

July 16, 2013

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 16, 2013 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 16, 2013 at 8:30 a.m.

Present: Chairman: Darrell Miller
Members: Mike Luebbe, Diana Garske, Scott Stuhr, Mary Koci
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.

Protest hearings were held for the following:

BJ Hotels – A representative of the hotel, Maksh Patel was in attendance to express reasons for his protest.

Orvis F. Wahl – was in attendance to express reasons for his protest.

James L. & Josette Dalton – No one appeared for this hearing.

Moved by Stuhr and seconded by Koci to approve the 86 Change of Value notices as submitted by the County Assessor.

Owner of Record	Legal Description
Addleman, Paul	Garland 4-11-4 SW 1/4 All Tax Lots 18-19 5.25 res
ARP Investments LLC	11-11-4 NE4SW4&NW4SE4&#NE4SE4&#E4SE4 81.9 res
Barth, Duane Walter	18-10-1 #NE 1/4 157.07 res
Beckler, Tony & Beverly	35-10-1 #W 1/2 NW 1/4 76.67 res
Beckler, Tony & Janice	15-9-1 #N2NE4&#N2NW4&S2NW4&#N2SE4&#SW4SW4NE4
Becklers Implement Co	35-9-1 NE 1/4 160 res
Blue River res LLC	10-9-1 S 1/2 NW 1/4 80 res
Brand, Douglas & Gail	31-11-3 Brand's Addition Lot 1
Briggs Cattle Co Inc	31-11-3 E 1/2 NW 1/4 77.53 res
Briggs Cattle Co Inc	31-11-3 Briggs East Addn in W1/2 NW 1/4 Lt 2 68.97 res
Briggs Cattle Co Inc	30-11-3 #SW 1/4 147.04 res
Burkey, Phyllis Trustee	22-9-2 #W 1/2 SE 1/4 SE 1/4 19.81 res
Burkey, Timothy & Bonnie	2-9-3 #W 1/2 SW 1/4 NW 1/4 11.68
Carritt, Steven & Darlene	Milford 11-9-3 NW4NE4 TL 66 & 84'x140'trct & 1/2adj alley
Cross, Donald & Anne, etal	29-10-1 SE 1/4 160 res
Cross, Kenneth	23-9-1 Cross 1st Subdivision in SW 1/4 NW 1/4
Cross, Kenneth trustee	34-9-1 #NE 1/4 142.24 res
Czubowicz, Gene	8-9-3 Trct in SW cor W 1/2 SE 1/4 4.2 res
Dedic, Larry & Susan	16-9-4 W50 W 1/2 SW 1/4 50 res
Dedic, Larry & Susan	17-9-4 #S 1/2 SE 1/4 78.16 res
Deremer, Curtis & Duane	32-10-1 W 1/2 W 1/2 N 1/2 NE 1/2 20.12 res
Derr, Andrew & Kimberly	30-9-2 Trct in NE 1/4 NE 1/4 4.84 res
Dickinson Seward LTD	26-10-3 #E1/2 NE1/4 & S1/2 E of Blue River 335.47 res
Dorn, Carolyn Kay	23-9-1 #W 1/2 SW 1/4 NW 1/4 9.82
Dunlap, Verlyn	Milford Dunlap Addition Lot 1
Farrall, Donald	2-11-4 NW 1/4 NE 1/4 & N 1/2 SW 1/4 NE 1/4 59.54 res
Fickel, Kent	5-9-1 #N 1/2 310.56 res
Guild, Thomas	1-11-4 #NW 1/4 SW 1/4 39.92 res
Hain-Wiemer LLC	Seward OT Blk 6 W 1/2 Lt 11
Havlat, Thomas	31-9-4 #NW 1/4 SW 1/4 38.24 res

