

July 12, 2016

Seward County Board of Equalization

State of Nebraska)
County of Seward) ss.

A regular meeting of the Seward County Board of Equalization was convened in open and public session at 8:30 a.m. on July 12, 2016 in the Commissioner's room at the Seward County Courthouse. Notice of the meeting was posted on the Courthouse bulletin board and on the Commissioner's room door. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting for appearance before the Board. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

The Seward County Board of Equalization convened on July 12, 2016 at 8:30 a.m.

Present: Chairperson: Whitney Fleischman
Members: Mike Luebbe, Diana Garske, Eugene Gausman,
Roger E. Glawatz
County Clerk: Sherry Schweitzer
County Assessor: Marilyn Hladky

The Chairman noted that the public meeting information is posted as required by law and available for public distribution if requested.

The Pledge of Allegiance was recited.

Moved by Glawatz and seconded by Garske to approve the minutes of June 28, 2016. Affirmative Vote: Glawatz, Garske, Gausman, Luebbe, Fleischman Motion Carried

Moved by Garske and seconded by Glawatz to approve sending out the following Board of Equalization Change of Value Notices:

1	Abbott, Doris	10-12-4 #SE4 NE4 38.49 acres
2	Banks, Justin J	3-9-1 Lot 1 Banks Subdivision in NE 1/4 2.01 acres
3	Becker, Kenneth & Karen Life Use	4-9-4 S2 SE4 S of RR property 60.7 acres
4	Benes, Stanley	4-12-4 SE 4 160 acres
5	Benes, Stanley	9-12-4 E 2 320 acres
6	Blue River Properties LLC	Seward, OT, Block 18, E59' Lot 12
7	Buller, Joel	14-10-3 #W 2 SE 4 19.9 acres
8	Burkey, Timothy A & Sidney D	25-9-2 NE4 N of river 129.48 acres
9	Burks, Nicholas	20-10-3 Glenhaven Village Ct Lot 2 IOLL mobile home Lot 2 Block 7 in SE4 SE4
10	Chestnut, Shannon	Beaver Crossing Lots 8-10 Block 7 Original Town
11	Cool, Harvey W & Dawn K	34-10-2 #SW 4 & SE 4 3.92 acres
12	Cradick, Rickey Joe & Cradick Farms	17-11-1 #S2 SE4 77 acres
13	Dickinson, Robert J & Margaret S	3-9-3 #SW4 NW4 & W2 SE4 NW4 55.26 ac
14	Eberspacher, J Norval Trustee Etal	14-11-3 #SW4 & #NW4 NE4 193.11 acres
15	Fisher, Leland D & Katherine	Beaver Crossing TL 185 in NE4 SE4 2-9-1 .79 ac
16	Fisher, Leland D & Katherine M	Beaver Crossing TL #187 in NE4 SE4 2-9-1 .86 ac
17	Fricke, Brenden J	4-12-1 S585' E2 NE4 & E2 SE4 97.73 acres
18	G & P Development INC	14-9-3 #N2 SE 4 78.73 acres
19	Harris, Burt	Milford 2-9-3 IOLL MH Lt 8 Shogo Springs Trlr Ct SE4SE4 TL144
20	Hartman Farms Inc	18-11-2 Bredow's Acreage in S2 NE4 5.16 acres
21	Hostetler, Eileen M	16-9-2 NW4 N & E of river & #NE4 N of river
22	Hudkins, Larry & Carol	26-12-4 #SE 1/4 159.50 acres

