

**BUFFALO COUNTY BOARD OF SUPERVISORS
BUFFALO COUNTY BOARD OF EQUALIZATION
TUESDAY, JULY 9, 2013
9:00 A.M**

The Buffalo County Board of Supervisors and the Buffalo County Board of Equalization met on Tuesday, July 9, 2013 at 9:00 A.M. and 10:00 A.M. Chairman McMullen called the meeting to order and led those present in the Pledge of Allegiance. The following Board members responded to roll call: Francis Biehl, Joseph Brayton, Kent Greder, Ivan Klein, Sherry Morrow, Dennis Reiter and William McMullen. (The Board room is being renovated at this time; therefore this meeting was held in Hearing Room B of the Justice Center.) Chairman McMullen announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review. County Clerk Janice Giffin took all proceedings hereinafter shown; while the convened meeting was open to the public. County Attorney Shawn Eatherton was present.

REGULAR AGENDA

Moved by Biehl and seconded by Reiter to approve the June 25, 2013 Board meeting minutes. Upon roll call vote, the following Board members voted "Aye": Biehl, Reiter, Brayton, Greder, Klein, Morrow and McMullen. None voted "Nay". Motion declared carried.

Moved by Brayton and seconded by Klein to approve the early claim submitted by the County Clerk as listed below. Upon roll call vote, the following Board members voted "Aye": Brayton, Klein, Biehl, Greder, Morrow, Reiter and McMullen. None voted "Nay". Motion declared carried.

ROAD FUND		
STATE OF NE-MOTOR FUELS	FUEL TAX	\$2,687.00

Moved by Morrow and seconded by Klein to accept the County Treasurer June 2013 Fund Balance Report and the Clerk of District Court June 2013 Report. Upon roll call vote, the following Board members voted "Aye": Morrow, Klein, Biehl, Brayton, Greder, Reiter and McMullen. None voted "Nay". Motion declared carried.

COURTHOUSE RENOVATIONS

Job Superintendent Joey Thoene and Project Manager Steve Gaasch from Beckenhauer Construction were present to update the Board on the Phases 4-7 Courthouse Renovation Project.

Moved by Brayton and seconded by Reiter to approve Change Order Request # 37 to add a door to the Board Conference Room in the amount of \$2,898.00. Upon roll call vote, the following Board members voted "Aye": Brayton, Reiter, Biehl, Greder Klein, Morrow and McMullen. None voted "Nay". Motion declared carried.

At 9:05 A.M. all Board members responding to roll call and the County Clerk moved to the 911 Center located at 2025 Avenue A, Kearney, Nebraska for a tour of the remodeling project. County Sheriff Neil Miller and Lieutenant Robert Tubbs explained the new equipment changes to the Board members. Board meeting reconvened in the Justice Center, Hearing Room B at 9:46 A.M.

REGULAR AGENDA

Chairman McMullen reviewed the following correspondence. The Board received correspondence from NIRMA regarding Flood Coverage and a thank you from the Dave Butler family. Chairman McMullen called on each Board member present for committee reports and recommendations

Moved by Morrow and seconded by Greder to approve the addition of pledged collateral for the Buffalo County Clerk in the amount of \$7,500,000.00 at Platte Valley State Bank. Upon roll call vote, the following Board members voted "Aye": Morrow, Greder, Biehl, Brayton, Klein, Reiter and McMullen. None voted "Nay". Motion declared carried.

Chairman McMullen stated that the possibility of issuing employee parking permits should be discussed after more of the construction phases are completed. No action was taken at this time.

Moved by Morrow and seconded by Brayton to accept the 30 day notice request from the State of Nebraska to terminate the parole lease agreement for office space. Upon roll call vote, the following Board members voted "Aye": Morrow, Brayton, Biehl, Greder, Klein, Reiter and McMullen. None voted "Nay". Motion declared carried.

Moved by Greder and seconded by Brayton to authorize Chairman McMullen to sign the Northwestern Energy Natural Gas Sales Agreements. Upon roll call vote, the following Board members voted "Aye": Greder, Brayton, Biehl, Klein, Morrow, Reiter and McMullen. None voted "Nay". Motion declared carried.

Moved by Morrow and seconded by Biehl to authorize Chairman McMullen to sign the Emergency Protective Custody Letter of Agreement with Region 3. Upon roll call vote, the following Board members voted "Aye": Morrow, Biehl, Brayton, Greder, Klein, Reiter and McMullen. None voted "Nay". Motion declared carried.