Havlat, Thomas & Michelle	31-9-4 #NE 1/4 SW 1/4 38.57 res
Heartland Auto Body Inc	Milford D&C Blk B, Lts 17-21 & #Lts 222-32 S of RR
Heckman, Jeff & Andrea	Milford Valley View West 1st Addition Lot 3
Heermann, Patricia	31-11-2 E 1/2 SW 1/4 80 res
Henke, Rodger	26-10-1 #SW 1/4 156.67 res
High, Mary & Cynthia Raabe	32-9-1 #SW 1/4 155.6 res
Highway 15 Inc	Lt 2 of Parcel 4, Blk A Plaza South Sub 32-11-3, Seward
Hoffschneider, Michael	7-9-1 #S1/2 S1/2 NE 1/2 35.55 res
Holmes, Gary & Kathleen	24-11-2 #SE1/4 SW1/4 .585res
Insurance Agency of B C	Milford Dunlap Addition Lot 2
Jobsen, Pamela & Michael	21-10-3 Tr in N2NE4
Jans, Kennith & Penny	2-9-1 #NE1/4 NE1/4 34.77 res
Johnson, Scott & Tara	Garland OT Blk 3 Lts 5-6 & W8.8' Lt 4
Jurgensen, Rex & Betty	27-9-1 W 1/2 NW 1/4 80
Keel, Lanyce & Chad etal	21-9-4 # N1/2 NW 1/4 76.7 res
Kindler, Kathy J Etal	24-12-2 NE 1/4 160
Kirkland, Robert	5-11-4 #N1/2 NE 1/4 77.06 res
Kozel LLC	23-10-3 Monument Park Add'n in E1/2 SE1/4
Krska, Lyle & Julie Liska	33-12-3 #SW1/4 & #W1/2 SE 1/4 98.85 res
Leif, Elizabeth	2-9-1 #NW1/4 NE 1/4 #TL 227 27.2 res
Lieb, Kenneth & Nancy	22-11-3 4.77 in NE 1/4 SW1/4 & #NW 1/4 SE 1/4 44.82
Miller, Donald	Milford Sweaseys 2nd Addition Blk 7 Lots 4-5
Neukirch, Paul	13-11-2 W 1/2 SW 1/4 80 res
Odvody, Dennis & Trudy	27-9-4 SW 1/4
Olson, Linda	Pleasant Dale Van Andel's Blk 2 Lt 2 & E 1/2 Lt 3
Philipps, Robert James	26-10-4 #N 1/2 NW 1/4 SW 1/4 26.77 res
Poots, Steven Trustee	3-9-1 E 1/2 SW1/4 & W1/2 SE 1/4 W of river inc TL4 156
Ricenbaw, Todd	21-9-1 SW 1/4 160 res
Richters, Gene & Rita (Ritterling)	11-10-1 #NE1/4 SE 1/4 10
Roth, Jerry & Lynn	30-12-4 #N 1/2 NW 1/4 18.42 res
Schernikau, Justin	1-9-1 #W1/2 NW 1/4 58.80 res
Schweitzer, M Diana	23-9-2 SW 1/4 & SE 1/4 NW 1/4 200 res
Segner, Paul & Debra	27-9-1 SW 1/4 160 res
Seward MHP LLC	Seward IOLL on Lt 25 Seward MHP LLC
Seward MHP LLC	Seward IOLL on Lt 19 Seward MHP LLC
Sloup, Nick & Andrea	36-12-2 IOLL open sheds NE 1/4 SE 1/4
Spohn, Shirley trustee	36-9-1 #SW 1/4 153.87 res
St Louis, Shawn & Lisa	31-9-1 S1/2 Se 1/4 77.89 res
Steinke Trustee, Ruth	34-9-1 E 1/2 NW 1/4 80 res
Stoll, Jeremy R	6-10-1 Stoll Addition in NW4 8.39
Stoll Trustee, Ray & Mary	6-10-1 #NW4 & #NW4 NE4 & #SW4NE4 187.27 res
Stutzman, Brent & Roxanne	31-9-4 #E1/2 E1/2SW1/4 & #W1/2 W1/2 SE 1/4 50.56
Tanderup, Joan	20-10-4 #S 1/2 NE 1/4 76.14 res
Tenneco Automotive Inc	Seward 29-11-3 Trct in NE 1/4 60.33 res
Tisher, Robert F	34-9-4 E1/2 SW 1/4 & W 1/2 SE 1/4 160
TTD a NE Partnership	31-11-3 N1/2 NE 1/4 80 res
United Farmers Coop	Utica OT Blk 18 Tax Lot 22
United Farmers Coop	Utica OT Blk 19 Lots 7-10 & adj v 12' strip of First St.
Vosta, John & Coleen	31-9-4 #SW1/4 SW 1/4 35.98 res
Vosta, John & Coleen	31-9-4 #SE 1/4 SW 1/4 33.28 res
Wall, Orvis & Sheila	Milford D & C Add Blk I Lt 16 & E 1/23 Lt 15
Wambold Farm LLC	8-9-1 #SW 1/4 157.12 res
Weber, Roger & Sondra Tr	2-9-1 #SE4SW4SW4 & #S2SW4 & #SW4SE4
Whitney, Eric	31-9-4 #W1/2 SE 1/4 37.59 res
Winkelmann, Fred	19-10-1 N1/2 SW1/4 exc Nly Part 57.87 res
Woodruff Trustee/Rollie	24-10-4 N68.84 of S137.69 of SE 1/4

Affirmative Vote: Stuhr, Koci, Luebbe, Garske, Miller Motion Carried

Moved by Stuhr and seconded by Koci to approve the minutes of July 9, 2013.

