

**BUFFALO COUNTY BOARD OF COMMISSIONERS
BUFFALO COUNTY BOARD OF EQUALIZATION
TUESDAY, JUNE 11, 2019**

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, June 11, 2019 at 9:00 A.M. and 9:45 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: Timothy Higgins, Ivan Klein, Myron Kouba, Ronald Loeffelholz, Sherry Morrow, Dennis Reiter and William McMullen. A copy of the acknowledgment and receipt of notice and agenda by the Board of Commissioners is attached to these minutes. 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 Higgins and seconded by Loeffelholz to approve the May 28, 2019 Board meeting minutes. Upon roll call vote, the following Board members voted "Aye": Higgins, Loeffelholz, Klein, Kouba, Morrow, Reiter and McMullen. Motion declared carried.

Moved by Morrow and seconded by Reiter to ratify the following June 7, 2019 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Morrow, Reiter, Higgins, Klein, Kouba, Loeffelholz and McMullen. Motion declared carried.

GENERAL FUND			
NET PAYROLL			255,768.88
AMERICAN FAMILY LIFE	I	PREMIUMS	874.53
RETIREMENT PLANS AMERITAS	R	EMPE RET	42,664.65
BUFFALO CO TREAS/WELLNESS	I	PREMIUMS	50.00
BUFFALO CO TREASURER	I	PREMIUMS	93,878.00
CREDIT MANAGEMENT	E	GARNISHMENT	87.07
FIRST CONCORD	E	FLEX FUNDS	4,145.91
FIRST NATIONAL BANK	T	FEDERAL TAX	86,944.45
KEARNEY UNITED WAY	E	DONATIONS	101.67
MADISON NATIONAL	I	PREMIUMS	1,289.09
MADISON NATIONAL	I	LT DISABILITY	616.64
MASSMUTUAL FINANCIAL	I	DEFERRED COMP	1,175.00
MIDLAND FUNDING	E	GARNISHMENT	120.19
NATIONWIDE RETIREMENT	R	DEFERRED COMP	355.00
NE CHILD SUPPORT	E	CHILD SUPPORT	659.12
PRINCIPAL	E	DENTAL	3,001.16
STATE OF NE	T	STATE TAX	14,049.23
VISION SERVICE	E	EMPE VSP EYE	739.81
ROAD FUND			
NET PAYROLL			51,947.44
AMERICAN FAMILY	I	PREMIUMS	816.65
RETIREMENT PLANS AMERITAS	R	EMPE RET	8,204.45
BUFFALO CO TREASURER	I	PREMIUMS	2,998.50
FIRST CONCORD	E	FLEX FUNDS	487.50
FIRST NATIONAL BANK	T	FEDERAL TAX	16,040.81
KEARNEY UNITED WAY	E	DONATIONS	5.00
MADISON NATIONAL	I	PREMIUMS	144.30
MADISON NATIONAL	I	LT DISABILITY	106.20
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
NE CHILD SUPPORT	E	CHILD SUPPORT	342.00
PRINCIPAL	E	DENTAL	829.20
STATE OF NE	T	STATE TAX	2,416.84
VISION SERVICE	E	EMPE VSP EYE	193.22
WEED FUND			
NET PAYROLL			4,659.09
RETIREMENT PLANS AMERITAS	R	EMPE RET	732.71
BUFFALO CO TREASURER	I	PREMIUMS	251.50
FIRST CONCORD	E	FLEX FUNDS	25.00
FIRST NATIONAL BANK	T	FEDERAL TAX	1,495.28
MADISON NATIONAL	I	LT DISABILITY	3.62
PRINCIPAL	E	DENTAL	30.48

STATE OF NE	T	STATE TAX	229.65
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Moved by Morrow and seconded by Klein to accept the Buffalo County Treasurer May 2019 Fund Balance Report. Upon roll call vote, the following Board members voted "Aye": Morrow, Klein, Higgins, Kouba, Loeffelholz, Reiter and McMullen. Motion declared carried.

