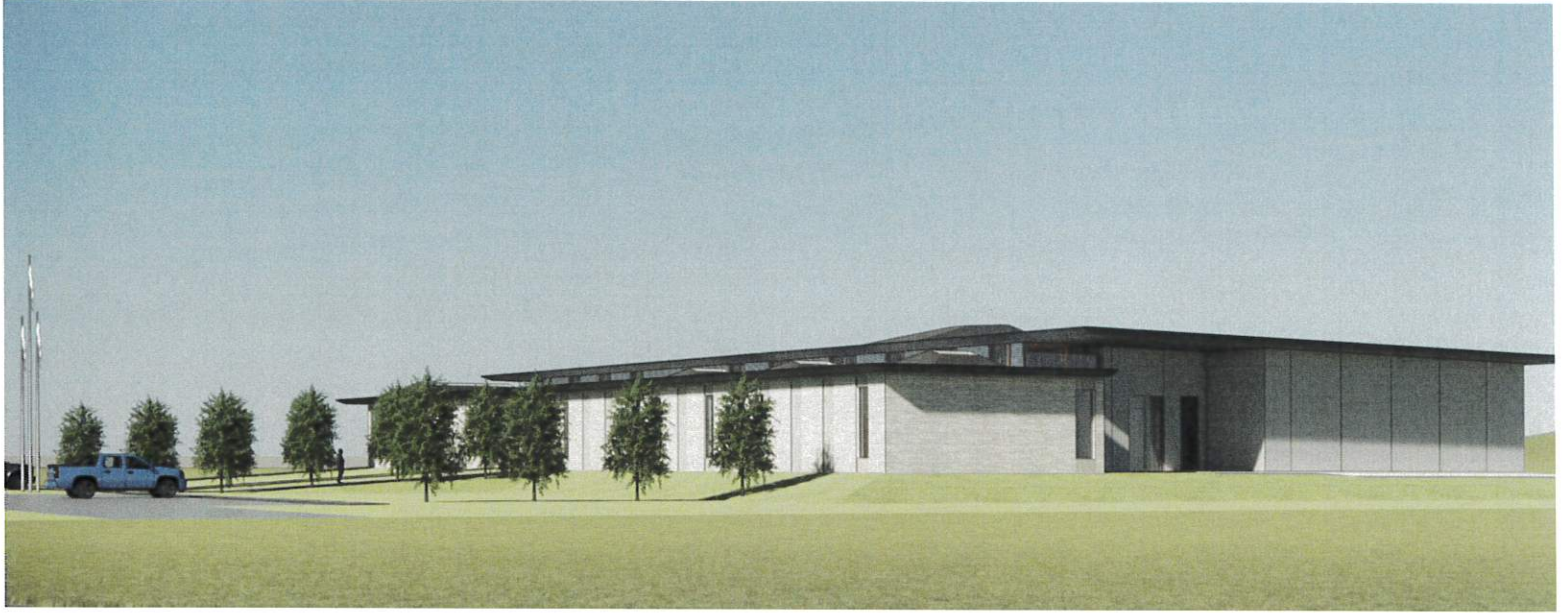
East Entry



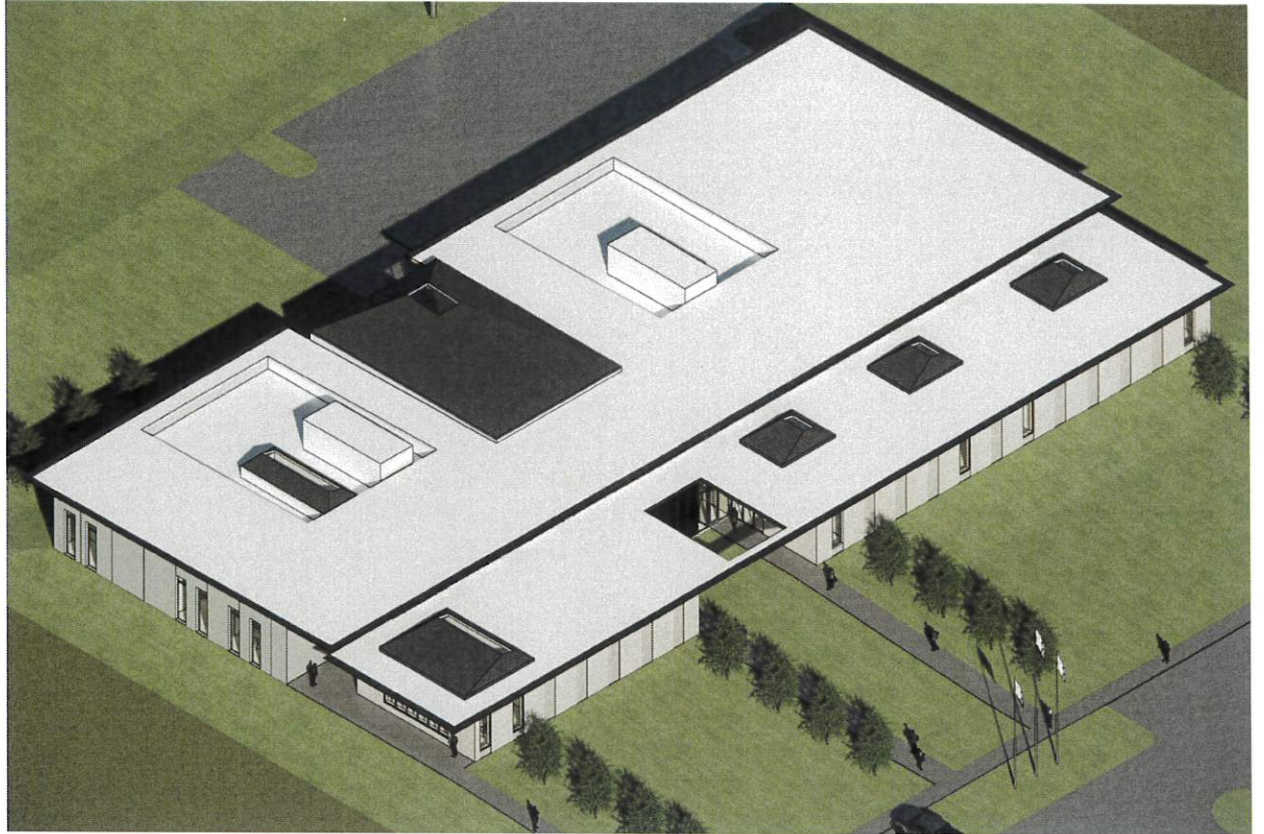
Southeast



Northeast



Axon



Comparison Elevations



Comparison Birdseye



Comparison Notes



A) Roof, Same Height Walls



B) Roofs, Stair-Stepped M

Both options will develop:

- Window openings
- Clearstory & roof monitors
- Brick, precast and other material options

