

BOARD OF EQUALIZATION PROCEEDINGS – September 18, 2023
(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 September 18, 2023, 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 September 6, 2023, 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 Kment, seconded by Rehak to approve the minutes of August 21, 2023, meeting. Voting: Ayes: Kment, Rehak and Huttman. 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.

The 2023 Permissive Exemptions listing of ownership and use of Stanton County has been completed by the County Assessor as per Nebraska Statute 77-202.10. The listing was presented to the board for review and placed on file.

Motion made by Huttman, seconded by Rehak to adjourn and set the next meeting for October 16, 2023, at 8:00 AM. Voting: Ayes: Huttman, Rehak 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 – September 18, 2023
(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 September 18, 2023, 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 September 6, 2023, 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 8:20 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 as amended to add the approval of the Northeast Nebraska Solid Waste Coalition agreement continued from the September 18, 2023 meeting. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Motion made by Huttman, seconded by Kment to approve the minutes of August 21, 2023, meeting. Voting: Ayes: Huttman, Kment and Rehak. Nays: None. Motion Carried.

The following correspondence was reviewed and placed on file: Farmers Coop, Pilger – Propane Delivery Policy; TC Energy Keystone Pipeline – mowing clearing pipeline ROW; NPPD – Notice Open House Sept 19, 2023; NIRMA – Notice Membership Meeting and Election Board Members; Candace Meredith, NACO – NE Dist Officer Election; NESWC – Landfill Site Observations report.

W. Bert Lampli, county attorney, joined the meeting.

Discussion held on the Families First Coronavirus Response Act (FFCRA) that required certain employers to provide their employees up to two weeks (80 hours) of paid sick leave related to COVID-19 effective April 1, 2020 through December 31, 2020. The county board decided that the employees who had not used the 80 hours of COVID-19 by December 31, 2020 would be able to use their remaining COVID-19 sick time for COVID related until 80 hours accumulated. The board was informed that the COVID-19 National Emergency officially ended May 11, 2023 and the official Relief Notice ended July 10, 2023. The board discussed ending the allowance of unused COVID-19 related sick time.

Motion made by Huttman, seconded by Kment to end the paid sick leave related to COVID-19 that was provided to the employees effective September 30, 2023. Voting: Ayes: Huttman, Kment and Rehak. Nays: None. Motion Carried.

Replacement to the county health board continued to the October 16, meeting.

Motion made by Rehak, seconded by Huttman to approve Resolution No. 2023.09-16 to add pledged security at Bank First, Norfolk Nebraska. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried.

Motion made by Rehak, seconded by Huttman to approve Resolution No. 2023.09-17 to release pledged securities at Midwest Bank, Pilger Nebraska. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried.

The board reviewed the Transfer of Ownership and Service Plan Documents received from the State Court Administrator of the Nebraska Judicial Branch. The transfer of ownership is pursuant to the Memorandum of Understanding entered into between the AOCPC and County for transfer of courtroom technology.

Motion made by Rehak, seconded by Huttmann to authorize the chairman to sign the Statement of Acceptance of Possession and Future Responsibility accepting the items on the Inventory Listing as being accepted by the county with no exchange of funds necessary for the transfer. Voting: Ayes: Rehak, Huttmann and Kment. Nays: None. Motion Carried. (Statement of Acceptance of Possession and Future Responsibility - copy on file in County Clerk's office).

Cheryl Wolverton, county assessor, presented the Engagement Letter for Commercial Appraisal Services with Kubert Appraisal Group of Lincoln Nebraska in the proposed appraisal fee of \$12,500.00 and proposed completion date of February 2024. Kubert Appraisal Group is proposing to provide an appraisal report for properties owned by Nucor Corporation. (copy of Engagement Letter on file County Clerk's office).

Motion made by Huttmann, seconded by Rehak to allow the county assessor to proceed with the commercial appraisal proposed by Kubert Appraisal Group of Lincoln Nebraska. Voting: Ayes: Huttmann, Rehak and Kment. Nays: None. Motion Carried.

