

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 19, 2016

The Wayne County Board of Equalization met in regular session at 9:00 a.m. on Tuesday, July 19, 2016, in the upstairs conference room of the Courthouse. Chairman Burbach, Members Larson and Rabe, Sheriff Dwinell, Deputy Assessor Junck, Treasurer McDonald, and Clerk Finn were present. Notice of this meeting was published in the Wayne Herald, a legal newspaper, on July 7, 2016. A current copy of the Open Meetings Act was in the meeting room and accessible to the public.

A motion to approve the agenda was made by Rabe and seconded by Larson. Roll call vote: Rabe, Larson, Burbach-aye; motion carried.

A motion to approve a motor vehicle tax exemption for Wayne State Foundation was made by Larson and seconded by Rabe. Roll call vote: Larson, Rabe, Burbach – aye; motion carried.

The following protest was heard:

Protest 16-16: Lots 1, 2, 3, 4, 5 & 6, Block 6, College Hill First Addition, Wayne Rentals LLC. Protested building valuation \$407,315, total \$461,315. Requested building valuation \$251,000, total \$305,000. Reasons for requested change: Purchased on April 30th for \$305,000. The other offer on the property was lower than mine. Understand there was a new bill passed that uses the income approach. The income and expense information I have is different from what was used to set the valuation.

A motion was made by Rabe and seconded by Larson to approve the acceleration of taxes request for Ridge Point LLC due to sale. Roll call vote: Rabe, Larson, Burbach – aye; motion carried.

A report of valuation adjustments made since the abstract was completed, including omitted real property not properly reported, and any real property with a clerical error that resulted in a change of assessed value, was reviewed.

The Wayne County 3-Year Plan of Assessment prepared by Assessor Duffy was presented to the board and will be placed on file.

The meeting was recessed until Wednesday, July 20th.

The meeting reconvened. Assessor Duffy submitted her recommendation on Protest 16-16: No change. Property is a Section 42 Low Income Housing Project and must be valued using the income approach based on the income and expense data provided by the property owner. This is in compliance with state statute 77-1333. I cannot recommend a change in value as I have not received any information that would show the income and expense data that I was provided is inaccurate. The profit/loss report provided by owner during the hearing included interest payments that are not allowed.

A motion was made by Larson and seconded by Rabe to adopt the Assessor's recommendation on Protest No. 16-16. Roll call vote: Larson, Rabe, Burbach – aye; motion carried.

The meeting was adjourned.

Debra Finn, Wayne County Clerk

Wayne, Nebraska
July 19, 2016

The Wayne County Board of Commissioners meeting was called to order by Chairman Larson at 9:15 a.m. on Tuesday, July 19, 2016, in the upstairs conference room of the Courthouse. Chairman Larson, Members Burbach and Rabe, Deputy Attorney Knutson, Sheriff Dwinell, and Clerk Finn were present. Notice of this meeting was published in the Wayne Herald, a legal newspaper, on July 7, 2016. A current copy of the Open Meetings Act was in the meeting room and accessible to the public.

Larson presented the following consent agenda items:

- a. Approve minutes of July 5, 2016, meeting as printed in the Commissioners Record
- b. Approve fee reports
- c. Approve payroll
- d. Approve cancellation of General Fund check #16060122 for \$278.85
- e. Approve application to place telephone line in county road right of way at 561 Ave and 848 Rd submitted by Pierce Telephone Company
- f. Approve action taken by the Wayne County Convention & Visitors Bureau on Lodging Tax Grants:
 - #16-11 approved \$750 for Cars-N-Carroll Show & Shine on September 25th
 - #16-12 approved \$750 for Area 5 Class B Jr. Baseball Tournament on July 8th-12th, sponsored by American Legion Post 43
 - #16-13 approved \$350 for printing promotional materials for the Winside Museum
 - #16-14 denied membership dues to Nebraska Travel Association for Wayne Area Economic Development

A motion to approve the consent agenda was made by Burbach and seconded by Rabe. Roll call vote: Burbach, Rabe, Larson - aye; motion carried.

A motion to approve the regular agenda was made by Rabe and seconded by Burbach. Roll call vote: Rabe, Burbach, Larson - aye; motion carried.

Burbach reported that Otte Construction will be drawing up bid specifications for concrete replacement on sidewalks and parking terraces. Wayne City Attorney Amy Miller confirmed the terrace parking must meet city code.

The special purchase of a used 2012 Case IH Maxxum tractor, Model 230, with three-year full warranty was discussed. Lease/purchase payments totaling \$135,401.06 would be made over five years. Motion by Larson, second by Rabe to approve the purchase. Roll call vote: Larson, Rabe, Burbach – aye; motion carried.

No action was taken on Change Order #1 for Wayne Southwest Project C-90(610), C009012415 due to a clerical error in the document.

A DEQ Permit Modification Request submitted by Temme Agri-Business, Inc. for livestock waste control in the NE¼ 35-27-3 was reviewed and placed on file.

Mark Mainelli of Mainelli Wagner & Associates reviewed updated plans for paving Chiefs Way and part of South Centennial Rd. Mainelli spoke about updates in the 2016 Road Classifications and Standards that became effective in May.

The board's primary concern was the fiscal impact of LB977. All bridges and culverts crossed by unrestricted ag vehicles must be posted with capacity signage. The cost of inspections and signage will be the county's responsibility. Mainelli has developed a 1-page inspection form using critical items from NBIS. His firm will inspect bridges first, get that information to counties, and then inspect culverts.