23	Hudkins,Larry & Carol	14-12-4 N2 SW4 & SE4 SW4 & #SW4 SW4 139 acres
24	Hudkins,Larry & Carol	24-12-4 NW 1/4 160 acres
24	Hudkins,Larry & Carol	25-12-4 #W 1/2 319.55 acres
25	Hughes Bros Inc	20-11-3 #N2 NE4 W of present corp line E of RR exc tr 660'x330' in NW4 NE4-TL29-30 & #TL 28, 38 & 41
26	Johnson, Herman J	9-11-2 NE 4 160 acres
27	Jurgensen, Paul L & Amy J	Original Town Lots 20-21 Block 10 Cordova
28	KOLN-KGIN Inc	27-10-2 SE 4 SE 4 & Tr in N2 SE 4 43.66 acres
29	Kozisek, Robert	2-12-3 #W 2 SW 4 21.72 acres
30	Langner, Michael J	Seward 21-11-3 TL 220 E of RR in NE4 SE4
31	Lincoln, Sandra M	13-11-4 #E2 W2 SW4 & #W2 W2 SW4 20.05 ac
32	Lindner, Roger P	Seward Lindner's Addition Lot 1
33	Lindner, Roger P	Seward Lindner's Addition Lot 2
34	Lohmeier, John Alden & Debra J	23-10-4 #W2 SW4 74.59 acres
35	Luebbe, Lynn G Trustee	22-11-4 #SE4 NE4 & W2 NE4 & E2 NW 4
36	Maca, Kenneth & Carol	27-12-2 N 1/2 NW 1/4 80 acres
37	McLaughlin, Lori	10-12-4 #NE4 NE4 38.48 acres
38	Miers, Mildred I	H M & R Addition E2 Lot 11 & #W 32.33 Lot 12--inc TL 13 Block 56 Seward
39	Miller, Charles	34-10-1 E2 NW4 80 acres
40	Miller, Mildred	34-10-1 NW4 NW4 40 acres
41	Mundhenke, Michael M & Karen K	Jantze Thornridge First Addition Lot 6 Milford
42	Nuttleman/ Douglas	9-10-3 IOLL storage pods on #S2 SE4 & NW4 SE4
43	Pavel, James L Trustee	5-12-4 NW4 164.95 acres
44	Steve Poots Successor Trustee	33-11-1 SW 4 160 acres
45	REO Ent LLC	18-9-3 #SW4 SW4 10.1 acres
46	Richert, Keith A & Kristine J	16-12-1 Richert Subdivision in NW4 5.56 acres
47	Richters, Jason S & Nancy L	1-10-1 #SE4 12.91 acres
48	Robotham, Leonard R Phyllis J Life Use	25-11-4 #E2 S2 NE4 29.9 acres
49	Roth, Douglas	D & C Addition Lot 6 & E 34' Lot 7 Block L Milford
50	Roth, Sam	22-9-3 Tract in NW 1/4 7 ac
51	Rumery Sod and Sprinkler LLC	28-11-3 #NW4 SW 4 11.61 acres
52	Toovey, Loren J & Sharon	8-10-4 #E2 SW4 77 acres
53	Troyer, Monty	22-9-3 IOLL Kennels on NW 1/4 Sam Roth land
54	Weixelman, Pat	22-11-4 NE4 NE4 40 acres
55	White, Nita K	25-9-4 #NW4 NW4 9.47 ac
56	Wood, Casey	Lot 13, Blk 1, SCHC Addition, Seward
57	Yelden, John F & Velma L	Original Town Lot 8 & N 32' Lot 9 Block 16 Seward

Affirmative Vote: Garske, Glawatz, Gausman, Luebbe, Fleischman Motion Carried

The Commissioners held protest hearings.

The first hearing was for Caleb Roberts. He was in attendance to discuss his protest.

Moved by Garske and seconded by Luebbe that, after an inspection of the property, reduce the value for real estate owned by Caleb Roberts and described as Tax Lot 7, Block 17, Nichols addition, Beaver Crossing, NE to \$97,585 per the Assessor's recommendation.

Affirmative Vote: Garske, Luebbe, Gausman, Glawatz, Fleischman Motion Carried

Jeff Culp appeared for his protest hearing.

James and Cindy Avery appeared for their 3 protests.

Moved by Garske and seconded by Gausman to accept the Assessor's recommendation of lowering the valuation for Jeff Culp to \$239,745 after the recount

of the acres and review of the property for part of the NE ¼ of Section 32 Township 11 North, Range 4 East of the 6th p.m.

Affirmative Vote: Garske, Gausman, Luebbe, Glawatz, Fleischman Motion Carried

Moved by Garske and seconded by Luebbe that there be no change of value, based upon the Assessor's recommendation, on real estate described as Lots 7 & 8, Block 7, Wrights First Add., Utica, NE and owned by James and Cynthia Avery.