Moved by Klein and seconded by Loeffelholz to accept the Clerk of the District Court May 2019 Report. Upon roll call vote, the following Board members voted "Aye": Klein, Loeffelholz, Higgins, Kouba, Morrow, Reiter and McMullen. Motion declared carried.

On March 26, 2019, the Board of Commissioners entered into a contract with Tax Valuation Inc. to coordinate the property valuation protests for 2019. Tax Valuation Inc. submitted four referee contracts to be approved by the Board to assist in conducting the hearings. Moved by Morrow and seconded by Higgins to authorize Chairman McMullen to sign the referee contracts for the 2019 Property Valuation protest process. The independent appraiser referees entering into contract with Buffalo County are Lynne L. Heiden, Jeff Honas, John Keeney and David F. Malone. Upon roll call vote, the following Board members voted "Aye": Morrow, Higgins, Klein, Kouba, Loeffelholz, Reiter and McMullen. Motion declared carried.

Moved by Morrow and seconded by Higgins to approve the release of pledged collateral for the Buffalo County Treasurer for \$135,000.00 at the Firstier Bank. Upon roll call vote, the following Board members voted "Aye": Morrow, Higgins, Klein, Kouba, Loeffelholz, Reiter and McMullen. Motion declared carried.

Chairman McMullen reviewed the following correspondence. The Board received a Jail Standards Inspection Report from the NE Jail Standards Division. Chairman McMullen called on each Board member present for committee reports and recommendations.

ZONING

Zoning Administrator Jason Wozniak was present for the following Zoning agenda item.

Chairman McMullen opened the Zoning Hearing at 9:15 A.M. for an Administrative Subdivision filed by Mitchell Humphrey on behalf of Randall and Deborah Erickson for property described as part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska, to be known as Lot 1 and Lot 2, Erickson Administrative Subdivision. Mitchell Humphrey reviewed the application and Chairman McMullen closed the hearing at 9:18 A.M. Moved by Loeffelholz and seconded by Higgins to approve the Administrative Subdivision with the following Resolution 2019-16. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Higgins, Klein, Kouba, Morrow, Reiter and McMullen. Motion declared carried.

RESOLUTION 2019-16

WHEREAS, Mitchell Humphrey, licensed surveyor, on behalf of Randall and Deborah Erickson hereinafter referred to as "applicant" have filed for an Administrative Subdivision to be known as "ERICKSON ADMINISTRATIVE SUBDIVISION" with the Buffalo County Clerk and/or Zoning Administrator, and

WHEREAS, the Zoning Administrator forwarded this application to this Board, and

WHEREAS, June 11, 2019, this Board conducted a public hearing now finds:

1. The proposed "ERICKSON ADMINISTRATIVE SUBDIVISION" is in the Agricultural (AGR) Zoning District for Buffalo County, Nebraska and the size of the parcels of real estate owned by the subdividing entity after subdividing complies with the minimum lot size of this zoning district.
2. The proposed plat for this subdivision fulfills Buffalo County's Subdivision Resolution requirements for administrative subdivisions specifically allowed under Section 3.02 together with other provisions applicable thereto.
3. 85th Street is a county maintained open public road that abuts the proposed subdivision to the North. The width of this road after dedication complies with the minimum width standards required by the Buffalo County Subdivision Resolution.
4. Cottonmill Avenue is a county maintained open public road that abuts the proposed subdivision to the East. The width of this road after dedication complies with the minimum width standards required by the Buffalo County Subdivision Resolution.
5. Title search paperwork has been provided to the Buffalo County Attorney's Office and that office has cleared title as concerns Buffalo County's interests based upon the title search documents delivered to that office by applicant.
6. This proposed administrative subdivision should be approved.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS in regular session with a quorum present, that the plat of, "ERICKSON ADMINISTRATIVE SUBDIVISION," described as a tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out, acknowledged and certified, is hereby approved, accepted, ratified, and authorized to be filed and recorded in the Office of the Register of Deeds, Buffalo County, Nebraska.

