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BOARD OF EQUALIZATION PROCEEDINGS – July 18, 2022
(edited – official proceedings on file Clerk’s office)

A meeting of the Board of Equalization of Stanton County, Nebraska was held in the open and public session on July 18, 2022, at 8:00 AM in the County Commissioner’s room in Stanton, Nebraska.

Present upon roll call were: Douglas Huttman, Dennis Kment and Duane Rehak, Board of Equalization. Wanda Heermann, County Clerk and Cheryl Wolverton, County Assessor, were also present.

Advance notice of the meeting was given by publication in the Stanton Register on July 6, 2022, a copy of the proof of publication being attached to these minutes.

Notice of the meeting was given in advance to the Board members, a copy of their acknowledgement of the receipt of notice and the agenda being attached to these minutes.

All proceedings hereinafter shown were taken while the convened meeting was open to the attendance of the public.

The meeting was called to order at 8:00 AM by Chairman Kment, who announced that the open meetings act is posted on the wall in the commissioner’s room and a copy may be obtained from the county clerk’s office upon request.

Motion made by Huttman, seconded by Rehak to approve the agenda. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Motion made by Huttman, seconded by Rehak to approve the minutes of June 20, 2022, meeting. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Cheryl Wolverton, county assessor, advised the board that there were no corrections sheets or no listings of clerical errors needing approval.

Presented to the Board was the 2022 Plan of Assessment for Stanton County Assessment Years 2023, 2024 and 2025. Plan Assessment was reviewed and placed on file.

The chairman re-opened the Board of Equalization Protest Hearing at 8:15 AM and swore in the County Assessor, Cheryl Wolverton.

Decisions were made on the following protests:

2022 – 01: Motion made by Rehak, seconded by Huttman that there is no change in valuation. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried.

2022 – 02: Motion made by Kment, seconded by Huttman to adjust the valuation to \$117,435.00. Voting: Ayes: Kment, Huttman and Rehak. Nays: None. Motion Carried.

2022 – 03: Motion made by Huttman, seconded by Kment that there is no change in valuation. Voting: Ayes: Huttman, Kment and Rehak. Nays: None. Motion Carried.

2022 – 04: Motion made by Rehak seconded by Huttman to adjust the valuation to \$51,670.00. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried.

2022 – 05: Motion made by Kment, seconded by Huttman to adjust the valuation to \$139,420.00. Voting: Ayes: Kment, Huttman and Rehak. Nays: None. Motion Carried.

2022 – 06: Motion made by Huttman, seconded by Rehak to adjust the valuation to \$153,595.00. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

2022 – 07: Motion made by Kment, seconded by Rehak to adjust the valuation to \$34,710.00. Voting: Ayes: Kment, Rehak and Huttman. Nays: None. Motion Carried.

2022 – 08: [set aside to give assessor time to review]

2022 – 09: Motion made by Huttman, seconded by Kment that there is no change in valuation. Voting: Ayes: Huttman, Kment and Rehak. Nays: None. Motion Carried.

2022 – 10: Motion made by Kment, seconded by Huttman to adjust the valuation to \$539,245.00. Voting: Ayes: Kment, Huttman and Rehak. Nays: None. Motion Carried.

2022 – 11: Motion made by Huttman, seconded by Rehak to adjust the valuation to \$407,545.00. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

2022 – 12: Motion made by Huttman, seconded by Rehak to adjust the valuation to \$104,950.00. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

2022 – 13: Motion made by Kment, seconded by Rehak to adjust the valuation to \$603,885.00. Voting: Ayes: Kment, Rehak and Huttman. Nays: None. Motion Carried.

Motion made by Rehak, seconded by Kment to recess the Board of Equalization meeting to open the Board of Commissioners meeting. Voting: Ayes: Rehak, Kment and Huttman. Nays: None. Motion Carried.

The chairman re-opened the Board of Equalization meeting at 9:40 AM and continued with the Protest Hearing decisions.

Decisions were made on the following protests:

2022 – 08: Motion made by Huttman, seconded by Rehak to adjust the valuation to \$169,385.00. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Each protester will be notified prior to August 2nd of the decision of the County Board of Equalization.

Motion made by Rehak, seconded by Huttman to close the protest hearing. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried.

Motion made by Rehak, seconded by Huttman to adjourn and set the next meeting for August 15, 2022, at 8:00 AM. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried.

/s/ Dennis Kment, Chairman, Board of Equalization, Stanton County, Nebraska
Attest: /s/ Wanda Heermann, County Clerk

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COMMISSIONER’S PROCEEDINGS – July 18, 2022
(edited – official proceedings on file Clerk’s office)

A meeting of the Board of Commissioners of Stanton County, Nebraska was held in the open and public session on July 18, 2022, at 8:15 AM in the County Commissioner’s room in Stanton, Nebraska.

