

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 16, 2013

The Wayne County Board of Commissioners met in regular session at 9:00 a.m. on Tuesday, July 16, 2013 in the upstairs conference room of the courthouse. Those in attendance included Chairman Burbach, Members Larson and Rabe, and Clerk Finn. Advance notice was published in the Wayne Herald, a legal newspaper, on July 11, 2013.

A current copy of the Open Meetings Act was posted in the meeting room and accessible to the public. Motion by Rabe, second by Larson to approve the agenda, and to approve the minutes of the July 2, 2013 meeting. Roll call vote: Rabe-aye, Larson-aye, Burbach-aye; motion carried.

As Wayne County's Responsible Charge, Joel Hansen discussed how easement acquisition is impacted by the use of federal funds for a road/bridge project. The project plans include temporary easements for the construction phase, and permanent easements for future maintenance. The property owner can donate property for the easement, or they can accept negotiated compensation based on an appraisal.

Easements have been negotiated for Federal Aid Project BR-3100(1), Winside East, C009002618, C-90(324), Mile 570 of 852nd Rd: Tract 1 - Jerry D. & Lynne I. Allemann, Trustees of the Jerry & Lynne Allemann Trust U/T/A \$280 for a temporary easement on .32 acres, and \$4,440 for a permanent easement on .58 acres in the SW ¼ of Sec 31-T26N-R3E; and Tract 2 – Mann Centennial Farm, LLC \$6,970 for a permanent easement on .91 acres and \$1,560 for fencing in the SW ¼ of Sec 31-T26N-R3E, and Craig Evans \$100 for leasehold interest in the SW ¼ of Sec 31-T26N-R3E. Easement Deeds will be filed upon receipt of payment.

Hansen stated the only way for this project to continue is for the county to approve payment for the temporary and permanent easements. Motion by Rabe, second by Larson to approve the payment for temporary and permanent easements as negotiated for Project BR-3100(1). Roll call vote: Rabe-aye, Larson-aye, Burbach-aye; motion carried.

Steve Muir of First National Agency, and United Healthcare account representative Stacey Riley, presented a renewal rate increase of 5% for the county's health insurance policy. The trend is around 12%, but once the duration of policy and claim experience were factored in, the increase for Wayne County was only 1% higher than that needed for health care reform fees.

The impact of Health Care Reform was discussed. Essential health benefits will be federally mandated and built into policies. Many benefits will be advantageous for employees, but expensive for insurance carriers. Information continues to change, but the county's current policy will not be available for renewal next year.

Motion by Rabe, second by Larson to accept the renewal rates quoted for Choice Plus insurance coverage provided by United Healthcare. Roll call vote: Rabe-aye, Larson-aye, Burbach-aye; motion carried.

Erosion concerns with Project C-90(546), Wayne South, Structure No. C009003910, Mile 848 of 577 Avenue were discussed. Herb Albers is concerned that upon completion the project will erode the east bank. Temporary and permanent easements are signed, but Albers hesitates to sign an Easement Deed without assurances.

Larson motioned that as per right-of-way negotiations on July 12, 2013 between Herb Albers, landowner, and Randy Larson, District One Commissioner, and based on advice from Mark Mainelli, Wayne County is willing to take corrective action to rectify any erosion issues or problems created immediately downstream, not to exceed 50 feet past ROW, by the use of rip rap or any means deemed necessary by the commissioners, as a result of Project C-90(546), Wayne South, Structure No. C009003910, Mile 848 of 577 Avenue. Rabe seconded the motion; roll call vote: Larson-aye, Rabe-aye, Burbach-aye; motion carried.

The 2013-14 District 7 Probation budget request was received. The budget increased 13% to cover the costs resulting from the passage of LB561, which expands the Nebraska Juvenile Services Delivery Project statewide.

An estimate dated May 17th for the replacement of the District 1 Shop Roof is no longer valid but will be

placed on file.

Quotes from Soden's Striping Business to paint the courthouse parking lot and the terrace parking areas were reviewed. Reversing the traffic flow was approved pending layout. Motion by Rabe to accept the bid of \$251.36 for the courthouse parking lot, and \$278.64 for the terrace parking. The motion was amended to permit the Chairman to make a decision on the additional layout fees for the courthouse parking lot. Larson seconded the motion; roll call vote: Rabe-aye, Larson-aye, Burbach-aye; motion carried.

Motion by Rabe, second by Larson to recess the meeting for lunch at 11:30 a.m. Roll call vote: Rabe-aye, Larson-aye, Burbach-aye; motion carried.

Motion by Larson, second by Burbach to reconvene at 12:43 p.m. Roll call vote: Larson-aye, Burbach-aye, Rabe-absent; motion carried.

Rabe joined the meeting at 12:57 p.m.