Zoning Administrator Jason Wozniak reviewed and filed the annual Report of Special Use Properties.

Moved by Loeffelholz and seconded by Reiter to recess the regular meeting of the Board of Commissioners at 9:23 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Reiter, Higgins, Klein, Kouba, Morrow and McMullen. Motion declared carried.

BOARD OF EQUALIZATION

Chairman McMullen called the Board of Equalization to order in open session. Deputy County Assessor Nora Borer and Deputy County Treasurer Brenda Rohrich were present.

Moved by Morrow and seconded by Higgins to approve the Motor Vehicle Tax Exemption as indicated on the application by County Treasurer for Mount Carmel Home-Keens Memorial for a 2019 Dodge Van. Upon roll call vote, the following Board members voted "Aye": Morrow, Higgins, Klein, Kouba, Loeffelholz, Reiter and McMullen. Motion declared carried.

Moved by Klein and seconded by Higgins to approve Tax List Corrections numbered 4614 through 4621 submitted by County Assessor Skinner. Upon roll call vote, the following Board members voted "Aye": Klein, Higgins, Kouba, Loeffelholz, Morrow, Reiter and McMullen. Motion declared carried.

Moved by Higgins and seconded by Kouba to approve the Assessor Valuation Changes as presented to the County Board of Equalization. (See attached list.) Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Klein, Loeffelholz, Morrow, Reiter and McMullen. Motion declared carried.

<u>Name</u>	<u>Parcel</u>
CHRAMOSTA, JOHN C & JULIE M	040000005
WOODWARD, A T & DARCY L	040000011
SHRADER, HARVEY A & BETTY E	040000015
HABE, LARRY H & CINDY L	040007000
LIESKE, RYAN J. & VOGT, TRICIA S.	040007100
SPAULDING, THOMAS R & BRENDA J	040008000
WASKOWIAK, EUGENE E	040022000
MOFFETT, NICHOLAS D.	040041000
MELTON, CHARLES E & ELLESTAD, KATHRYN D	040555110
PERNICEK, JAMES J & MARY E	040555130
MCFADDEN, RODNEY W & BONA K	040555135
SONNENFELD, RICHARD L & WF	040555140
MILLER, DALE W & PATRICIA F	040570000
KBP PROPERTIES, LLC	040613000
SVANDA, VERNETTA L.	040716010
WOLFE, KYLE R & CAITLIN L	040716011
LARSEN, LEALAND D & WANDA L	040716012
TOBLER, SHAWN M & STEPHANIE	040716013
ALBRIGHT, KENNY L & CHERYL K	040719100
DEINES, ARLEN R & CHERYL K	060073005
MAJER, DANIEL D & HASTINGS, LORAY A	060074000
FIDDELKE, GREGORY B & MISTI D	060076000
DUNNING, DAVID J & JUDITH C	060078000
KRICHAU, KENT E	060079000
BRADLEY, RICHARD L	060080000
HERVERT, DAVID & ROBERT	060103010
HERVERT, DAVID & CARRIE	060103020
ROGERS, DANNY	060298000
OLSON, JARROD S & MEYER-OLSON, ANITA K	060302000
ECKHOUT, NATHAN	060303000
PERRY, SYLVIA K TRUSTEE	080099005
FULTON, DAVID C & PATRICIA K	240173225
GEISERT, EDNA R TRUSTEE	360187000
KING, JOAN	360188000
RICHTER, NEVA B	380037000
BOB PETERSON FARMS INC	380253100
HELLRIEGEL, RYAN P & PATRICIA F	500010035
SAMPSON, JAMES D TR	500104000
SCOTT, CONNIE FKA BEEZLEY, CONNIE	500153008
SCOTT, CONNIE FKA BEEZLEY, CONNIE	500153009
SCOTT, CONNIE FKA BEEZLEY, CONNIE	500153010
CRST LLC	500153020