Chairman McMullen instructed County Clerk Giffin to open the submitted bids for Mail Services to be provided for Buffalo County. Clerk Giffin opened the only bid received from Mail Express. The Budget Committee will review the bid submitted and will come back to this Board with a recommendation on mail services at a later date.

Moved by Brayton and seconded by Klein to recess the regular meeting of the Board of Supervisors at 10:00 A.M. and reconvene as a Board of Equalization. Upon voice vote all Board Members present voted "Aye". None voted "Nay". Motion declared carried.

BOARD OF EQUALIZATION

Chairman McMullen called the Board of Equalization to order in open session. County Treasurer Jean Sidwell, County Assessor Joe Barber, Deputy County Assessor Nora Borer and field appraisers Scott Anderson, Laura Fredericks, and Gwen Campbell were present.

Moved by Greder and seconded by Morrow to approve Motor Vehicle Tax Exemption as indicated on the application by County Treasurer Sidwell for Mid Nebraska Individual Services on a 2006 Chevrolet Sedan, 2004 Honda Element, 2005 Dodge Grand Caravan, 2009 Ford Cutaway Van and 2008 Dodge Grand Caravan. Upon roll call vote, the following Board members voted "Aye": Greder, Morrow, Biehl, Brayton, Reiter and McMullen. Abstain: Klein. None voted "Nay". Motion declared carried.

Moved by Greder and seconded by Brayton to approve Motor Vehicle Tax Exemption as indicated on the application by County Treasurer Sidwell for Evangelical Lutheran Good Samaritan Society Home Health of Central Nebraska on two 2012 Chevrolet Malibu's. Upon roll call vote, the following Board members voted "Aye": Greder, Brayton, Biehl, Klein, Morrow, Reiter and McMullen. None voted "Nay". Motion declared carried.

Moved by Klein and seconded by Biehl to approve Motor Vehicle Tax Exemption as indicated on the application by County Treasurer Sidwell for Good Samaritan Society Ravenna on a 2008 Dodge Caravan, 2010 Dodge Caravan and a 2008 Buck Dandy Car Hauler Trailer. Upon roll call vote, the following Board members voted "Aye": Klein, Biehl, Brayton, Greder, Morrow, Reiter and McMullen. None voted "Nay". Motion declared carried.

Chairman McMullen opened the public hearing for the real property tax exemption request from Pleasanton Public Schools at 10:05 A.M. Pleasanton School Superintendent Ron Wymore was present to address the Board. No one else was present and the hearing was closed. Moved by Brayton and seconded by Morrow to approve tax exemption submitted by County Assessor Barber for the Pleasanton Public Schools on parcel number 120027000. Upon roll call vote, the following Board members voted "Aye": Brayton, Morrow, Biehl, Greder, Klein, Reiter and McMullen. None voted "Nay". Motion declared carried.

Chairman McMullen opened the public hearing for the real property tax exemption request from Pleasanton United Methodist Church. No one was present to address the Board and Chairman McMullen closed the hearing. Moved by Greder and seconded by Morrow to approve tax exemption submitted by County Assessor Barber for the Pleasanton United Methodist Church parsonage on parcel number 12009400. Upon roll call vote, the following Board members voted "Aye": Greder, Morrow, Biehl, Brayton, Klein, Reiter and McMullen. None voted "Nay". Motion declared carried.

Moved by Klein and seconded by Greder to approve Tax List Corrections numbered 3896 through 3904 submitted by County Assessor Barber. Upon roll call vote, the following Board members voted "Aye": Klein, Greder, Biehl, Brayton, Morrow, Reiter and McMullen. None voted "Nay". Motion declared carried.

Chairman McMullen opened the scheduled Property Valuation Protest Hearings that were conducted as follows: (Times indicated are the scheduled times, not the actual time of hearing.)