Wayne Librarian Lauran Lofgren thanked the board for their support of the County Library Association. The funds have primarily been used for children books and materials including books on CD and DVDs, and 24/7 electronic access to downloadable audiobooks, music, and ebooks. A total budget request of \$13,000 was presented; \$6,500 for Wayne, \$4,250 for Winside and \$2,250 for Carroll.

Judd Allen of NACO (Nebraska Association of County Officials) Benefit Services appeared before the board to answer questions on what health insurance options NACO has available. Based on the information provided, Allen will prepare proposals for the August 2nd meeting.

Sheriff Dwinell reported the Security Committee had met to discuss courthouse building security. The discussion led to more questions and research. The committee will start with simple fixes such as unsecured doors. No recommendation was made on the courtroom filming request; they are researching the legality of what access can be prohibited and what is mandated.

A motion was made by Burbach and seconded by Rabe to approve the following claims. Roll call vote: Burbach, Rabe, Larson – aye; motion carried.

Fee Reports: Debra Finn, County Clerk, \$9,164.50 (Jun Fees); Karen McDonald, County Treasurer, \$288.00 (2nd Qtr Fees).

Claims:

GENERAL FUND	Salaries \$54,879.11;	
McDonald, Karen S.	RE	9.36
Woslager, Richard R	RE	22.65
Kleensang, Randy L.	RE	32.20
Advanced Consulting Engineering Svs	MA	947.50
Appeara	OE	488.79
Arnie's Ford Mercury	MA	48.53
Black Hills Energy	OE	31.07
CardMember Service	SU	13.99
CardMember Service	OE	5.00
CardMember Service	OE	123.75
Carroll Station Inc., The	MA	335.29
Centec Cast Metal Products	MA	488.80
Copy Write/Keepsake	SU	5.94
Counsel	OE	499.82
DAS State Accounting	ER	239.58
Eakes Office Solutions	SU	57.26
Farmer's Co-operative, Pilger	MA	226.17
Floor Maintenance	SU	98.77
Fredrickson Oil Company	MA	185.35
Hometown Leasing	ER	122.92
Jerry's Trailers & Campers Inc.	RP	183.81
Jorgensen Law Office	OE	7,752.39
Lutt Oil	MA,OE	1,082.36
Madison County Sheriff	OE	2,900.00
Mahon, Marcia L	OE	45.00
Northeast Nebraska Telephone Co	OE	117.75
One Office Solution	RP	97.11
Pieper & Knutson	OE,ER	2,761.04
Pierce County Sheriffs Dept	OE	1,650.00
Quality Printing & Office Supplies	SU	263.82
Region IV Inc.	OE	2,677.25
Rodriguez, Nancy	OE	24.00
The Apothecary Shop	OE	123.63
Topp, Amy	RE	14.04
TRANE	RP	2,207.75
US Cellular	OE	522.98
University of Nebraska IS Commun Ctr	OE	46.02
Verizon Wireless	OE	40.01
Waste Connections of Nebraska	OE	115.00
Wattier, Patti	OE	450.00
Wayne County Sheriff	OE	75.12
Wayne Herald/Morning Shopper	OE	474.89
Wayne, City of	OE,SU	9,071.24

Woehler Trailer Court LLC	ER	700.00
MIPS Inc.	ER,OE	2,767.93
Dept of Treasury IRS	PS	226.72
United Health Insurance Company	PS	54,679.86
COUNTY ROAD FUND	Salaries \$25,416.25;	
Appeara	OE	40.00
Backus Sand & Gravel	MA	9,292.13
Brehmer Manufacturing Inc.	RP	7,480.00
CNH Industrial Capital America LLC	ER	4,513.38
Carroll Station Inc., The	MA	12,689.13
Carroll, Village of	OE	95.00
Cross-Dillon Tire	RP	95.00
Fredrickson Oil Company	MA	1,630.06
Herbst Construction Inc.,	CO	38,259.45
Hoskins Mfg Co., Inc.	RP	30.14
John's Welding & Tool	RP	3.76
Lutt Oil	MA	1,255.05
Martin Marietta Materials	MA	1,557.07
Matteo Sand & Gravel Co. Inc.	MA	3,790.80
NMC Exchange LLC	RP	735.52
Norder Supply Inc.	SU	127.68
RDO Truck Centers	RP	2,948.54
S&S Willers Inc.	MA	27,763.99
Speece Lewis Inc.	CO	1,805.00
Stalp Gravel Company	MA	2,040.84
Stanley Petroleum Maintenance Inc.	SU	175.00
The Parts House Inc.	RP	14.50
Wayne Auto Parts	SU,RP	405.66
Wayne, City of	OE	298.68
Winside, Village of	OE	91.87
ROD PRESERVATION & MODIFICATION FUND		
Microfilm Imaging Systems	OE	405.00
MIPS Inc.	OE	117.53
INHERITANCE TAX FUND		
Biermann, Sharolyn	RE	20.75
COUNTY IMPROVEMENT FUND		
Gerhold Concrete Company, Inc.,	CO	805.50
Matheson Tri-Gas Inc.	CO	4,350.39

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 19, 2016, 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 25th day of July, 2016.

Debra Finn, Wayne County Clerk