Culvert and band quotes for District 1 inventory were received from B's Enterprises, Midwest Service and Sales, and Metal Culverts. Motion by Larson, second by Rabe to accept the quote of \$9,970.04 submitted by Metal Culverts. Roll call vote: Larson-aye, Rabe-aye, Burbach-aye; motion carried.

Quotes submitted for 911 sign numbers were received from B's Enterprises and Midwest Service and Sales. Motion by Larson, second by Rabe to accept the quote of \$106.25 submitted by B's Enterprises. Roll call vote: Larson-aye, Rabe-aye, Burbach-aye; motion carried.

No quotes were received for the trucking of the asbestos contaminated debris. The county will continue to work with Environmental Services to complete the abatement process.

Sheriff LeRoy Janssen reported FEMA assessed the capabilities of several emergency response units including the Wayne Emergency Management trailer. The written assessment has not been received, but they were impressed with the functionality of the equipment and team comprised of Wayne, Thurston, Cedar and Dixon counties. The ability to communicate across different systems continues to be a goal.

Motion by Rabe, second by Larson to recess the commissioner meeting and convene as a Board of Equalization at 2:00 p.m. Roll call vote: Rabe-aye, Larson-aye, Burbach-aye; motion carried.

Motion by Rabe, second by Larson to reconvene the commissioner meeting at 2:43 p.m. Roll call vote: Rabe-aye, Larson-aye, Burbach-aye; motion carried.

Fee Reports: Debra Finn, County Clerk, \$11,259.75 (Jun Fees); Karen McDonald, County Treasurer, \$12.00 (2nd Qtr Fees).

Claims:

<u>GENERAL FUND</u>		<u>Salaries \$48,027.13;</u>
Schuttler, Marlin	RE	14.25
Deck, Doug	RE	16.25
Woslager, Richard R	RE	14.13
Kleensang, Randall	RE	25.99
American Broadband CLEC	OE	87.26
Appearra	OE	296.73
Black Hills Energy	OE	42.24
Bomgaars	SU	77.47
CardMember Service	MA,SU	29.77
CardMember Service	MA,SU	157.54
	MA,SU,C	
CardMember Service	O	239.60
CardMember Service	OE	154.00
Carhart Lumber Company	SU	41.86
Carroll Station Inc., The	MA	629.30
Connecting Point	RP	122.50

Copy Write/Keepsake	SU	31.53
DELL Marketing	CO	1,143.90
Eakes Office Plus	SU	61.56
Egley Fullner Montag & Hockabout	OE	926.00
Elite Office Products	ER	165.15
Farmers Co-operative, Pilger	MA	539.05
Floor Maintenance	SU	576.11
Fredrickson Oil Company	MA	636.00
Health & Human Services	OE	330.00
Hytrek Lawn Service	OE	1,196.00
Interstate All Battery Center	SU	123.80
Knutson, Eric W.	OE	39.55
Madison County Sheriff	OE	200.00
Maintenance Engineering Ltd	SU	625.47
Marco Inc.	RP	252.60
Microfilm Imaging Systems	ER	155.00
NASB	OE	150.00
Nebraska Crime Commission	SU	7.50
Nebraska Secretary of State	OE	20.00
Nebraska.Gov	OE	3.00
NMC Exchange LLC	ER	387.73
Northeast Nebraska Juvenile Service	OE	2,175.00
Pathology Medical Service	OE	2,296.20
Pieper & Miller	OE,ER	2,739.00
Pierce County Sheriff's Dept	OE	4,200.00
Quality Printing & Office Supplies	SU	324.51
Region IV Behavioral Health System	OE	4,484.00
Saunders Co Dept of Corrections	OE	675.00
Schultz, Everett	CO	16,575.00
Shopko	SU	31.57
Sinclair	MA	24.70
Smith, Joseph M.	OE	225.00
Sooland Bobcat	CO	375.00
The Apothecary Shop	OE	37.98
Thurston County Sheriff	OE	2,950.00
Topp, Amy	RE	194.93
Toshiba Financial Services	ER	205.62
United Healthcare of the Midlands	PS	66,311.86
University of Nebraska	OE	95.00
University of Nebraska	OE	49.28
Verizon Wireless	OE	245.13
Verizon Wireless	OE	63.70
Waste Connections of Nebraska	OE	170.85
Wattier, Patti	OE	375.00
Wayne County Clerk	OE	57.42

Wayne County Clerk of District Court	OE	96.00
Wayne County Sheriff	OE	112.87
Wayne County Treasurer	OE	20.00
Wayne Herald/Morning Shopper	OE	283.32
Wayne, City of	OE	3,000.00
Western Office Technologies	SU	9.48
WEX Bank	MA	101.03
Zach Oil Co	OE,MA	788.04

COUNTY ROAD FUND

Salaries \$20,940.00;