Affirmative Vote: Garske, Luebbe, Glawatz, Gausman, Fleischman Motion Carried

Moved by Garske and seconded by Gausman that after inspection and review of the property, reduce the value due to the condition/grade for part of Lot 8 and all of 9, Block 15, Wrights 1st Add., Utica, NE to \$38,294.

Affirmative Vote: Garske, Gausman, Glawatz, Luebbe, Fleischman Motion Carried

Moved by Garske and seconded by Gausman that after inspection and review of the property, reduce the value due to the condition/grade for Lot 9 and part of Lot 10, Block 41, Wrights 3rd Add., Utica, NE to \$52,490.

Affirmative Vote: Garske, Gausman, Luebbe, Glawatz, Fleischman Motion Carried

The Board of Equalization recessed at 9:05 a.m.

July 12, 2016 Seward County Board of Commissioners

State of Nebraska)
County of Seward) ss.

A regular meeting of the Seward County Board of Commissioners was convened in open and public session at 9:05 a.m. on July 12, 2016 in the Commissioner's room at the Seward County Courthouse. Notice of the meeting was posted on the Courthouse bulletin board and on the Commissioner's room door. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting for appearance before the Board. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting.

The Seward County Board of Commissioners convened on July 12, 2016 at 9:05 a.m.

Present: Chairman: Roger E. Glawatz
Members: Mike Luebbe, Diana Garske, Eugene Gausman,
Whitney Fleischman
County Clerk: Sherry Schweitzer

The Chairman noted that the public meeting information is posted as required by law and available for public distribution if requested.

The Pledge of Allegiance was recited.

Moved by Fleischman and seconded by Luebbe to approve minutes of July 5, 2016
Affirmative Vote: Fleischman, Luebbe, Garske, Gausman, Glawatz Motion Carried

Georgia Stockley presented 2 documents for the Commissioners consideration.

Moved by Fleischman and seconded by Luebbe to adopt Resolution No. 3254 to authorize the Chairman sign the 2016 Fracture Critical Bridge Inspections Agreement for Proj. # STP-NBIS (106), Control No. 00953 between Seward County and the State of Nebraska utilizing our 20% soft match.

**RESOLUTION # 3254 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

Whereas: the Nebraska Department of Roads (NDOR) is developing a transportation project, on the behalf of the county, for which it intends to obtain Federal funds;

Whereas: Seward County as a sub-recipient of Federal-Aid funding is charged with the responsibility of expending said funds in accordance with Federal, State and local laws, rules, regulations, policies and guidelines applicable to the funding of the Federal-aid projects;

Whereas: Seward County and the NDOR wish to enter into a Program Agreement to provide for fracture critical bridge inspection and load re-rating (if necessary) services for the Federal-aid project.

Be it Resolved: by the Board of Commissioners of Seward County that:

Roger Glawatz, Chair of the Seward County Board of Commissioners is hereby authorized to sign the attached Project Program Agreement between the Seward County and the NDOR.

Seward County is committed to providing local funds for the project as required by the Project Program Agreement.

NDOR Project Number: STP-NBIS(106)

NDOR Control Number: 00953

NDOR Project Name: 2016 Fracture Critical Bridge Inspection

Dated this 12th day of July, 2016.

Motion by: Fleischman Seconded by: Luebbe

Ayes: Roger E. Glawatz, Chairman, Board of Commissioners, Michael Luebbe,
Whitney Fleischman, Diana L. Garske, Eugene Gausman

Dated: June 21, 2016

ATTEST: Sherry Schweitzer, Seward County Clerk

Affirmative Vote: Fleischman, Luebbe, Gausman, Garske, Glawatz Motion Carried

Moved by Luebbe and seconded by Fleischman to authorize the Chairman to sign the Contractor's Application and Certificate of Project No. 6 for the 168th & Pioneers Road Dam Project C-80(565).

Affirmative Vote: Luebbe, Fleischman, Garske, Gausman, Glawatz Motion Carried

Dean Uhlenberg of Beckenhauer Construction presented several change requests/orders for the Commissioners consideration.

Moved by Fleischman and seconded by Luebbe to approve CR #34 for (PR19) for Casework Revisions.

Affirmative Vote: Fleischman, Luebbe, Gausman, Garske, Glawatz Motion Carried

Moved by Garske and seconded by Gausman to approve CR # 35 (RFI 155) for an Elevator Vent.

