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**BOARD OF EQUALIZATION PROCEEDINGS – October 21, 2024**  
(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 October 21, 2024, 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 Amber Happold, County Assessor, were also present.

Advance notice of the meeting was given by publication in the Stanton Register on October 9, 2024, 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.

Doug Oertwich, member of the public, attended the meeting.

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 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 the September 16, 2024, September 23, 2024 and October 11, 2024, meetings. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

The following correspondence was reviewed and placed on file: Nebraska TERC – 23R 0467 Order Deny Motion.

Amber Happold, county assessor, presented Notices of Rejection of Homestead (Form 458R). Discussion was held on the reason to deny the homestead exemption applications.

Motion made by Huttman, seconded by Rehak to deny the homestead exemption applications for the real property located at Lot 9 Woodland Park 8<sup>th</sup> Development and South 85’ Lot 8 Block 25 Village of Pilger, because the applicants do not occupy the homes. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Amber presented and explained the correction sheet for the month.

Motion made by Huttman, seconded by Rehak to approve and authorize the chairman to sign the correction sheet numbered 240 and place it on file. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

There were no listings of clerical errors needing approval.

Motion made by Huttman, seconded by Rehak to adjourn and set the next meeting for November 18, 2024, 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 – October 21, 2024**  
(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 October 21, 2024, 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 October 9, 2024, 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.

Doug Oertwich, member of the public, attended the meeting.

Following the Pledge of Allegiance to the flag of the United States of America the meeting was called to order at 8:15 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 the September 16, 2024, September 23, 2024 and October 11, 2024, meetings. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

The following correspondence was reviewed and placed on file: NNSWC – Landfill Site Observations Sep 12, 2024; Doernemann Farm Service – account changes; Nebraska Dam Owner Workshop brochure; Platte Valley Equipment – inspection brochure; Dixon Co Shf – Thank You; NNSWC – Landfill Site Observations Oct 10, 2024.

Amber presented a contract for appraisal services between the Stanton County Assessor and Central Plains Valuation LLC. Amber explained the contract was for maintenance pick-up work and growth values in Stanton County.

Motion made by Huttman, seconded by Rehak to approve and authorize the chairman to sign the Central Plains Valuation LLC contract for property appraisal work. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried. [copy of Contract for Property Appraisal on file in County Clerk’s office]

Amber Happold, county assessor, appeared before the board to discuss the purchase of new desks/workstations for the assessor's office. She explained the desks are 16 years old and showing signs of wear (braces broken from moving, drawers not opening correctly, etc). Amber presented a diagram and price quote in the amount of \$5,206.00 received from One office and requested that part of the cost be taken out of the miscellaneous general fund because the cost for new furniture was not budgeted in the assessor's budget.

Motion made by Huttman, seconded by Kment to allow the purchase of the office furniture for the assessor's office in the approximate amount of \$5,206.00 with \$4,206.00 to be paid from the miscellaneous general fund and the remaining balance of \$1,000.00 to be paid from the assessor's fund. Voting: Ayes: Huttman, Kment and Rehak. Nays: None. Motion Carried.

A discussion was also held on the need to upgrade the electrical outlets in the assessor's office. Amber is to work with Ryan to obtain a quote for any electrical upgrade.

Mike Daugherty of Array Environmental appeared to continue the discussion on the revised location of current remediation wells, piping and a remediation trailer to be located on the Stanton County Veterans Memorial Park. Mike presented a Property Access Agreement and Site Map. The board reviewed the agreement, site plan, noise levels and ROW with Mr. Daugherty.

Motion made by Huttman, seconded by Rehak to approve and authorize the chairman to sign the Property Access Agreement with Array Environmental Inc. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried. [copy of Property Access Agreement on file in County Clerk's office]

Crystal Hestekind, Chief Probation Officer, and Bob Lowe, Deputy Chief, joined the meeting. Crystal introduced herself to the county board as the new chief probation officer for the District 7 Probation Office located in Norfolk NE. Discussion was held with Crystal and Bob on the adult and juvenile programs, facility and staff and number of supervised cases within the past year.

Kylee Klug, Planning and Zoning Administrator, joined the meeting.

The chairman opened the hearing at 9:35 AM on the Conditional Use Permit (CUP) application of Teeco Water Services/Tim Larson for the existing water processing facility and warehouse on property located in Pt SE NW 26-23-2. Tim Larson appeared for the hearing. Kylee explained the application and recommendations of the planning commission. Discussion was held on removing the 25-year term and adding a condition that the site is not to become a retail business because it is not zoned for retail. Kylee advised the county board that there were no complaints received.

