

November 22, 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 November 22, 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 November 22, 2016 at 8:30 a.m.

Present: Chairperson: Whitney Fleischman
 Members: Mike Luebbe, Diana Garske, Eugene Gausman,
 Roger E. Glawatz
 County Clerk: Sherry Schweitzer
 Deputy County Assessor: Deanna Boyer
 County Treasurer: Bob Dahms

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 Luebbe and seconded by Glawatz to approve the minutes of October 25, 2016.

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

Moved by Garske and seconded by Gausman to approve the Tax Exemption for Concordia University for 2017 Ford Truck VIN # 1FBZX2ZG9HKA28589.

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

Moved by Garske and seconded by Luebbe to approve Tax List Correction 232-14R.

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

Known items on the agenda for December 13, 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 November 22, 2016
4. Discuss/Action - Assessor Information Update

Moved by Glawatz and seconded by Garske to adjourn at 8:35 a.m.

Affirmative Vote: Glawatz, Garske, Luebbe, Gausman, 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.

CBM FOOD SERVICE	SE	\$6,724.51	NORFOLK LODGE & SUITES	TR	\$170.00
CENTRAL PRODUCTS LLC	FE	\$1,701.49	NORTH AMERICAN RESCUE	FE	\$6,455.88
CENTRAL SAND & GRAVEL CO	RE	\$50,166.26	OFFICE DEPOT	SU	\$228.98
CENTRAL VALLEY AG	FE	\$19,215.89	OFFICE DEPOT BUSINESS ACCOUNT	SU	\$182.71
CHARM-TEX	FE	\$1,202.60	OFFICEMAX INCORPORATED	SU	\$20.14
CHEMSEARCH	FE	\$350.00	OFFICENET	SU	\$775.31
CITY OF SEWARD	FE	\$7,362.11	ONESOURCE	FE	\$92.00
CLERK OF THE DISTRICT COURT	FE	\$573.00	OREILLY AUTOMOTIVE INC	SU	\$83.69
CODEX CORP	FE	\$3,744.50	OTOE COUNTY SHERIFF	FE	\$60.18
PAT COLDIRON	FE	\$587.22	PAC N SAVE	SU	\$591.79
COLONIAL SUPPLEMNTL INSUR	FE	\$3,402.30	PAPER TIGER SHREDDING	SE	\$65.00
CONSOLIDATED MANAGEMENT CO	FE	\$94.17	PARAMONT LAUNDRY & TEXTLE SERV	SE	\$243.12
CONSTLLATION NEWENRGY GAS DIV	UT	\$137.47	PEREZ INTERPRETING LLC	SE	\$150.00
CONTROL SERVICES INC	FE	\$1,804.50	C. JO PETERSEN	FE	\$98.00
COOKS CORRECTIONAL	FE	\$4,654.03	PETTY CASH FUND	FE	\$3,527.49
CREDIT BUREAU SERVICES INC	FE	\$372.48	PLAINS POWER & EQUIPMENT INC	EQ	\$9,751.65
CREDIT MANAGEMENT SERVICES	FE	\$563.17	PLATTE COUNTY COURT	FE	\$4.25
CROSS AND SONS INC	FE	\$95.00	PLATTE VALLEY PRINTING	SU	\$489.99
CULLIGAN	UT	\$111.00	POLICE OFFICERS ASSOC. OF NE	FE	\$144.50
GREGORY C. DAMMAN	SE	\$3,605.25	POTTER REPAIR	RE	\$42.27
DISTRICT 5 PROBATION	FE	\$31,920.00	PREMIER BIOTECH INC	FE	\$286.03
DOUGLAS COUNTY COURT	FE	\$2.50	PRINCIPAL LIFE GROUP	FE	\$565.68
E 911 C/O SEWARD CO TREASURER	FE	\$34,899.25	PLIC-SBD GRAND ISLAND	FE	\$3,781.54
EAKES OFFICE PLUS	SU	\$844.77	PROCHNOW, MIKE	FE	\$900.00
ECOLAB	FE	\$1,436.43	PURFOODS LLC DBA MOMS MEALS	SE	\$190.00
EHLERS ELECTRONICS LLC	RE	\$500.00	QUILL CORPORATION	SU	\$200.94
ROGER H EHLERS	FE	\$3,500.00	RACOM	FE	\$6,310.00
ELECTION SYS AND SOFTWARE INC	FE	\$11,614.14	KEARNEY LODGING LLC	TR	\$140.00
ELECTION WORKERS	FE	\$11,032.19	RDO TRUCK CENTER CO	EQ	\$345.82
EXPRESS LAWN CARE	SE	\$600.00	RED PATH GALLERY	FE	\$922.35
FARMERS COOPERATIVE	FE	\$8,446.08	REDIGER AUTOMOTIVE	RE	\$180.89
FASTENAL COMPANY	SU	\$549.50	REGION V SERVICES	FE	\$2,484.58
ELAINE FORTIK	FE	\$200.00	REGION V SYSTEMS	FE	\$1,734.00
FRITZ APPRAISAL & VALUATION LLC	FE	\$2,100.00	REMBOLT LUDTKE LLP	FE	\$3,500.00
GALLS LLC	SU	\$1,022.34	RICHTERS INC	FE	\$82.44
GEOCOMM INC	FE	\$1,127.00	ROCKMOUNT RESRCH & ALLOYS INC	FE	\$340.40
RONALD STACHURA	FE	\$1,537.88	MORPHOTRAK INC	FE	\$4,741.00
GODFATHERS	FE	\$178.00	SALINE COUNTY SHERIFF	FE	\$3,300.00
GOLDBERG GROUP ARCHITECTS PC	FE	\$13,365.36	SCHWARZ PAPER CO	SU	\$327.55
GRAHAM TIRE LINCOLN NORTH	EQ	\$649.50	SECRETARY OF STATE	FE	\$30.00
SHARON HAMBEEK	FE	\$174.72	SEWARD AGING SERVICES	FE	\$2,456.66
HAMILTON COUNTY COURT	FE	\$7.00	SEWARD COUNTY BRIDGES INC	FE	\$1,048.66
HELMINK PRINTING	SU	\$513.00	SEWARD CO CHAMBER & DEVELOP	FE	\$50.00
HIRERIGHT LLC	FE	\$319.80	SEWARD COUNTY COURT	FE	\$620.50
HOFPAR, SHARYL	FE	\$200.00	SEWARD CO HEALTH CLAIM FUND	FE	\$102,949.20
HOMETOWN LEASING	FE	\$864.20	SEWARD CO INDEPENDENT	SE	\$945.24
INDOFF INC	SU	\$903.83	SEWARD COUNTY P P DISTRICT	UT	\$32,248.34
INTRNTL ASSOC OF ASSESSNG OFF	FE	\$190.00	SEWARD COUNTY PUBLIC TRANSIT	FE	\$36.00
INTOXIMETERS	FE	\$45.35	SEWARD COUNTY ROAD FUND	FE	\$400,000.00
J S WURM & ASSOC	FE	\$125.00	SEWARD CO SHERIFF UNCOLLTD FEES	FE	\$320.00
ANDY JENSEN	FE	\$229.50	SEWARD COUNTY SINKING FUND	FE	\$8,600.00
JENNIFER JOAKIM	FE	\$408.50	SEWARD COUNTY TREASURER	FE	\$2,108.22
JOHN DEERE FINANCIAL	FE	\$642.29	SEWARD LUMBER & HOME CENTER	RE	\$155.08
JOHNSON COUNTY SHERIFF	FE	\$8.28	SHAFFER COMMUNICATIONS INC	FE	\$187.50
JOHNSON SAND AND GRAVEL	EQ	\$12,695.31	FORREST SIEBKEN	FE	\$2,062.27
JONES NATIONAL BANK	FE	\$10,724.53	SIMPLEMINDS	FE	\$10,500.00
JONES NATIONAL BANK AND TRUST	FE	\$478.00	SOARIN GROUP, LLC	EQ	\$4,717.00

