

Abbreviations for this legal: **PS** - Personal Services, **OE** - Operating Expenses, **SU** - Supplies, **MA** - Materials, **ER** - Equipment Rental, **CO** - Capital Outlays, **RP** - Repairs, **RE** - Reimbursement.

Wayne, Nebraska
July 17, 2012

The Wayne County Board of Equalization convened at 9:00 a.m. on Tuesday, July 17, 2012. Those in attendance included Chairman Wurdeman, Members Rabe and Burbach, Assessor Reeg, Deputy Assessor Dawn Duffy and Clerk Finn.

Advance notice of this meeting was published in the Wayne Herald, a legal newspaper, on July 5, 2012.

A current copy of the Open Meetings Act was posted in the meeting room and accessible to the public.

The minutes of the July 3, 2012, meeting were approved as printed in the Commissioner's Record.

The agenda was approved.

There were no motor vehicle exemptions or tax list corrections. The meeting was recessed until 1:30 p.m. for protest hearings.

The Wayne County Board of Equalization reconvened at 1:30 p.m. Those in attendance included Chairman Wurdeman, Members Burbach and Rabe. Assessor Reeg, Deputy Assessor Duffy, and Clerk Finn.

Assessor Reeg submitted the following exhibits for the 2012 Wayne County Protest Hearings: NE Assessor's Reference Manual; NE Agricultural Land Valuation Manual; 2012 Reports and Opinions of Property Tax Administrator for Wayne County; IAAO Book of Mass Appraisal of Real Property; the IAAO Property Assessment Valuation book – Second Edition; County Board of Equalization manual; three sales books located in the Assessor's office; Wayne County's sales that were used to determine the 2012 values; a copy of the certification filed with The Wayne Herald, KTCH Radio, and the County Clerk certifying the completion of the assessment roll; the property valuation cards for each of the protested properties; the Residential Data Collection Book by Rick Stuart; Residential Quality, Condition & Effective Age Seminar Book by Rick Stuart CAE; IAAO Course 2, Income Approach to Value; Houses, 3rd Edition by Henry S. Harrison; House Construction, Design & System, IAAO #937; and M&S Residential Square Foot Method, IAAO #960; and the Assessor's manual used in the Wayne County Assessor's office.

Verbal testimony was received on the following protests:

12-02 – Lot 9, Tara Ridge Addition to Wayne (1508 Claycomb Rd). Protested valuation \$197,885; requested valuation \$168,000. Protestor stated he had purchased the property on March 1, 2012 for \$168,000. This property had been placed on the market twice, and was sold by a realtor. A comparable sale in the area was submitted by protestor.

12-05 - S 21' of Lot 26 and Pt of Lot 27, McPherrans Add. to Wayne (904 Walnut). Protested valuation \$68,025; requested valuation \$57,900. Protestor stated he had purchased the property in June of 2011 for \$57,900. This was foreclosed property in poor condition that had been on the market for six months. A comparable sale in the area was submitted by protestor.

The following protests were reviewed:

12-01 - Lot 10, Lunds Second Addition to Wakefield (1005 Winter St). Protested valuation \$210,565; requested valuation \$183,760. Reason for requested valuation change: There is no house in Wakefield similar in size and construction that has sold in the last years. The dwelling is over built to be compared to any recent sales.

12-03 - N 50' of S 150' of Lot 5, Crawford & Browns Outlots to Wayne (608 N Lincoln). Protested valuation \$132,400; requested valuation \$97,000. Reason for requested valuation change: Purchase price paid was \$97,000 for house and lot.

12-04 - Lot 4, Muller Addition to Wakefield (808 8th St). Protested valuation \$95,175; requested valuation \$83,465. Reason for requested valuation change: No improvements have been made,

- 12-06** - Lot 12, Fairway Estates, Wayne (227 Fairway Circle). Protested valuation \$274,570; requested valuation \$225,000. Reason for requested valuation change: The basement is still unfinished.
- 12-07** - Lot 11, Lund's Second Addition to Wakefield (1003 Winter St). Protested valuation \$180,740; requested valuation \$160,000. Reason for requested valuation change: None given on form.
- 12-08** - Pt W ½ NW ¼ Section 6-T25N-R3E (Tax Lot 1). Protested valuation \$103,160; requested valuation \$70,000. Reason for requested valuation change: Property condition. Four comparables were given.