Present upon roll call were: Douglas Huttman, Dennis Kment and Duane Rehak, Board of Commissioners. Wanda Heermann, County Clerk was also present.

Advance notice of the meeting was given by publication in the Stanton Register on July 6, 2022, a copy of the proof of publication being attached to these minutes.

Notice of the meeting was given in advance to the Board members, a copy of their acknowledgement of the receipt of notice and the agenda being attached to these minutes.

All proceedings hereinafter shown were taken while the convened meeting was open to the attendance of the public.

Following the Pledge of Allegiance to the flag of the United States of America the meeting was called to order at 8:35 AM by Chairman Kment, who announced that the open meetings act is posted on the wall in the Commissioner's room and a copy may be obtained from the County Clerk's office upon request.

Motion made by Rehak, seconded by Huttman to approve the agenda. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried.

Motion made by Huttman, seconded by Rehak to approve the minutes of June 20, 2022, meeting. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

The following correspondence was reviewed and placed on file: USDA – FSA County Committee election; Stanley Petroleum Maintenance, Norfolk – rate increase, information brochures; Northeast Nebraska solid Waste Coalition – landfill site observations; Nebraska DNR – Lower Elkhorn Watershed project update, North Fork Elkhorn Watershed project update, Upper Elkhorn Watershed project update; Mike Froberg, Emerg Mngr – additional EMPG funds available; Champlin Tire Recycling Inc – informational material.

Discussion held on the semi-annual report for January – June, 2022. Motion made by Rehak, seconded by Huttman to approve Resolution No. 2022.07-21 for the County Treasurer's Semi-Annual report ending June 30, 2022. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried.

W. Bert Lampli, county attorney, joined the meeting. Discussion held on the ALLO Communication Cable Franchise Agreement received. After review Mr. Lampli advised the board of revisions to the agreement.

Motion made by Rehak, seconded by Huttman to authorize Mr. Lampli's office to compose a letter to ALLO Communication about revision. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried.

The board reviewed the engagement letter for federal funds audit received from MDT, LLC. Motion made by Huttman, seconded by Rehak to authorize the chairman to sign the engagement letter with MDT, LLC. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Appearing on behalf of North Ford Area Transit were: Jeff Stewart, general manager; Ignacio Gonzalez, transit manager and Corinne Donahue. Mr. Stewart provided information of their non-profit agency providing public transit funded by the 5311 Program (50% federal/ 25% state/ 25% local). Their goals are to provide safe, affordable public transportation to Norfolk and surrounding communities. They are committed to providing more transportation options in Northeast Nebraska connecting residents and visitors to jobs, services, educational facilities, medical facilities, etc. Currently the North Fork Area Transit has 100 stops within the City of Norfolk, operates TeleLift transportation with advance reservations and a operates NiteLift service 7 days week after 6:30PM in Norfolk. The board thanked the representatives for their information. No action taken by the board.

Motion made by Rehak, seconded by Huttman to recess the Board of Commissioner's meeting to re-open the Board of Equalization meeting. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried.

The chairman re-opened the Board of Commissioner's meeting at 9:45AM.

LaLene Bates, Planning and Zoning Administrator, joined the meeting.

The chairman opened the hearing at 9:45AM on the Conditional Use Permit (CUP) application of John Vaught/Wade Theisen Grading & Equipment Co for borrow excavation (soil extraction) on property located in the S½ SW 27-24-1. No one appeared for the hearing. LaLene explained the application, reviewed the Planning Commission recommendations with the board and noted that Mr. Theisen (applicant) will submit a letter agreeing to be responsible for the conditions of CUP instead of the landowner. Motion made by Huttman, seconded by Rehak to close the hearing. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Motion made by Huttman, seconded by Rehak to approve the Conditional Use Permit (CUP) application of John Vaught/Wade Theisen Grading & Equipment Co for borrow excavation (soil extraction) on property located in the S½ SW 27-24-1 with the notation that the applicant will be responsible for the conditions of the CUP instead of the landowner, as per Planning Commission recommendations. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Cheryl Wolverton and LaLene Bates, members of the safety committee, appeared before the board with findings from the last safety meeting. Discussion held on liability issues during shop usage, fire alarms for the extension office building, courthouse hours, random drug test site locations, judicial addition to the courthouse, CPR class dates and the resurfacing of the parking lot.

Randy and Pam Houghton joined the meeting. The board advised them that no information had been received from the Sorricks or their attorney to the county board or the county attorney as to any type of resolution to the issue. Matter tabled until more information is received. No action taken.