Affirmative Vote: Stuhr, Koci, Luebbe, Miller

Abstain: Garske as she was not in attendance at the meeting. Motion Carried

Hladky updated the Commissioners on activities of her office.

The Board of Equalization recessed until 10:00 a.m.

July 16, 2013

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 9:00 a.m. on July 16, 2013 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 16, 2013 at 9:00 a.m.

Present: Chairman: Darrell Miller
 Members: Mike Luebbe, Diana Garske, Scott Stuhr, Mary Koci
 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.

Gary Petersen, Seward/York Emergency Manager; Russell Daehling, Hwy. Supt; Joe Yocum, Sheriff; and Sherry Schweitzer, County Clerk updated the Commissioners of the activities of their respective offices.

Moved by Stuhr and seconded by Luebbe to approve the minutes of July 9, 2013.

Affirmative Vote: Stuhr, Luebbe, Koci, Miller

Abstain: Garske as she was not in attendance at said meeting. Motion Carried

Commissioners Reports:

Commissioner Luebbe reported he participated in a jail tour and worked on noxious weed concerns.

Commissioner Garske reported she was involved with court space needs, went to other counties in the area to view their jails, worked on Economic Development issues, and visited with the IT personnel.

Commissioner Stuhr reported he has had conversations with the Road Dept., discussed concerns with constituents, and worked on zoning issues.

Commissioner Koci reported she attended the jail tour, attended an Economic Development meeting, Extension Board meeting and RC&D Meeting.

Commissioner Miller reported he attended a 4 Corners Health Dept. meeting, the jail tour and worked on upcoming budget concerns.

Moved by Koci and seconded by Stuhr to authorize the Chairman to sign the Contractors Application and Certificate for payment # 7 for Izaak Walton Road Project.

Affirmative Vote: Koci, Stuhr, Garske, Luebbe, Miller Motion Carried

Moved by Stuhr and seconded by Garske to authorize the York County Emergency Management Performance Grant Reimbursement.

Affirmative Vote: Stuhr, Garske, Luebbe, Koci, Miller

Motion Carried

The Commissioners discussed the utilities at the West Wing Building. Currently, the utilities for the building come out of the budgets of the various offices that occupy it. It was suggested that the utilities for the building come out of the Building and Grounds budget. The Emergency Manager and Public Transit Director will ask the respective departments at the State level to see if reimbursements for utilities can still be requested if the cost does not come directly out of their budget. They will report back at a future meeting.

The Commissioners recessed at 9:55 a.m.

The Commissioners re-convened at 10:00 a.m.

Moved by Stuhr and seconded by Koci to go into public hearing at 10:00 a.m. in regard to the County Lodging Tax.

Affirmative Vote: Stuhr, Koci, Garske, Luebbe, Miller

Motion Carried

Clark Kolterman, representing the Visitor's Committee spoke in favor of increasing the Lodging Tax.

Pat Coldiron, owner of a Bed and Breakfast; Phil Bangert, Treasurer of the Visitor's Committee also spoke in favor of increasing the Lodging Tax.

Moved by Stuhr and seconded by Koci to close the public hearing at 10:10 a.m.

Affirmative Vote: Stuhr, Koci, Luebbe, Garske, Miller

Motion Carried

Moved by Koci and seconded by Luebbe to adopt Res. 3032 in regard to increasing the Seward County Lodging Tax.

RESOLUTION NO. 3032

BE IT RESOLVED: by the Board of Commissioners of Seward County Nebraska:

That pursuant to Neb. Rev. Stat. Sec. 81-3702 through 81-3724, and after a public hearing, there is hereby imposed, effective September 1, 2013, an additional sales tax of two percent (2%) upon the total consideration charged for occupancy of any space furnished by any hotel. The proceeds from such tax shall be paid to the County Visitors' Improvement Fund. The tax authorized by this resolution shall be in addition to the tax authorized in Section 81-3715 and two percent (2%) sales tax imposed by the Seward County Resolution # 1042 dated January 31, 1989.