Assessor Reeg made the following recommendations:

- 12-01** – Lower the value to \$204,585. The physical depreciation was raised.
- 12-02** – Lower the value to the sale price of \$168,000 for one year.
- 12-03** – Lower the value to the sale price of \$97,000 for one year.
- 12-04** – No change to the value.
- 12-05** – Lower the value to \$60,455. The physical depreciation was raised and the siding was corrected from vinyl to wood.
- 12-06** – Lower the value to \$250,830. A 10% functional was given for the incomplete basement.
- 12-07** – No change to the value.
- 12-08** – Lower the value to \$70,170. The physical depreciation was raised and the house was flat valued.

Motion by Rabe, second by Burbach to adopt the recommendations of Assessor Reeg; roll call vote: Rabe-aye, Burbach-aye, Wurdeman-aye; motion carried. Notice of action taken will be mailed to the protestors on Friday, July 20, 2012.

Meeting was adjourned.

Debra Finn, Wayne County Clerk

Wayne, Nebraska
July 17, 2012

The Wayne County Board of Commissioners met in regular session at 9:15 a.m. on Tuesday, July 17, 2012 in the upstairs conference room of the Courthouse.

Roll call was answered by Chairman Rabe, Members Wurdeman and Burbach, and Clerk Finn.

Advance notice of this meeting was published in the Wayne Herald, a legal newspaper, on July 5, 2012.

A current copy of the Open Meetings Act was posted in the meeting room and accessible to the public.

The agenda was approved.

The minutes of the July 3, 2012, meeting were approved as printed in the Commissioner's Record.

Wayne County Assessor Joyce Reeg's resignation, effective August 1, 2012, was accepted on motion by Wurdeman, second by Burbach. Roll call vote: Wurdeman-aye, Burbach-aye, Rabe-aye; motion carried.

Dawn Duffy was appointed to serve as interim assessor from August 2, 2012 until the appointment of a new assessor on motion by Wurdeman, second by Burbach. Roll call vote: Wurdeman-aye, Burbach-aye, Rabe-aye; motion carried.

Steve Muir of First National Insurance Agency stated the renewal rate for the county's health insurance increased 9%. The rate would increase 7.1% if the coverage is changed so that the co pay for 90-day mail-order prescriptions was the same as local pharmacies charge. The county will change the mail-order prescription coverage if Muir can get the rate increase reduced to 5%.

The Affordable Care Act requires insurance companies to rebate part of the premiums received if it did not spend at least 80 percent of the premium on health care services. UnitedHealthcare Insurance spent 79%; Wayne County received a rebate check for \$4,200.49.

Muir reported employees asking questions about a cafeteria and 125 Flexible Benefit Plan. Some employees indicated they would be interested in the dental insurance if the county offered a plan of this type. Information was provided for the board to review, discussion will continue at the next board meeting.

As a representative of the Wayne County Library Association, Lauren Lofgren shared information on how the 2011-12 funds were used. Lofgren reported a 20% increase in the summer reading program. The Wayne and Winside libraries are participating in the Overdrive downloadable books program, including Advantage – a collection of digital books only available to patrons. Carroll reported increasing usage and the addition of computer classes for residents. The budget request for 2012-13 is the same as previous years, a total of \$10,000 with \$5,000 going to Wayne, \$3,500 to Winside, and \$1,500 to Carroll.

Clerk of District Court Deb Allemann-Dannelly and County Court Clerk Magistrate Kim Hansen reported the Cisco Jabber system is operational in the courtroom. This system was provided by the state, and it permits the judge, prisoner, attorneys and interpreters to participate in hearings from different locations. Dannelly requested a large screen television so jurors could see what was going on. Types of televisions were discussed and a cost estimate was provided. Dannelly was asked to get a few more prices and contact a board member prior to making a purchase.

Nebraska Public Power District representatives Mark Becker and Jill Novicki reported on the Nebraska r-Plan, an Electric Transmission Project. The construction of 2–45kV transmission lines (270 miles total) is being proposed. Line routes have not been determined but it may involve up to eighteen counties including the western part of Wayne County. NPPD will ask the public to become involved as they try to find ways to minimize the overall impact.