JONES NAT'L BANK & TRUST CO	FE	\$547,280.00	SPARETIME	FE	\$408.38
JONES NATIONAL BANK	FE	\$29,783.67	SPEECE LEWIS ENGINEERS INC	FE	\$21,876.15
JONES NATIONAL BANK & TRUST CO	FE	\$56,764.25	SPRINT	UT	\$93.25
KERFORD LIMESTONE COMPANY	EQ	\$8,230.72	ST OF NE DAS STATE ACCOUNTING	FE	\$94.04
KIRBY ROTH INSURANCE INC	FE	\$100.00	ST OF NE DAS COMMUNICATIONS	FE	\$704.00
KONICA MINOLTA BUS SOLUTIONS	SU	\$82.91	SHELLY STITT	FE	\$293.84
KONICA MINOLTA PREM FINANCE	FE	\$108.45	SUPPLYWORKS	FE	\$420.30
LANCASTER COUNTY SHERIFF	FE	\$85.11	SVEHLA LAW OFFICES	FE	\$3,059.00
LATIMER REPORTING	FE	\$61.60	TCA OUTDOOR POWER	FE	\$159.80
LATSCH'S INC	SU	\$353.10	TELMATE LLC	FE	\$234.00
LEE'S REFRIGERATION	RE	\$1,669.23	TIME WARNER CABLE	UT	\$627.28
LEHMAN REPORTING SERVICES	FE	\$334.30	TRUCK EQUIP SERVICE CO INC	RE	\$76.52
LEXINGTON CORPORATION	FE	\$3,526.00	US POST OFFICE	FE	\$18.80
LINCOLN JOURNAL STAR	FE	\$1,498.10	UNL ITS COMMUNICATIONS CENTER	FE	\$39.40
LYNN PEAVEY COMPANY	FE	\$95.50	UTICA AGING SERVICE	FE	\$2,411.17
MAINELLI WAGNER & ASSOC INC	FE	\$1,227.34	VERIZON WIRELESS SERVICES LLC	UT	\$3,782.52
MATHESON TRI-GAS INC	UT	\$526.48	VILLAGE OF GARLAND	FE	\$49.22
HOLLY MATZKE	SE	\$144.00	VILLAGE OF UTICA	FE	\$45.19
MCKESSON MEDICAL SURGICAL	SU	\$996.98	VIRTUAL IMPRESSIONS INC	SE	\$145.00
MEDICAL ENTERPRISES INC	SU	\$67.00	VISA	FE	\$2,746.94
MENARDS	RE	\$2,758.60	WADDELL & REED	FE	\$4,060.00
MID AMERICAN BENEFITS INC FLEX	FE	\$3,989.97	WALMART COMMUNITY BRC	FE	\$366.19
MID-AMERICAN INS GROUP INC	FE	\$33,548.87	WELLS FARGO FINANCIAL LEASING	FE	\$137.02
MIDWEST AUTO PARTS	RE	\$262.53	ERIC J WILLIAMS P C LLO	FE	\$7,267.50
MIDWEST AUTOMOTIVE	RE	\$332.38	WINDSTREAM	UT	\$7,168.74
MIDWEST OFFICE AUTOMATION	SU	\$45.13	WOODHAVEN COUNSLING ASSOC INC.	FE	\$680.00
MIDWEST SERVICE & SALES CO INC	FE	\$20,042.50	YORK COUNTY EMA	FE	\$32.00
MIDWEST STORAGE SOLTIONS, INC	FE	\$3,937.50	YORK COUNTY SHERIFF	FE	\$7.00
MILFORD AGING SERVICES	FE	\$2,139.53	YORK GENERAL HOSPITAL	FE	\$230.77
			SALARIES		\$276,893.64