Appearia	OE	40.54
CardMember Service	SU	149.99
Carroll, Village of	OE	76.11
ConTech Engineered Solutions	MA	31,210.88
D&L Towing LLC	OE	612.50
Elkhorn Valley Sand & Gravel	MA	10,813.23
Evans, Craig	CO	100.00
Fredrickson Oil Company	MA	2,495.55
GI Trailer	RP	42.52
Hradec Diesel Inc	RP	1,347.10
Jerry & Lynne Allemann, Trustees	CO	4,720.00
John's Welding & Tool	RP,SU,CO	232.89
Kimball Midwest	SU	192.48
Mann Centennial Farm LLC	CO	8,970.00
Martin Marietta Materials	MA	2,548.59
Matteo Sand & Gravel Co Inc	MA	680.22
Midwest Service & Sales Co.	CO	4,894.14
NMC Exchange LLC	RP	4,640.43
Norfolk Truck Center	RP	4,332.96
Northeast Nebraska Telephone Co	OE	112.85
Stalp Gravel Company	MA	1,809.72
Verizon Wireless	OE	100.24
Wayne Auto Parts	RP,SU	117.44

LOADING TAX FUND

Downtown Wayne Promotions	OE	500.00
Wayne Co Agricultural Society	OE	750.00

The meeting was adjourned.

Debra Finn, Wayne County Clerk

Wayne, Nebraska
July 16, 2013

The Wayne County Board of Equalization met in regular session at 2:00 p.m. on Tuesday, July 16, 2013 in the upstairs conference room of the courthouse. Those in attendance included Chairman Burbach, Members Larson and Rabe, Assessor Duffy and Clerk Finn. Advance notice was published in the Wayne Herald, a legal newspaper, on July 11, 2013.

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

Motion by Burbach, second by Larson to approve the agenda. Roll call vote: Burbach-aye, Larson-aye, Rabe-aye; motion carried.

Due to the sale of the business, motion by Burbach, second by Larson to approve an acceleration of taxes for The Headquarters. Roll call vote: Burbach-aye, Larson-aye, Rabe-aye; motion carried.

An abstract of changes made to the assessment roll after March 19, 2013 was accepted on motion by Larson, second by Burbach. Roll call vote: Larson-aye, Burbach-aye, Rabe-aye; motion carried.

A listing of cemetery property that had been reviewed for ownership and use was entered into the record.

Assessor Duffy submitted the following exhibits for the 2013 Wayne County Protest Hearings: the NE Assessor's Reference Manual; NE Ag Land Valuation Manual; 2013 Reports and Opinions of Property Tax Administrator for Wayne County; IAAO Book of Mass Appraisal of Real Property; the IAAO Property Assessment Valuation book, 2nd edition; County Board of Equalization manual; three books of sales for Wayne County of residential, commercial, and ag property; Wayne County's sales used to determine the value for 2013; a copy of the certification of the assessment roll for Wayne County filed with The Wayne Herald; the property valuation card for each of the protested properties; Residential Data Collection Book by Rick Stuart; Residential Quality, Condition & Effective Age Seminar Book by Rick Stuart; IAAO Course 2, Income Approach to Value; Houses, 3rd Edition by Henry S. Harrison; House Construction, Design & System, IAAO #937; Marshall & Swift Residential Square Foot Method, IAAO #960; and the Assessment Procedures manual.

The following protests were reviewed:

Protest 13-01: Pt W ½ Section 23-T26N-R3E, protested valuation \$475,390; requested valuation \$453,629. Reason for requested change: 33.2 acres of this property is wetland. The value of the wetland is only about 20% of cropland. They tried to get the wetland reclassified to cropland but the US Department of Agriculture denied the request.

Assessor Duffy recommended no change to the valuation. The land was already drawn as grassland and valued lower than cropland, none of the land was in an actual wetland program.

Motion by Burbach, second to Larson to make no change to the valuation for Protest 13-01 based on the County Assessor's recommendation. Roll call vote: Burbach-aye, Larson-aye, Rabe-aye; motion carried.

Protest 13-02: West ½ Section 25-T25N-R3E, protested valuation \$1,025,235; requested valuation \$867,065. Testimony was presented by Doris Daniels. Reason for requested change: The property has a large drainage ditch that needs to be farmed around. The taxes show 312.04 acres of farmable land, the NRCS shows 308.5, and the USDA reported 309.70 acres. There are minimum maintenance roads on two sides of the farm.

Assessor Duffy recommended that value be lowered from \$1,025,235 to \$1,022,225, a total of \$3,010. Duffy would add waste where the creek runs through property (.95 acres). No other adjustment was needed, the land is valued by soil type like all other land in county. There are no deductions for minimum maintenance roads.

Motion by Burbach, second by Larson to lower the valuation for Protest 13-02 by \$3,010 based on the County Assessor's recommendation. Roll call vote: Burbach-aye, Larson-aye, Rabe-aye; motion carried.

The 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, 2013, 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 18th day of July, 2013.

Debra Finn, Wayne County Clerk