Mark Mainelli, Highway Superintendent, and Jordan Vietz, joined the meeting. Mark updated the board on the timetable for the county line bridge project with Colfax County. Discussion held on the details of a possible paving project for Crown Road. The board stated the site of the bridge/culvert issue located 22/27-22-1 in Union Creek precinct will need to be reviewed prior to any type construction. Mark also advised the board of a Federal Bridge Grant available to all States and Counties. The board advised Mark not pursue the grant at this time but maybe review the options next year.

The interlocal agreement between Colfax County and Stanton County – bridge replacement C-19(544) / C-84(397) located 4-20-2 was not received from Colfax County for approval. Item continued to the August 15, 2022 meeting.

The board received a thank you from the Stanton Public Library Board for the continued support and to request funding for the 2022-2023 fiscal year. Consensus of the board is to continue the \$5,000.00 allotment to the Stanton Library and Pilger Library for the fiscal year 2022-2023.

General discussion held on the 2022-2023 Budget. The board reviewed office budget requests received. Discussion held on the hourly wage for the Planning Zoning Administrator and Veterans' Service Officer. Motion made by Huttman, seconded by Rehak to increase the hourly rate for the Planning Zoning Administrator and Veterans' Service Officer to \$27.00 per hour effective July 1, 2022 (August payroll). Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

The board reviewed the budget request for the Emergency Management Fund. Discussion held on the overall increase requested and felt the percentage was too high. Discussed was a total increase of 15% (6% increase in wages/9% increase in operating expenses). Also discussed was the EMPG grant program for reimbursement toward 50% of the salary. Motion made by Huttman, seconded by Rehak to allow an

increase of 15% to the Emergency Management Fund as follows: a 6% increase allowed on wages subject to the EMPG grant salary reimbursement and a 9% increase allowed on operating expenses. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Motion made by Rehak, seconded by Huttman to approve for the month of June the Documentary Stamp Tax, co shr in the amount of \$1,816.82; County Clerk fees in the amount of \$3,193.50; P&M Fund fees in the amount of \$479.50; Game and Parks Agent fees in the amount of \$10.00; Misc Copy fees in the amount of \$5.00; Clerk of the District Court fees in the amount of \$6.56; Passport fees in the amount of \$70.00; County Treasurer's receipt of money received numbered 22709-22761, 22771, inclusive in the amount of \$1,100,595.62; and place them on file. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried.

Motion made by Huttman, seconded by Rehak to approve the following Accounts Payable and Payroll claims as presented and order checks drawn on the various funds:

General Fund - Mark Albin atty, atty fees, 1518.08; AMC Rifle Range, fees, 100.00; Ameritas Retirement, ret-co shr, 8443.70; Appera, services, 161.95; Applied Connective Tech, services, 2078.45; Kim Bearnes, meals etc, 246.67; Shawn Beaudette, services, 103.00; Big Red Printing, supplies, 1577.52; Black Hills Energy, utilities, 112.48; BCBS, ins-co shr, 36372.80; Carrot-Top Industries, grave markers etc, 393.32; Gary Carson, postage, 54.75; Electrical Eng Equip, supplies, 46.92; DAS State Acct, costs, 43.88; Martha Detlefsen, prior service, 12.00; Election Board Costs, 896.36; Electronic Engineering, equip, 361.50; Ewalt Law Office, public defender, 3000.00; Farmer's Coop, fuel, 1180.75; First Concord Benefits, fees, 55.00; Floor Maintenance, supplies, 258.40; Great America Finc, fees, 465.10; IRS USA Tax Pymt, so sec tax-co shr, 9495.23; K's Marketplace, supplies, 15.33; Kuehn's Auto Body, deductible, 250.00; Stanton Hardware, supplies, 87.13; Lampli Locke Beaudette, office allow, 949.00; Luedeke Oil, 2722.29; Madison Co Shf, boarding etc, 2081.92; Madison Natl Ins, ins-co shr, 33.38; Menards, supplies, 1139.54; Janet Meyer, services, 42.00; Microfilm Imaging Sys, equip, 624.00; Mid-Amer Benefits, hra fees-co shr etc, 6046.00; Mid-City Superstore, supplies, 249.00; Midwest Special Services, services, 273.00; MIPS, supplies, 2859.25; Nebr Assoc Co Officials, fees, 18.00; NE Nebr Juv Service, 4350.00; Lavern Newkirk, prior service, 17.00; NPZA Secy/Treas, fees, 35.00; One Office, supplies, 2482.08; Pilger Library, supplies, 87.81; Pitzer Digital, services, 738.10; Platte Co Det, boarding, 1450.00; Prime Sanitation, utilities, 39.75; Region IV, quarter fees, 1874.50; Region 4 Beh Health Sys, quarter fees, 4649.25; Rita Roenfeldt, prior service, 20.00; Stanton Auto Parts, services, 574.18; Stanton Co Clk, postage, 24.36; Stanton Co Crt, fees, 559.00; Stanton Co Imp Acct, fees, 20.75; Stanton Co PPD, utilities, 1775.61; Stanton Telecom, services, 1813.30; Stanton Water Sewer, utilities, 249.96; Vaughn Stiles, mowing, 200.00; Teeco, supplies, 8.95; Lil Store, fuel, 3042.54; Michael Unger, reimburse, 50.22; Univ Nebr Extension, fees, 45.02; Verizon Wireless, service, 480.12; Wanek Pharmacy, prescriptions, 271.42; Sandra Zoubek Co Treas, interest, 62.37;