Affirmative Vote: Garske, Gausman, Fleischman, Luebbe, Glawatz Motion Carried

Moved by Fleischman and seconded by Luebbe to approve Owner Change Order# 8 (CR#29, #30, #31 & #31).

Affirmative Vote: Fleischman, Luebbe, Gausman, Garske, Glawatz Motion Carried

After discussion of the remaining Change Orders/Requests, no action will be taken on items 4-6, pending receipt of further information in regard to a letter of July 8, 2016 from Goldberg Group Architects.

Maria Hatfield, Detention Center Director was present to discuss her recommendation for awarding the Duress System RFP for the Seward County Jail. Two bids were received. Actall Corporation had submitted a bid that was \$200 less than Accurate Controls, but had not included installation charge which is estimated to be around \$20,000. She recommended the awarding the RFP bid to Accurate Controls.

Moved by Fleischman and seconded by Gausman to award the Duress System RFP for the Jail to Accurate Controls to \$47,883.75 upon recommendation of the Detention Center Director and costs for the system to be paid out of the Sheriff Drug Fund. Affirmative Vote: Fleischman, Gausman, Garske, Luebbe, Glawatz Motion Carried

Hatfield also discussed a need for Video Visitation Equipment which is not included in the FFE of the Justice Center Project. She stated she received 2 quotes that were over \$20,000. According to Jail Standards, a certain number of hours are required to give each inmate for video visitation. She said she could get a system with a lower number of monitors to start with since there will not be the maximum number of inmates when the new Justice Center opens. She currently did not have a quote for a smaller system.

She also discussed new computer costs for the Justice Center. She also stated that the desks the Sheriff Office has will not fit in the scheduled receptionist area of the Justice Center.

Moved by Fleischman and seconded by Luebbe to close 462nd Road from A Street Road to Old Cheney on June 3, 2017 for the Big Blue River Shootout, provided Seward County has received the appropriate releases and proof of insurance. Affirmative Vote: Fleischman, Luebbe, Garske, Gausman, Glawatz Motion Carried

Commissioners Reports:

Commissioner Luebbe reported he spent a lot of time at the Road Supt. Office. getting caught up with current projects, etc.

Commissioner Garske reported she attended the Same Page Computer Meeting.

Commissioner Gausman attended the Same Page Computer Meeting and checked out a complaint for a road near Milford.

Commissioner Fleischman reported she spent time helping the CASA office, and attended a meeting for CASA. She also looked into a few road complaints.

Commissioner Glawatz reported he spent some time with constituent concerns.

The Board of Commissioners recessed at 10:05 a.m.

The Board of Equalization re-convened at 10:10 a.m.

The first hearing was for Allan and Karen Hoffbauer. They were not in attendance at said hearing.

Moved by Garske and seconded by Luebbe that after inspection and review of the property, reduce the value due to the condition/grade of the property described as part of the SW ¼ in Section 8 Township 12 North, Range 3 East of the 6th p.m. and owned by Allen and Karen Hoffbauer to \$138,462, per the Assessor commendation. Affirmative Vote: Garske, Luebbe, Gausman, Glawatz, Fleischman Motion Carried

The next hearing was for Matthew Myers. He was not present for his hearing.

Moved by Garske and seconded by Luebbe that after review of the property owned by Matthew Myers, reduce the value to equalize with other like property to \$172,976 for Lot 2, Block 3, Bader Jirovsky 6th Addition, Seward, NE.

Affirmative Vote: Garske, Luebbe, Gausman, Glawatz, Fleischman Motion Carried

The next valuation protest hearing was for William Hohnstein. He was present for his protest.

Moved by Garske and seconded by Luebbe that after inspection and review of the property owned by William Hohnstein, reduce the value to \$142,819 for property described as part of the East 1/2 of Section 36 Township 12 North, Range 3 East of the 6th p.m.

Affirmative Vote: Garske, Luebbe, Glawatz, Gausman, Fleischman Motion Carried

The next hearing was Douglas and Sara Theobald. They were not present for their hearing.

Moved by Garske and seconded by Luebbe to reduce the valuation upon testimony and evidence presented indicating a clerical error for Douglas or Sara Theobald for real estate described as Lot 18, Ridge Run 2nd Addition, Seward, NE to \$442,104.