Design Direction

Schedule Review

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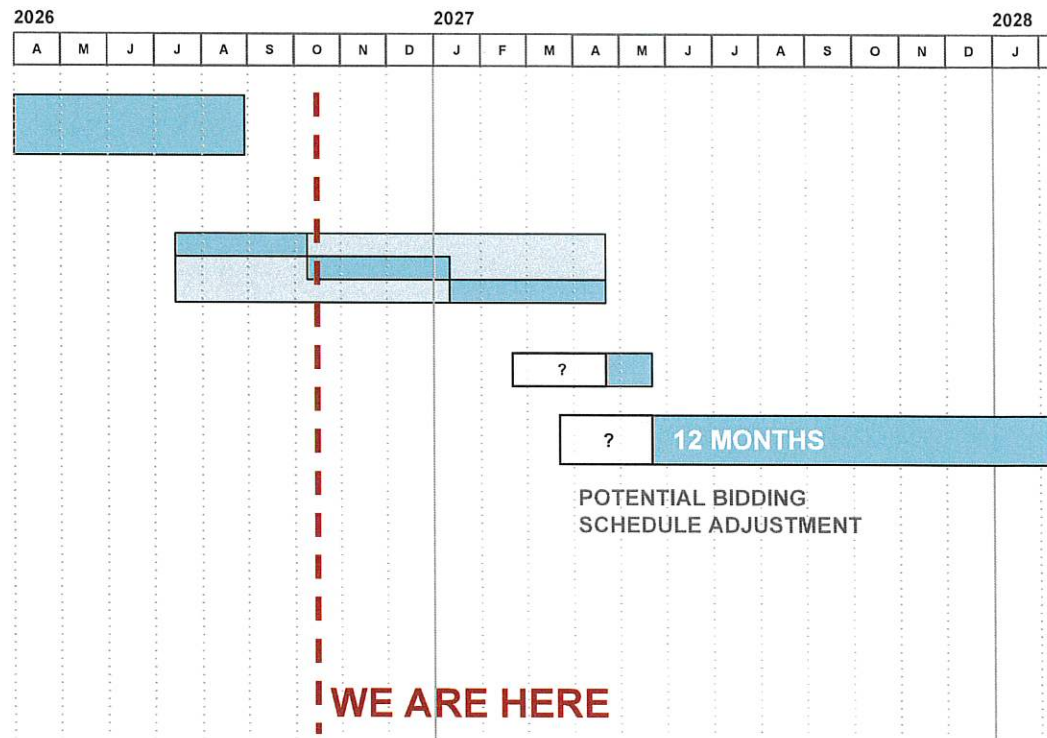
Preliminary Full Project Schedule

Master Planning +
Community Engagement

Project Design
Schematic Design
Design Development
Construction Documents

Bidding

Construction



Thank You

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