Wayne County Agricultural Society President Dave Jaeger and several Ag Society members presented their 2012-13 budget request. Additional funds have been requested for the purchase of a 1500-foot building from the state fairgrounds in Lincoln. The building will be used to replace livestock buildings such as those used for the horses and hogs.

Emergency Manager Nic Kemnitz reported that a mutual aid base station obtained with a grant is being installed at the dispatch center. A machine to produce id cards was also obtained with a grant. The cards will be provided to all emergency personnel in the county.

Kemnitz reported that the USDA activated the County Emergency Board. A disaster declaration for the drought will be submitted to the Secretary of Agriculture.

A bid for installing a radio package for emergency management in the 2010 Escape was presented. No action was taken because a replacement vehicle at state bid price is not available until the first of the year.

Substitution of FHL Bank Cusip #313379V48 for FHLB Agency Cusip #313375TS6 by Winside State Bank was approved on motion by Burbach and second by Wurdeman. Roll call vote: Burbach-aye, Wurdeman-aye, Rabe-aye; motion carried.

General Fund check 12060132 for \$114.00 was cancelled on motion by Wurdeman, second by Burbach, Roll call vote: Wurdeman-aye, Burbach-aye, Rabe-aye; motion carried.

The HVAC system must be shut down for two days to complete the cut over to the new control system. The system will be shut down around 3:00 p.m. on Thursday, July 26. The courthouse will be closed all day on Friday, July 27 while the work is completed.

Deb Allemann-Dannelly requested executive session for personnel discussion. Motion by Burbach, second by Wurdeman to enter executive session at 4:34 p.m. to discuss personnel issues; attendees would include the commissioners, Dannelly and Finn. Roll call vote: Burbach-aye, Wurdeman-aye, Rabe-aye; motion carried.

The board reconvened at 5:12 p.m. No action was taken.

Road/Bridge Business:

Linda Kirsch requested a copy of the appraisal for Winside South, a grading project in Section 23-T25N-R2E (Rubeck Road). Rabe responded that an appraisal had not been done yet. The county wants an appraisal of the land so they can make an offer to buy the curved road on Rubeck's land. The Rubeck's do not want to sell the land, and the county's rental was terminated by the Rubecks in 2011. Kirsch stated an appraiser would be trespassing on their property, and her parents would throw that individual in jail. Kirsch also warned that the board and Finn have 45 days after the appraisal comes out to get their affairs in order.

Bids received from A&R Construction, Dobson Brothers, Elkhorn Paving and Knife River for C-90(548) Wakefield East roadway paving project were opened. This project begins at the intersection of Hwy 35 and 858th Road, and extends east about 1318 feet between Section 4-T26N-R5E and Section 33-T27N-R5E.

Motion by Wurdeman, second by Burbach to accept the bid of \$139,990.35 submitted by Elkhorn Paving. Roll call vote: Wurdeman-aye, Burbach-aye, Rabe-aye; motion carried.

Mark Mainelli of Mainelli Wagner & Associates reported he would present the county's request for design exception for Project C-90(572), Winside Southeast, Road 850 between 573 and 574 Avenue to the Board of Classifications and Standards on July 20. The county cannot meet the minimum design standards of a 40 mph curve for a collector route so the county is requesting a reduction to a 35 mph curve.

Mainelli requested the board let him know when they want to change the installation of a culvert so he can make the necessary changes to the project plans and potential changes to the tubes.

The county will continue using Mainelli Wagner & Associates to assist with Wayne County Highway Superintendent responsibilities.

The signing of an appraisal services contract with United Farm & Ranch Management for Project BRO-3100(1) Winside East was approved on motion by Wurdeman, second by Burbach. Roll call vote: Wurdeman-aye, Burbach-aye, Rabe-aye; motion carried.

ROW Application No. 12-07-02 submitted by S&S Construction to bore electric line under 558 Avenue between Section 6-T27N-R1E and Section 1-T27N-R1W was approved on motion by Burbach, second by Wurdeman. Roll call vote: Burbach-aye, Wurdeman-aye, Rabe-aye; motion carried.