Affirmative Vote: Garske, Luebbe, Glawatz, Gausman, Fleischman Motion Carried

The next hearing was for Robert Bruha. He was not present for his hearing.

Moved by Garske and seconded by Gausman to lower the valuation for Robert Bruha on real estate described as Lot 4, Block 1, Traberts Subdivison, Milford, NE to \$88,920.

Affirmative Vote: Garske, Gausman, Glawatz, Luebbe, Fleischman Motion Carried

The next hearing was for Lance Larsen. He did not appear at said hearing.

Moved by Glawatz and seconded Garske to lower the valuation for Lance Larsen on property described as Lots 3-7, Block 15, Original Township, Cordova, NE to \$3,810.

Affirmative Vote: Glawatz, Garske, Luebbe, Gausman, Fleischman Motion Carried

The next hearing was for Donald and Marlene Marx. They were not in attendance at said hearing.

Moved by Garske and seconded by Gausman raise the valuation based on recount of acres per CFSA map to \$541,316 on real estate described as the W 1/2 NE 1/4 of Section 2 Township 10 North, Range 2 East of the 6th p.m. owned by Donald & Marlene Marx.

Affirmative Vote: Garske, Gausman, Luebbe, Glawatz, Fleischman Motion Carried

The last valuation Protest Hearing was for Lisa Navratil. She was not in attendance at said hearing.

Moved by Garske and seconded by Glawatz to lower the valuation to \$147,488 for real estate described as Lot 12, Block 2, Valley View Addition, Milford, NE and owned by Lisa Navratil.

Affirmative Vote: Garske, Glawatz, Luebbe, Gausman, Fleischman Motion Carried

Hladky updated the Commissioners on activities of her office.

Known items on the agenda for July 26, 2016 are as follows:

- 8:30 a.m. 1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Discuss/Action - Approve minutes of July 12, 2016
4. Discuss/Action - Assessor Information Update

Moved by Garske and seconded by Luebbe to adjourn at 10:35 a.m.

Affirmative Vote: Garske, Luebbe, Gausman, Glawatz, Fleischman Motion Carried

State of Nebraska)
County of Seward) ss.

I, Sherry Schweitzer, the undersigned County Clerk of Seward County, Nebraska do hereby certify the foregoing minutes are true and are part of the official records of this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 26th day of July 2016.

County Clerk

Chairman

The County Commissioners re-convened at the Seward Memorial Library at 1:00 p.m. for a Strategic Planning Meeting being facilitated by Tim Lemmons.

Before Lemmons started the planning session, Dave Pankoke, Road Foreman asked for some Commissioner opinions on a road project.

Lemmons led the session by providing a Power Point on Strategic Planning.

Known items on the agenda for Board of Commissioners on July 19, 2016 are as follows:

- 9:00 a.m. 1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Discuss/Action – Public/Officials/Boards
4. Discuss/Action - Approve minutes of July 12, 2016

Other Business Matters to Address When Time Allows

5. Commissioners Reports
6. Discuss/Action – Authorize Chairman to sign Emergency Protective Custody Agreement with Region V Services
7. Discuss/Action - Accept Clerk of the District Court Fee Report for June 2016 - \$8,323.00
8. Discuss/Action – Accept County Clerk Fee Report for June 2016 - \$35,503.86
9. Discuss/Action – Review of Strategic Planning Meeting and Direction for the Future
10. Discuss/Action - Justice Center Update
11. Budget Meetings with Officials
9:05 a.m. Discuss/Action – Authorize Chairman to sign Agreement between Seward County and NE Dept. of Roads for Public Transit Funding for FY 16-17 Project # RPT-C801(217) CN13078j DUNS# 967427357
9:30 a.m. Discuss/Action – Open bids for West Denton Road Project C-80(614)

Moved by Fleischman and seconded by Gausman to adjourn at 5:10 p.m.

Affirmative Vote: Fleischman Gausman Garske Luebbe Glawatz

State of Nebraska)
County of Seward) ss.

I, Sherry Schweitzer, the undersigned County Clerk of Seward County, Nebraska do hereby certify the foregoing minutes are true and are part of the official records of this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 19th day of July 2016.

County Clerk

Chairman