Time	Name	Protest	Parcel	Present
10:00 AM	Tanya Lopez	130031	850000843	No one present
	Verda M Gibbens	130034	600740000	Verda Gibbens
	Eugene H. & E. Eyvonne Smith	130037	560624000	Eyvonne Smith
	Gary C Junker	130039	606534791	No one present
10:15 AM	Delbert D Kotas & WF	130047	601229000	No one present
	Kirk Vollmer	130049	605830655	No one present
	Nick & Melissa Klein	130054	480017000	No one present
10:30 AM	Neil A Koster	130055	660286101	Neil Koster
	Joy J Gibbons	130056	360074050	No one present
	Richard Tschirren	130057	620266100	Richard Tschirren
10:45 AM	Isabelle Runge	130058	580049000	Isabelle Runge & Dan Runge
	Sandwater LLC	130059	520230010	Brad Vontz
	Brandon Jones	130060	560438400	No one present
11:00 AM	Casey J Mitchell	130068	440065001	No one present
	Pinnacle Properties, LLC	130069	605022000	Dan Cimino
	Randall W & Janice L Sawyer	130070	580719740	Randall Sawyer
11:15 AM	Pamela M Treffer	130061	40698000	No one present
	Pamela M Treffer	130062	40412000	No one present

11:15 AM	Pamela M Treffer	130063	40309000	No one present
	Pamela M Treffer	130064	40275000	No one present
	Pamela M Treffer	130065	40131000	No one present
	Pamela M Treffer	130066	40052000	No one present
	Pamela M Treffer	130067	40051000	No one present

The Board recessed for lunch at 11:15 A.M. and reconvened at 1:15 P.M. to resume the property valuation protest hearings. All board members responding to roll call at the beginning of the meeting returned to the meeting except Supervisor Greder who returned to the meeting at 2:35 P.M.

1:00 PM	Steven D & Bari L McCormick	130040	560171101	No one present
	Bari McCormick	130041	560171102	No one present
	Bari McCormick	130042	560171103	No one present
	Town & Country Realty of Kearney, Inc	130043	560171104	No one present
	Town & Country Realty of Kearney, Inc	130044	560171105	No one present
	Town & Country Realty of Kearney, Inc	130045	560171106	No one present
	Town & Country Realty of Kearney, Inc	130046	560171107	No one present
1:20 PM	Gehlert Rasmussen	130071	100218100	Gehlert Rasmussen
	Deerfield LLC Gaylan C Abood	130072	580060024	Gaylan C Abood
	Jason Meester	130073	605647000	Jason Meester
1:40 PM	Chief Industries, Inc	130074	620304112	Mike Lewis
	Leora A Molcyk	130075	606019180	No one present
	Tereca M Diffenderfer	130076	606019181	No one present
2:00 PM	RTS Business Holdings, Inc	130077	601685502	Roger Sandefer
	Nancy J Brehm	130078	650307494	No one present
2:15 PM	Marc Hoggle The Aegis Group	130053	580147300	No one present
2:30 PM	Dennis Woitaszewski	130088	60122000	Dennis Woitaszewski & Samuel Woitaszewski
	Dennis Woitaszewski	130175	60123000	Dennis Woitaszewski & Samuel Woitaszewski
	James & Patricia Manfull	130087	720155000	No one present
2:45 PM	CAHA Properties LLC	130079	610002000	No one present
	Robert E & Louise A Wetovick	130080	380062000	Robert Wetovick
3:00 PM	Khim Lim	130081	600057000	Hong Lim
	Anthony Finke	130082	605841964	Anthony Finke
	Therese Snyder	130083	650305462	No one present
3:15 PM	Julia L Nickel	130084	480110000	Mark Kelly & Julia Nickel
	Marjorie & Michael Hitt	130085	620446200	Marjorie Hitt
	Marjorie Hitt	130086	600714100	Marjorie Hitt
3:30 PM	James & Catherine Lewis	130030	320140000	James Lewis
	Ruth Wetzal	130032	850001048	No one present
	Stephen H Nolda	130033	40288000	Stephen Holda
	Brad Greisen	130035	580140105	No one present
	Bowie Fertilizer Inc	130036	180009000	No one present
	Donald & Jeanette Hollis	130038	603909000	Donald Hollis
	Jeanette Carstens	130048	40174000	No one present
	Gary & Enid Hansen	130050	601635000	No one present
	Kori E Kieborz	130051	460084108	No one present
	Heath Rouse	130052	602475401	Heath Rouse

The Board of Equalization recessed at 3:50 P.M. until July 16th at 9:00 A.M.

Chairman McMullen called for Citizen's forum and Dean Smith from Pleasanton was present to address the Board about the possibility of entering into an interlocal agreement with the Village of Pleasanton for paving a portion of Pine Street in Pleasanton.

Chairman McMullen asked if there was anything else to come before the Board at 3:59 P.M. before he declared the meeting adjourned until the Board of Equalization meets to hear scheduled property valuation protests at 9:00 A.M. on Tuesday, July 16, 2013.