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 Teeco Water Services/Tim Larson for the existing water processing facility and warehouse on property located in Pt SE NW 26-23-2, as per Planning Commission recommendations with the addition condition #3: that the site is not to become a retail business because it is not zoned for retail. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

The chairman opened the hearing at 9:40 AM on the Residential Use Permit application of Tammra Grevson to construct a residence on property located in Pt N ½ SW & Pt S ½ NW 8-22-1. No one appeared for the hearing. Kylee explained the application and recommendations of the Planning Commission. She stated that the well and septic is already established, the area is not located in the floodplain and the existing house is to be demolished and a new modular home will be constructed. No opposition was received on the permit application.

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

Motion made by Kment, seconded by Huttman to approve the Residential Use Permit application of Tammra Grevson to construct a residence on property located in Pt N ½ SW & Pt S ½ NW 8-22-1, as per Planning Commission recommendations. Voting: Ayes: Kment, Huttman, and Rehak. Nays: None. Motion Carried.

Kylee presented Doug Oertwich's letter of resignation from the planning commission board after serving twenty-six plus years. Discussion was held on the procedure to replace a board member. No action taken by the board.

Kim Bearnes, Extension Educator, and Tim Stamm, Extension Board member, appeared before the county board to discuss the part-time office manager position since the retirement of Donna Bloom on August 31, 2024 after 9 years of employment. Discussion was held on the starting wage, qualifications, hours, etc. Consensus of the county board was a starting minimum wage at \$15.00 per hour.

Ramsy Robertson, representative of Mainelli Wagner and Associates, joined the meeting. Discussion was held on various road and bridge projects within the county. Also discussed was the progress on the FEMA project [569 Ave/837 Rd – north of Elkhorn River (Wilke/Ray) and 837 Rd/568 Ave – south of Elkhorn River – (Wessel)]. Discussion was held on the intersection located at 840 Rd and 564 Ave. The county board advised Ramsy that the road study has not been completed.

Discussion held on the Year-End Certification of County Highway superintendent form which is the basis for determining 2024 incentive funds. The certification, meeting minutes appointing the county highway superintendent and resolution needs to be returned to the Nebraska DOT in order to qualify for annual incentive payments.

Motion made by Rehak, seconded by Huttman to approve Resolution No. 2024-10-19 to authorize the chairman to sign the Year-End Certification of the County Highway Superintendent. Voting: Ayes: Rehak, Huttman and Kment. Nays: None. Motion Carried. [copy of Year-End Certification of County Highway Superintendent on file in County Clerk's office].

Mike Frohberg, emergency manager, joined the meeting.

Discussion was held on the NDEE ID 121021 – Tier I Site Investigation Form. Discussion was held on the Tier I Investigation from Terracon. The county board reviewed the work plan for the Tier I Investigation.

Motion made by Huttman, seconded by Rehak to authorize the chairman to sign the NDEE Petroleum Remediation Section Tier I site Investigation Work Plan Form. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Mike advised the county board of the official Notice of Award for the 2024 Emergency Management Performance Grant which awards Stanton County \$39,987.80 for salaries and benefits reimbursement.

Discussion was held on surplus inventory disposal and the tower mutual aid radio which will need to be repaired or replaced. Mike updated the county board on the progress of the replacement of the county shop doors.

Discussion was held on the remaining balance of unallocated ARPA funds. The funds are to be allocated prior to December 31, 2024.

Motion made by Huttman, seconded by Rehak to allocate the remaining balance of ARPA funds to bridge/culvert projects. Voting: Ayes: Huttman, Rehak and Kment. Nays: None. Motion Carried.

Motion made by Huttmann, seconded by Rehak to approve for the month of September the Documentary Stamp Tax, co shr in the amount of \$1,608.84; County Clerk fees in the amount of \$2,511.00; P&M Fund fees in the amount of \$377.00; Misc Copy fees in the amount of \$0.00; Clerk of the District Court fees in the amount of \$161.72; Passport fees in the amount of \$35.00; County Treasurer's receipt of money received numbered 24350 – 24397, inclusive in the amount of \$287,900.63; and place them on file. Voting: Ayes: Huttmann, Rehak and Kment. Nays: None. Motion Carried.

Motion made by Huttmann, seconded by Rehak to approve the following Accounts Payable and Payroll claims as presented and order checks drawn on the various funds. Voting: Ayes: Huttmann, Rehak and Kment. Nays: None. Motion Carried.