WILD HORSE RANCH, LLC	500154000
WILSON, RANDY R	500186025
KOTTICH, JACOB D & JILLIAN M	500226010
YB INVESTMENTS, LLC	580092175
FOUNTAIN HILLS PROPERTIES, LLC	580143201
FOUNTAIN HILLS PROPERTIES, LLC	580143301
FOUNTAIN HILLS PROPERTIES, LLC	580143350
FOUNTAIN HILLS PROPERTIES, LLC	580143375
GRAND WEST, LLC	580143502
RBJB, LLC	588135000
LITTELL, G BARRETT & DEBORAH A	600084000
SCHUMACHER, RICHARD E & BEVERLY L	601240000
KURTZHALS, STUART G & PAMELA J	602542000
SIBERT, FRANK J TRUSTEE	602918651
PETERSON, ROBERT L SR & TAMARA L	602926210
CLABAUGH, DENNIS L	603040000
KARG, DARRELL B	603069000
KLINGINSMITH, RANDAL L	604610000
SCHROEDER, KENT A & LINDA J	604640000
FOX, JANET K TRUSTEE	604815000
THOMAS, RYAN E	605411000
RST GROUP, LLC	605622000
SAGE, PETER A & JILL A	606019193
KLINGINSMITH, RANDAL LYLE	606111000
FIRST NATL BANK & TR CO OF KY	610094000
FORBES, WARREN L. & BECKY L.	620320100
ADAMS, EVITA M	640413000
TROMPKE, WILLIAM D	640435000
HUNNEL, WAYNE C	640466105
SMITH, ROBERT E & TERESA R	660001000
WE SUPPLY COMPANY, INC.	660004000
WISEMAN, BYRON R. & ELAINE B.	660007000
PARKER, GEORGENNE	660008000
CL SHIERS FAMILY HOLDINGS, L.L.C.	660009000
D & K WOODMAN, A NE GEN PARTNERSHIP	660241000
FREESE, DRU	660241010
ELLIS, MICHAELA , WADE, & ANNETTE	680381000
CLARK, JOHN J & VIRGINIA L TR	700305000
BENNETT-CASE, HELEN L	700306000
HEMPLEMAN, ANTHONY & TERESA	700307000
CHRAMOSTA, RONALD J	700311000
CHRAMOSTA, RONALD J	700312000
HERTER, BARBARA A	700313100
PLATTE RIVER RECOVERY IMPLEMENTATION FOUNDATION, TR	720054000
LIENEMANN, FLORENCE & DANIELSON, AMY TR	720101000
LIENEMANN, FLORENCE & DANIELSON, AMY TR	720111000
ZWINK, LESLIE TR& ZWINK, SHERRY M TR	720188010
MOSS, LAVERN E & SUSAN B	020063000

Moved by Loeffelholz and seconded by Morrow to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 9:27 A.M. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Morrow, Higgins, Klein, Kouba, Reiter and McMullen. Motion declared carried.

REGULAR AGENDA

Deputy County Attorney Andrew Hoffmeister, Highway Superintendent John Maul and Jenna Derr were present for the discussion of a Road Improvement Contract.

Jenna Derr and David Schanbacher (developer) have requested improvement and modification of a County Road; located north of 56th Street, north 750 feet of the Northeast ¼ of Section 23 and the Northwest ¼ of Section 24 and the south 350 feet of the Southeast ¼ of Section 14 and the Southwest ¼ of Section 13, T-9-N, R-17-W. After the discussion of the project, the Board recessed their decision until June 25, 2019. Board members will review the site before the next meeting.

Chairman McMullen called for Citizen's forum. Marcia Wilkerson and John Rickard addressed the Board about road maintenance and traffic concerns near their properties.

Chairman McMullen asked if there was anything else to come before the Board at 9:57 A.M. before he declared the meeting adjourned until the regular meeting at 9:00 A.M. on Tuesday, June 25, 2019. This regular meeting will convene in Hearing Room B of the Justice Center.

ATTEST:

William McMullen, Chairman
Buffalo County Board of Commissioners

(SEAL)

Janice I. Giffin
Buffalo County Clerk