Cheryl also presented a contract for appraisal services between the Stanton County Assessor and Central Plains Valuation LLC. Cheryl explained the contract is for a rural residential revaluation project (6yr review) within Stanton County to be completed on or before March 19, 2025.

Motion made by Huttmann, seconded by Rehak to approve and authorize the chairman to sign the Central Plains Valuation LLC contract for rural revaluation appraisal project. Voting: Ayes: Huttmann, Rehak and Kment. Nays: None. Motion Carried. (Contract for Property Appraisal - copy on file in County Clerk's office).

Motion made by Rehak, seconded by Huttmann to recess the Board of Commissioners meeting to open the Budget Hearing scheduled at 9:00 AM. Voting: Ayes: Rehak, Huttmann and Kment. Nays: None. Motion Carried.

The 2023-2024 Budget Hearing for Stanton County, Nebraska was held in the open and public session on September 18, 2023 at 9:00 AM in the County Commissioner's room in Stanton County.

Notice of the budget hearing was published in the Stanton Register on September 6, 2023.

Board Members present were: Dennis Kment, Doug Huttmann and Duane Rehak. Members of the Public appearing were: Dean Bohn and Ron Hilliges.

The Budget Hearing was opened at 9:00 AM by Chairman Kment for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to the proposed budget.

Wanda Heermann, county clerk, made a presentation outlining the key provision of the proposed budget statement, including, but not limited to, a comparison with the prior year's budget. The total tax request requirement for the 2023-2024 is \$5,342,212.29 which is an increase of \$616,841.71 from the prior 2022-2023 tax requirement of \$4,725,370.58.

Public comments was received on the proposed budget. All members of the public present were provided with a reasonable amount of time to address the county board. The board thanked the members of the public for their comments.

Motion made by Huttmann, seconded by Rehak to close the Budget Hearing at 9:40 AM. Voting: Ayes: Huttmann, Rehak and Kment. Nays: None. Motion Carried.

No hearing was held to Set Final Tax Request due to the Joint Public Hearing to be held September 21, 2023 at 6:15 PM in the Stanton County Courthouse, 804 Ivy St, Stanton Nebraska.

A Joint Public Hearing on Proposed Property Tax Increase will be held in compliance with the provisions of Neb.Rev.Stat. §77-1633, for the purpose of conducting a joint public hearing to obtain public input on property tax increases proposed by Stanton County.

Approval and Adoption of the 2023-2024 Budget to be held at a Special Meeting on September 25, 2023 at 8:00 AM in the County Commissioner's Room.

Motion made by Huttmann, seconded by Rehak to adjourn the Budget Hearing. Voting: Ayes: Huttmann, Rehak and Kment. Nays: None. Motion Carried.

The chairman re-opened the Board of Commissioner's meeting at 9:40 AM.

Kylee Klug, Planning and Zoning Administrator, and Mark Mainelli, Highway Superintendent, joined the meeting.

Kyle informed the County Board that the Conditional Use Permit of SCS Carbon Transport LLC was tabled at the Stanton County's Planning Commission on September 11, 2023 with no decision. Therefore, no hearing would be held or decision made by the County Board.

Kylee presented documentation on the need to vacate the Lot 2 of the Philip Otten's Lot Split located in the E½ SW 1-22-3. The reason to vacate Lot 2 of the lot split is to allow a new lot split to be approved.

Motion made by Rehak, seconded by Kment to vacate the Lot 2 of the Philip Otten's Lot Split located in the E½ SW 1-22-3, as per Planning Commission recommendations. Voting: Ayes: Rehak, Kment and Huttmann. Nays: None. Motion Carried.

Kylee presented the Wiese Farms Lot Split splitting property located in the S½ S½ SW 31-22-3 into 2 lots. No one appeared for the lot split. Kylee advised the board that all easements are in place.

Motion made by Rehak, seconded Huttmann to approve the Wiese Farms Lot Split splitting property located in the S½ S½ SW 31-22-3 into 2 lots, as per Planning Commission recommendations. Voting: Ayes: Rehak, Huttmann and Kment. Nays: None. Motion Carried.