The Department of Environmental Quality asked the county to consider how they would handle potential cost overages from their scrap tire collection. The board will cover the costs rather than impose fees or limit quantities. The scrap tire collection will take place on Friday, August 3 from 8:00 a.m. to 4:00 p.m. and Saturday, August 4 from 8:00 a.m. to 12:00 noon at the Wayne County Fairgrounds.

Fee Reports: Debra Finn, County Clerk, \$13,572.50 (June Fees); Karen McDonald, County Treasurer, \$18.00 (2nd Qtr Fees).

Claims:

GENERAL FUND		Salaries \$90,476.56;
Woslager, Richard R	RE	13.88
Kleensang, Randall	RE	25.35
Tietz, Joni J.	RE	140.20
Schuttler, Marlin	RE	57.98
Pippitt, Donald Guy	RE	3.33
Duffy, Dawn M.	RE	39.41
Barnes, Ann M.	RE	31.64
Biermann, Sharolyn F.	RE	158.18
Appera	OE	290.04
Arnie's Ford Mercury	MA	47.18
AS Central Services	ER,CO	198.99
Black Hills Energy	OE	43.99
CardMember Service	OE	525.91
Carroll Station Inc., The	MA	539.41
Eakes Office Plus	SU	27.76
Elite Office Products	ER,CO	148.14
Ellis Plumbing Heating & A/C	RP	81.00
Farmers Co-operative, Pilger	MA	680.16
Fredrickson Oil Company	MA	790.75
Gamble, Keith	PS	20.00
Health & Human Services	OE	90.00
Heidesign	SU	230.00

Jorgensen, Kate	OE	412.50
Klein, Mark	RP	60.96
Lynn Peavey Company	OE	47.88
Madison County Sheriff	OE	200.00
Microfilm Imaging Systems	ER,CO	155.00
Midwest Office Automation	RP	203.87
Nebraska Public Health Env Lab	OE	252.00
Nuss, Jean C	PS	20.00
Osmond Pharmacy	OE	696.15
Owens, Milton	PS	20.00
Pathology Medical Service	OE	1,300.00
Pieper & Miller	OE,ER	2,298.00
Quality Printing & Office Supplies	SU,CO	258.06
Rohlf, Virgil	PS	20.00
Ron Wriedt	SU	25.00
Sinclair	MA	56.70
Sparkling Klean Service Inc	OE	1,365.00
The Diamond Center	SU	10.00
Thies, Eldon	PS	20.00
Thompson Publishing Group	SU	323.99
Thurston County Sheriff	OE	1,100.00
Toshiba Financial Services	ER	205.62
University of Nebraska	OE	120.00
Verizon Wireless	OE	49.25
Verizon Wireless	OE	243.66
Waste Connections of Nebraska	OE	166.28
Wattier, Patti	OE	375.00
Wayne County Clerk of Dist Court	OE	347.00
Wayne County Sheriff	OE	236.92
Wayne Herald/Morning Shopper	OE	807.24
Zach Oil Co	MA,OE	504.28

COUNTY ROAD FUND

Salaries \$21,401.60;

Appeara	OE	40.00
B's Enterprises, Inc	MA	2,684.00
Backus Sand & Gravel	MA	9,215.78
Elkhorn Valley Sand & Gravel	MA	4,032.35
Farmers Co-operative, Pilger	SU,RP	1,765.87
John's Welding & Tool	SU,RP	74.40
Martin Marietta Materials	MA	1,509.06
Mercy Medical Clinics	OE	58.00
NMC Exchange LLC	RP	3,022.01
Northeast Glass	RP	409.99
Northeast Nebraska Telephone Co	OE	77.70
Verizon Wireless	OE	98.50
Wayne Auto Parts	RP	322.55

Meeting was adjourned.

Debra Finn, Wayne County Clerk

STATE OF NEBRASKA)
) **ss.**
COUNTY OF WAYNE)

I, the undersigned, County Clerk of Wayne County, Nebraska, hereby certify that all of the subjects included in the attached proceedings were contained in the agenda for the meeting of July 16, 2012, kept continually current and available for the public inspection at the office of the County Clerk; that such subjects were contained in said agenda for at least 24 hours prior to said meeting; that the said minutes of the meeting of the County Commissioners of the County of Wayne were in written form and available for public inspection within 10 working days and prior to the next convened meeting of said body.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of July, 2012.

Debra Finn, Wayne County Clerk