Road Fund - Ameritas Retirement, ret-co shr, 4152.51; Appera, services, 41.90; ATCO Intl, supplies, 780.00; Black Hills Energy, utilities, 112.44; BCBS, ins-co shr, 22210.63; Bomgaars, supplies, 489.53; Century Link, services, 61.80; Clarkson Plbg Htg, supplies, 104.20; Janice Coates, prior service, 17.00; Doernemann Farm Service, parts etc, 812.58; James Duncan, prior service, 16.00; Farmer's Coop, fuel etc, 9377.31; Farmers Un Coop Supply, seeding, 105.67; Floor Maintenance Paper Supply, supplies, 5.04; IRS USA Tax Pymt, so sec-co shr, 4828.99; Island Supply Welding, supplies, 48.00; Northeast Glass, fees, 155.00; Kelly Supply, supplies, 279.98; Kuehn's Auto Body, services, 60.00; Stanton Hardware, supplies, 579.30; Luedeke Oil, fuel etc, 21627.27; Matteo Sand Gravel, gravel, 17818.65; Meisinger Oil, supplies, 323.00; Menards, supplies, 11.48; Mid-Amer Benefits, hra fees-co shr, 3500.00; Midwest Service Sales, supplies, 30060.94; NMC Exchange, supplies etc, 3600.05; Ron Neisius, mowing, 50.00; Pilger Store, fuel etc, 8459.74; Pinkelman Truck Trailer, services, 11730.72; Pitzer Digital, services, 105.26; Pollard Pumping, clean culvert, 450.00; PowerPlan, parts, 1505.32; Stanton Auto Parts, services, 648.32; Road Builders Machinery, parts, 8084.91; Ron's Ag Auto Repair, supplies, 693.00; Pilger Sand Gravel, gravel, 39640.28; Stanley Petroleum Maintenance, supplies, 63.75; Stanton Co PPD, utilities, 482.16; Stanton Telecom, services, 222.93; Stanton Water Sewer, services, 40.70; Truck Center, parts, 408.65; TWD Lock Safe Key, cameras etc, 5212.25; US Cellular, services, 61.20; Verizon Connect Fleet, services, 823.40; Village Pilger, utilities, 124.56; Weldon Parts, services, 57.72;

Emergency Management Fund - Ameritas Retirement, ret-co shr, 309.37; Black Hills Energy, utilities, 36.07; Echo Group, parts, 114.26; Farmer's Coop, fuel etc, 651.56; Mike Froberg, reimburse, 261.49; IRS USA Tax Pymt, so sec tax-co shr, 446.22; Stanton Hardware, supplies, 27.44; Luedeke Oil, services, 1323.79; Madison Natl Life Ins, ins-co shr, 5.42; Menards, supplies, 269.98; Nebr Assoc Emerg Mgmt, fees, 50.00; One Office, supplies, 283.63; Stanton Co PPD, utilities, 78.94; Stanton Telecom, services, 55.96; Stanton Water Sewer, utilities, 38.25;

COVID-ARPA - Feld Fire/Feld Security, E911 equip, 28303.00; Johnson's Inc, sewer lift station, 10054.00;

Inheritance Tax Fund - Farmer's Coop, propane, 743.60; Stanton Co PPD, tower, 115.01;

Emergency 911 Fund - City Norfolk, dispatching, 7939.60; Stanton Telecom, services, 73.23;

Total aggregate salaries of all county employees \$196,068.81. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Motion made by Rehak, seconded by Huttman to adjourn and set the next meeting for August 15, 2022, at 8:15 AM. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried.

/s/ Dennis Kment, Chairman, Board of Commissioners, Stanton County, Nebraska

Attest: /s/ Wanda Heermann, County Clerk