Discussion held on the Conservation Easement Application received from Jeff G. and Debra K Eisenmenger for property located in Pt NE 16-23-1 (parcel 0002184.00). Kylee advised the board that the Planning Commission reviewed the application and found no issues. Kylee indicated that the area on the boundary map is within the floodway/floodplain. She also advised the board that an area is currently mapped out for the Navigator Heartland Greenway LLC carbon pipeline. Discussion held on including a statement stating a proposed carbon pipeline across this area. Mark Mainelli, highway superintendent, reviewed the mapped area and indicated he did not see any issues with the county right of way on 838 Rd and 561 Ave.

Motion made by Huttmann, seconded by Kment to approve the Jeff G. and Debra K. Eisenmenger Conservation Easement Application for property located in PT NE 16-23-1 (parcel 0002184.00) as per Planning Commission recommendation and that the approval be subject to the adjustment of the area currently mapped out for the Navigator Heartland Greenway LLC carbon pipeline. Voting: Ayes: Huttmann, Kment and Rehak. Nays: None. Motion Carried.

Paul Brune and Traci Custard, representatives of NPPD, appeared before the board to present information regarding the proposed Norfolk-Stanton North 115kV transmission line project. This project will be routed from the existing substation located on the east side of Norfolk and running east to the existing Stanton North substation. This will be an approximate 7-9 mile transmission line along 840th Rd. The electric load in Stanton, Cuming and Burt County areas continues to grow and the existing 115 kV transmission system is facing high electrical demand. The new line will provide additional reliability and enhanced resiliency. NPPS will conduct comprehensive public involvement process to educate the public and gain public input. An open house will be conducted on September 19, 2023 in Norfolk Nebraska, public hearings will be held early 2024, after final route announcements easement acquisition will be held winter 2024, construction to begin summer 2025 and energization in the fall 2025. No action needed by the board.

Ryan Wehrle appeared and presented the board with an additional quote for the repairs to the roof of the extension office building. The board reviewed the quotes received from NENES, Western Roofing and Haig Construction.

Motion made by Huttman, seconded by Rehak to accept the quote from Haig Construction in the amount of \$8,500.00 to repair the roof of the extension office building. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

The revised host agreement received from the Northeast Nebraska Solid Waste Coalition was reviewed with Mr. Lamli. An adopting resolution and interlocal agreement will need to be signed along with a new Host Agreement.

Motion made by Huttman, seconded by Rehak to approve Resolution No. 2023.09-18 approving the 3rd Amended Interlocal Solid Waste Management Agreement and authorizing the chairperson to sign on behalf of Stanton County. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried. (Interlocal Agreement on file in County Clerk's office).

Motion made by Huttman, seconded by Rehak to authorize the chairman to sign the Host Agreement on behalf of Stanton County, Nebraska. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried. (copy of Agreement on file in County Clerk's office).

Mark Mainelli, Highway Superintendent, updated the board on the various road and bridge projects within the county.

Mike Froberg, emergency manager, joined the meeting. Discussion held on the website upgrade, hazard mitigation plans, threat hazard identification risk assessment, deputy director position, NE PET regional meeting held in Ponca, NEMA updates on training, disposal procedure of old radios, cameras backordered for the tower and shop upgrade, new hvac unit at tower site and Maskenthine Dam Emergency Action Plan update. Mike advised the board of a possible purchase of a used equipped mobile command trailer at the cost of \$15,000.00 plus delivery charge of \$3,000.00. Discussion held on the trailer and contents included.

Motion made by Kment, seconded by Rehak to approve the purchase of the mobile command trailer from Sundance Fire of Arizona in the amount of \$15,000.00, approve the transport fee by Showroom Transport in the amount of \$3,000.00 and allocate ARPA funds for purchase and transport of the mobile command trailer. Voting: Ayes: Kment, Rehak and Huttman. Nays: None. Motion Carried.

Review of Department Inventory listings continued until September 25, 2023 meeting.