NOW THEREFORE BE IT RESOLVED: That the total consideration charged for occupancy of any space furnished by any hotel for Seward County shall be 4%.

Dated this 16th day of July, 2013

AYES: Mary Koci, Michael Luebbe, Diana L. Garske, Scott Stuhr
Chairman, Darrell Miller

ATTEST: Sherry Schweitzer, Seward County Clerk

Affirmative Vote: Koci, Luebbe, Garske, Stuhr, Miller

Motion Carried

The Board of Commissioners recessed at 10:16 a.m.

The Board of Equalization re-convened at 10:16 a.m.

Valuation Protest hearings continued.

Orden Owen was present to express his views for protesting valuations on 2 properties.

The hearing for Marilyn Nickell was held. No one appeared at said hearing.

The next protest hearing was for Casey's General Store. No one was present for the hearing.

The last hearing was for Kirk Beekley. Mr. Beekley was present for his hearing.

Decisions for the valuation protests will be made at next week's meeting.

Known items on the agenda for July 23, 2013 are as follows:

- 8:30 a.m. Convene and announce Open Meetings Law
- Pledge of Allegiance
- Discuss/Action - Approve minutes of July 16, 2013
- Discuss/Action - Protest Hearing Decisions
- Discuss/Action - Assessor Information Update

Moved by Stand and seconded by Koci to adjourn at 10:40 a.m.

Affirmative Vote: Stuhr, Koci, Garske, Luebbe, Miller

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 23rd day of July 2013.

County Clerk

Chairman

The Board of Commissioners re-convened at 10:42 a.m.

Joe Yocum, Sheriff and Terry Kamprath, Jail Administrator were present to discuss the Detention/Judicial Center Planning. Several problems with the current setting were discussed. It was decided that they will ask for an RFP for different proposals for a new detention/judicial center. The item of issuing an RFP will be on next week's agenda.

Commissioner Garske is absent at 10:18 a.m.

The Commissioners went to the jail for their quarterly jail inspection at 10:18 a.m.

The Commissioners arrived back at the Commissioners room at 12:02 p.m.

Known items on the agenda for July 23, 2013 are as follows:

- 9:00 a.m. Convene and announce Open Meetings Law
- Pledge of Allegiance
- Discuss/Action – Public/Officials/Boards
- Discuss/Action - Approve Minutes of July 16, 2013
- Other Business Matters to Address When Time Allows**
- Commissioners Reports
- Right of Way Request(s): None
- Discuss/Action - Commissioner Representative for Personnel Board

- Discuss/Action– Approve Sheriff’s Office Request to proceed with plans, expenditures for the annual County Employee Appreciation Party
- Discuss/Action– RFP for Detention/Judicial Center Planning
- 9:30 a.m. Discuss/Action– Public Hearing – Re-zone a parcel of land from A-1 to TA-1 in the N ½ NW ¼ NE ¼ and W ½ NE ¼ NE ¼ in Section 13 T10N R4E
- Discuss/Action– Res. - Re-zone a parcel of land from A-1 to TA-1 in the N ½ NW ¼ NE ¼ and W ½ NE ¼ NE ¼ in Section 13 T10N R4E
- 9:40 a.m. Public Hearing – Re-zone a parcel of land from R-1 to C-2 in the W ½ NW ¼ in Section 4 T9N R3E
- Discuss/Action– Res. - Re-zone a parcel of land from R-1 to C-2 located in the W ½ NW ¼ in Section 4 T9N R3E
- 9:45 a.m. Public Hearing – Conditional Use Permit to operate an Auto Body Shop in the W ½ NW ¼ Section 4 T9N R3E
- Discuss/Action– Res. - Conditional Use Permit to operate an Auto Body Shop in the W ½ NW ¼ Section 4 T9N R3E
- Discuss/Action– Res. - Short Form Plat application to create Earnest Acres in the W ½ NW ¼ Section 4 T9N R3E
- 10:00 a.m. Discuss/Action– Budget hearings with Officials

Moved by Koci and seconded by Luebbe to adjourn at 12:04 p.m.
Affirmative Vote: Koci Luebbe Garske Stuhr Miller

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 23rd day of July 2013.

County Clerk

Chairman