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

Joe Dalton, Deputy County Attorney updated the Commissioners on some Justice Center items. He stated that he has received communication from Goldberg Group Architects asking to not consider the GGA Change Orders # 12 and 13 on the current agenda. Dalton also recommended the same action.

Sherry Schweitzer, County Clerk also reported that she would be conducting a recount for the East Butler School District Board of Education on Wednesday, November 23, 2016.

Commissioners Reports:

Commissioner Luebbe reported he has been working on an issue with the Goehner County Road Shop. He worked with the County Surveyor on an issue by the Butler/Seward County line and reported on the McKelvie Road Project. He also reported that he has been in contact with the Saline County Highway Supt. on a culvert project.

Laura McDougal, Director of Four Corners Health Dept. was present to give the Commissioners an update on the organization's activities.

Commissioners Reports (Cont.)

Commissioner Fleischman reported she attended the Personnel Board meeting. She went with Commissioner Luebbe to view the Goehner Road Shop land issue. She also informed the Commissioners about some road concerns and Justice Center concerns.

Commissioner Gausman reported he checked road conditions and abandoned cemeteries and attended the Planning and Zoning Meeting.

Commissioner Garske reported she attended a Seward County Chamber Development Partnership working group meeting, a Meet and Greet event with a possible business, a BRIDGES meeting and met with the Auditors.

Commissioner Glawatz reported he met with the Auditors, attended a Visitors Meeting, a 911 meeting, different Concordia University events, and a Great Plains RC&D meeting.

Moved by Garske and seconded by Luebbe to authorize the Chairman sign the Cost Allocation Plan.

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

Mike Janssen, Supt. of Building and Grounds reported that the lease for the land in back of the Weed Dept. has expired. The lease has been looked at by the County Attorney's Office and it was suggested different terms be made in a new lease. Deputy Attorney Dalton stated that he could, if the board directed him, to send a letter to Eret Construction, giving them 30 days' notice to terminate the lease.

Moved by Fleischman and seconded by Luebbe to authorize the County Attorney's Office to send a letter to Eret Construction to terminate the lease effective 12/31/2016.

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

Casey Tiemann of the County Attorney's was present to give information for the JAG Grant changes that are being required by the Federal Government.

Moved by Garske and seconded by Fleischman to authorize the Chairman to approve the Revised Budget for the 2016-2017 JAG Grant.

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

The Commissioners recessed at 9:55 a.m.