Motion made by Rehak, seconded by Huttman to approve for the month of August the Documentary Stamp Tax, co shr in the amount of \$1,759.32; County Clerk fees in the amount of \$2,635.00; P&M Fund fees in the amount of \$385.00; Misc Copy fees in the amount of \$10.00; Clerk of the District Court fees in the amount of \$203.62; Passport fees in the amount of \$35.00; County Treasurer's receipt of money received numbered 23586 - 23644, inclusive in the amount of \$307,729.08; 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 claims as presented, except to add the claims of Sundance Fire in the amount of \$15,000.00 and Showroom Transport in the amount of \$3,000.00 and approve the Payroll claims as presented and order checks drawn on the various funds:

GENERAL FUND - ASQ, supplies, 198.43; Ameritas Retirement, ret-co shr, 9351.51; Antelope Co Shf Dept, boarding etc, 3670.00; Appera, services, 171.17; Applied Concepts Inc, supplies, 53.20; Applied Connective Tech, services, 2374.55; Maxine Bauermeister Trustee, mowing, 300.00; Kim Bearnes, phone lodging, 285.58; Shawn Beaudette, services, 103.00; Black Hills Energy, utilities, 79.92; BCBS, ins-co shr, 37575.06; Cornhusker Auto Center, services, 209.45; DAS State Acct, fees, 196.00; Martha Detlefsen, prior service, 12.00; Eakes Office, supplies, 536.25; Ewalt Law Office, public defender etc, 6164.50; Farmer's Coop, fuel, 1661.01; First Concord Benefits Group, fees, 50.00; Fitzgerald Vetter Temple etal, atty fees, 719.84; Great Amer Finc Services, rental payment, 270.50; Travis Herbolsheimer, supplies, 155.13; Debra Hoehne, services, 65.00; Norfolk Daily News, services, 20.52; IRS USA Tax Pymt, so sec tax-co shr, 10554.70; Jack B. Scherer LLC, services, 140.91; Jack's Unif Equip, supplies, 254.85; Kylee Klug, mileage, 53.71; Kuehn's Auto Body Inc, repairs, 98.60; Stanton Hardware, supplies, 191.33; Lamli Locke Beaudette, office allow, 975.00; Law Office Kate M. Jorgensen PC LLO, atty fees, 1827.10; Luedeke Oil Co Inc, fuel etc, 345.19; Madison Co, dist judge costs, 98.43; Madison Co Shf, boarding etc, 13737.46; Janet Meyer, services, 330.00; Mid-American Benefits, hra fees etc, 8006.00; Midwest Special Services, services, 405.15; MIPS, fees, 2924.35; Nebr Assoc Co Officials, reg fees, 770.00; Lavern Newkirk, prior service, 17.00; One Office, supplies, 930.23; Apothecary Shop, prescriptions, 2.90; Pilger Library, supplies, 166.82; Pitzer Digital, services, 267.51; Platte Co Detention Facility, boarding, 150.00; Prime Sanitation, services, 39.75; Region 4 Beh Health, payment, 4599.50; Stanton Auto Parts, supplies, 36.72; Rita Roenfeldt, prior service, 20.00; Ron's Ag Auto Repair, services, 109.95; Russell Schwartz, mowing, 300.00; Stanton Co Clk Dist Crt, fees, 252.00; Stanton Co Crt, fees, 439.00; Stanton Co Imprest Acct, ach fees, 21.00; Stanton Co PPD, utilities, 1851.43; Stanton Telecom, services, 1801.54; Stanton Water Sewer, utilities, 115.85; Eric Stone, supplies, 149.77; Teeco, supplies, 8.95; Lil Store LLC, fuel, 4433.48; Thurston Co Shf, boarding, 1440.00; Kristin Unger, mileage, 222.70; Michael Unger Co Shf, fees, 18.50; Univ Nebr Extension-Stanton Co, phone, 45.02; Verizon Wireless, service, 520.15; Wayne Co, dist judge costs, 5561.76; Windshield Doctors, services, 40.00;

ROAD FUND - AKRS Equip Solutions, parts, 83.92; Ameritas Retirement, ret-co shr, 4897.17; Appera, services, 43.83; ATCO International, supplies, 928.65; B's Enterprises, supplies, 22545.00; Backus Sand Gravel, gravel, 20026.44; Behmer Trucking, hauling, 4725.00; BCBS, ins-co shr, 21966.04; Bomgaars, supplies, 547.72; Bret Burtwistle, hauling, 1800.00; Century Link, services, 95.21; Clarkson Plbg Htg, supplies, 98.62; Janice Coates, prior service, 17.00; Cornhusker Intl Trucks, services, 391.00; Johnson Trucking Sand Gravel, gravel, 6451.16; Doernemann Farm Service, supplies etc, 76.15; James Duncan, prior service, 16.00; Farmer's Coop, fuel etc, 11578.29; Farmers Un Coop Supply, chemicals, 562.26; Fastenal Co, supplies, 18.84; GWorks, fees, 390.00; Hoskins Mfg Co, supplies, 884.04; IRS USA Tax Pymt, so sec tax-co shr, 5684.54; Island Supply Welding, supplies, 1240.52; Johnson Sand Gravel, gravel, 12214.94; Kelly Supply, parts, 85.82; Stanton Hardware, supplies, 147.25; LG Everist, gravel, 11505.52; Luedeke Oil Co, fuel etc, 20055.15; Madison Natl Life Ins, ins-co shr, 8.64; Martin Marietta Materials, gravel, 514.36; Matteo Sand Gravel, gravel, 28546.80; Medical Enterprises, fees, 125.00; Mid-American Benefits, hra fees-co shr, 4550.00; NMC Exchange, services, 7098.22; Pilger Store, fuel etc, 5028.90; Platte Valley Equip, parts, 325.86; Powerplan, parts, 872.99; Prime Sanitation, services, 50.00; Stanton Auto Parts, supplies, 77.42; Road Builders Mach Supply, parts, 20021.73; Ron's Ag Auto Repair, parts etc, 1374.25; Rueter's Red Power, services, 2420.02; Stanton Co PPD, utilities, 530.84; Stanton Telecom, services, 221.26; Stanton Water Sewer, utilities, 44.45; Straight-Line Striping, services, 11880.00; Theisen Construction, bridge C-84(315), 147243.00; Dean Thies, CDL reimburse, 4.55; Topp's Body Shop, services, 542.99; US Cellular, services, 136.93; Verizon Connect Fleet, services, 823.40; Village Pilger, utilities, 122.94; Weldon Parts, parts, 145.24; West Point Auto Truck Cntr, services, 13473.45;

EMERGENCY MANAGEMENT FUND - Ameritas Retirement, ret-co shr, 403.31; Ideal HTML LLC, website services, 780.00; Black Hills Energy, utilities, 39.76; Farmer's Coop, fuel, 3.48; Mike Froberg, meals etc, 333.65; IRS USA Tax Pymt, so sec tax-co shr, 556.48; Madison Natl Life Ins, ins-co shr, 5.42; Menards, supplies, 784.50; Meyer Tool Service, tools, 339.99; Nebr Assoc Co Officials, workshop, 150.00; One Office, supplies, 616.63; Prime Sanitation, utilities, 12.50; Stanton Auto Parts, parts, 9.84; Stanton Co PPD, utilities, 148.37; Stanton Telecom, services, 55.49; Stanton Water Sewer, utilities, 42.00; Lil Store LLC, fuel, 644.82; Tri-State Comm, services, 550.00;

COVID - ARPA - Johnson's Inc, chiller equip, 60200.00; Showroom Transport, hauling equip, 3000.00; Sundance Fire, mobile command trailer, 15000.00;

INHERITANCE TAX FUND - Stanton Co PPD, tower, 120.16;

EMERGENCY 911 FUND - City Norfolk, dispatching, 17488.39; Stanton Telecom, utilities, 73.23;

Total aggregate salaries \$222,533.29.

Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Motion made by Rehak, seconded by Huttman to adjourn to September 25, 2023 at 8:00 AM and set the next regular meeting for October 16, 2023, 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