The Commissioners re-convened at 10:02 a.m.

Dean Uhlenberg of Beckenhauer Construction presented several documents for the Commissioners consideration.

Moved by Fleischman and seconded by Gausman to approve Change Request # 47 (PR26) Maint Shop 011 Camera.

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

Commissioner Fleischman reported during the Justice Center Update, that there are Change Requests/Orders coming soon for changes and some of them are because of the Fire Marshall. Uhlenberg said that there will also be some changes that will be credits. He also said there is some training scheduled for the security equipment.

Chairman Glawatz stated that at the County Attorney's recommendation, Change Order #GGA12 and Change Order #GGA13 should not be considered at this meeting.

Moved by Fleischman and seconded by Garske to postpone GGA #12 & GGA#13 to the November 29, 2016 meeting at 10:00 a.m.

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

Barb Liska, 911 Director and Doug Ostergard of First Wireless were present to talk about the container for coax cable at the new Justice Center. According to the plans, it was to be placed underground. He stated that water seepage and moisture could

happen and suggested the container be aboveground. A proposal for the above ground was submitted in the amount of \$2,750.00.

Moved by Garske and seconded by Luebbe to place the cable box above ground for the new Justice Center.

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

Commissioner Fleischman also stated that she had received an email from the Extension Office, asking information about renovation plans for their move into the "West Wing" of the County. The architect may have already made some tentative plans/drawings for the West Wing. They have stated previously that they would help make plans for this move. It was decided that the subject needs to be put on the agenda for later. Fleischman also clarified that there were additional fees for fiber optics and so changes were made for internet, etc.

Georgia Stockley of the Road Dept. presented 3 Right of Way requests.

Moved by Luebbe and seconded by Garske to approve the right of way request for Galen Gingerich in the W ½ SW ¼ of Section 30 of Township 10 North, Range 3 East of the 6th p.m. on the north side of A Street Road.

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

Moved by Luebbe and seconded by Garske to approve the right of way request for Galen Gingerich in the SW ¼ of Section 34 of Township 11 North, Range 3 East of the 6th p.m. on the north side of Fletcher Road.

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

Moved by Luebbe and seconded by Gausman to approve the right of way request for Galen Gingerich in the SE ¼ of Section 26 of Township 10 North, Range 2 East of the 6th p.m. on the north side of A Street Road.

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

Michaela Tuttle, HR Director was present to give information about the Safety Manual Update. The Safety Committee has worked to update it and Tuttle gave the details of the suggested changes. Tuttle stated the update has been emailed to all officials for them to take a look at it before adopting the new manual.

Moved by Fleischman and seconded by Gausman to go into Executive Session at 11:10 a.m. for Personnel, it being necessary to protect the reputation of the individual(s).

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

The Chairman reiterated that the reason for Executive Session was for Personnel.

Moved by Fleischman and seconded by Gausman to go out of Executive session at 11:58

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

The Chairman stated that Personnel were discussed and no action was taken.

Moved by Fleischman and seconded by Garske to sign annual agreement with BRIDGES, Inc.

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

Moved by Gausman and seconded by Garske to authorize the Chairman sign the Surplus Property Disposal Request from the Public Defender.

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

Commissioner Fleischman led discussion on the Midwest Storage System Letter of Intent. The agreement needs to be signed so that the Filing System for 5 offices in the new Justice Center can be ordered.

Moved by Fleischman and seconded by Garske to authorize the Chairman to sign the Letter of Intent with Midwest Storage for the Filing Systems in the Justice Center. Affirmative Vote: Fleischman, Garske, Luebbe, Gausman, Glawatz Motion Carried

Known items on the agenda for Board of Commissioners on November 29, 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 November 22, 2016

Other Business Matters to Address When Time Allows

5. Commissioners Reports
6. Discuss/Action - Justice Center Update

10:00 a.m. Discuss/Action - Dean Uhlenberg/Beckenbauer Construction – Justice Center

1. GGA #12 – General Conditions for Time Extension
2. GGA #13 – Delay – Subcontractor Rental Cost

10:30 a.m. Public Hearing – Amendments to the Seward County Regulations and Comprehensive Plan to include an Energy Element as defined in Neb Rev. State 23-14.02

Discuss/Action – Resolution/Ordinance for the above named item

10:40 a.m. Public Hearing – Amendment to the Seward County Zoning Regulations to include Airport Hazard Area Regulation and an Airport Area Map pursuant to NE Rev. Stat. 3-303

Discuss/Action – Resolution/Ordinance for the above named item

Moved by Fleischman and seconded by Gausman to adjourn at 12:15 p.m. Affirmative Vote: Fleischman, Gausman, Garske, Luebbe, Glawatz 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 29th day of November 2016.

County Clerk

Chairman