GENERAL FUND - Mark Albin, atty fees, 154.00; AMH Family Practice, services, 250.00; Ameritas Retirement, ret-co shr, 10377.89; Antelope Co Shf Dept, boarding, 3150.00; Appeara, services, 168.30; Applied Connective Tech, services, 3213.55; Kim Bearnes, lodging etc, 188.3; Shawn Beaudette, services, 103.00; Black Hills Energy, utilities, 83.11; BCBS, ins-co shr, 35547.97; Bomgaars, supplies, 159.99; Card Services, supplies etc, 358.79; Central Plains Valuation, reappraisal costs, 18392.00; Consolidated Mngmt, meals, 444.85; Cornhusker Auto Center, services, 140.90; DAS State Acct, equip fee, 150.00; Jack's Uniform Equip, supplies, 301.90; Martha Detlefsen, prior service, 12.00; Eakes Office Solutions, supplies, 342.65; Electronic Engineering, supplies, 1194.34; Election Systems Software, services, 5506.20; Tyler Evans, supplies etc, 287.39; Ewalt Law Office, public defender etc, 4482.50; Farmer's Coop, fuel, 1089.33; First Concord Benefits, fees, 35.00; Great America Finc Services, rental pymt, 274.02; Great Plains Uniforms, supplies, 44.50; Groves Emergency Lighting, equip etc, 1159.80; Amber Happold, supplies, 78.70; Leslie Hasenkamp, mileage etc, 998.80; Hoskins Mfg Co Inc, supplies, 40.00; IRS USA Tax Pymt, so sec tax-co shr, 11369.54; Jack Scherer Lawn Service, services, 147.98; Tonya Jacobs, supplies, 168.32; J2 Designs, services, 1110.00; Kylee Klug, fuel, 40.45; Kuehn's Auto Body, services, 467.50; Stanton Hardware, supplies, 103.10; W Bert Lamml, mileage etc, 400.80; Lamml, Locke Beaudette, office allow, 996.00; Cory Locke, mileage etc, 365.86; Luedeke Oil Co, fuel, etc, 2500.38; Madison Co Jail, prescriptions, 10.71; Madison Co Shf, boarding, 2950.00; Marathon Press, supplies, 209.00; Maximus, services, 595.00; Mid-American Benefits, hra fees-co shr etc, 7312.00; MIPS, services, 2937.27; NACO, reg fees, 1280.00; Nebraska Federal Surplus, 2015 GMC Terrain, 15000.00; Nebraska Law Enforcement Train Cntr, reg fee, 175.00; Lavern Newkirk, prior service, 17.00; NE Nebraska Juvenile Service, boarding, 585.00; One Office Solution, supplies etc, 792.11; The Apothecary Shop, prescriptions, 1148.92; Pierce Co Shf Dept, boarding, 350.00; Pitzer Digital, services, 1770.85; Postmaster, postage, 1200.00; Prime Sanitation Service, services, 79.50; Region IV, 2<sup>nd</sup> Qtr Pymt, 1874.50; Stanton Auto Part, parts, 20.10; Rita Roenfeldt, prior service, 20.00; Sioux Sales Co, equip, 290.00; Stanton Co Clerk, postage etc, 3.64; Stanton Co Clerk Dist Court, court costs, 36.00; Stanton Co Crt, court costs, 373.00; Stanton Co HRA Reimb Acct, hra fees, 1000.00; Stanton Co Imprest Acct, ach fees, 20.50; Stanton Co PPPD, utilities, 1510.22; Stanton Telecom, services, 1830.15; Stanton Water Sewer, utilities, 225.94; Stratton Delay Dole etal, atty fees, 180.50; Teeco, supplies, 62.95; The Lil Store, fuel, 3642.78; Thurston Co Shf, boarding, 2820.00; Total Fire Security, services, 400.00; USave Pharmacy, prescriptions, 24.44; Kristin Unger, supplies etc, 85.25; Verizon Wireless, service, 650.80; Winsupply Norfolk, supplies, 84.36; Cheryl Wolverton, prior service, 11.00; Loree Zach, supplies, 21.39; Sandra Zoubek Stanton Co Treas, transfers etc, 655195.85; ROAD FUND - Ameritas Retirement, ret-co shr, 4202.70; Appeara, services, 43.93; ATCO Intl, supplies, 1898.50; B's Enterprises, culverts etc, 30879.50; Backus Sand Gravel, gravel, 487.55; Rusty Nuts Repair, services, 4360.54; Behmer Trucking, services, 4950.00; Black Hills Energy, utilities, 50.20; BCBS, ins-co shr, 20674.01; Bomgaars, supplies, 36.90; Mel's Small Engine, parts, 100.00; Cech Excavating, bank stabilization, 314326.51; Century Link, services, 100.49; Clarkson Plbg Htg, supplies, 19.99; Colfax Co Press, services, 70.88; Colonial Research, seeding, 198.90; Cornhusker Intl Trucks, parts, 56.95; Johnson Trucking Sand Gravel, gravel, 12558.34; Doernemann Farm Service, parts, 265.20; James Duncan, prior service, 16.00; Farmer's Coop, fuel, 3576.30; Floor Maintenance Paper Supply, supplies, 55.15; Frohberg Electric, services, 5838.20; Hoskins Mfg Co, parts, 14.59; Norfolk Daily News, services, 103.24; IRS USA Tax Pymt, so sec tax-co shr, 5044.48; Island Supply Welding, supplies, 48.00; Kelly Supply, supplies, 170.98; Stanton Hardware, supplies, 145.21; Lammers Trailer Repair, services, 3412.88; Luedeke Oil Co, fuel etc, 10912.90; Mainelli Wagner Assoc, services, 20744.78; Martin Marietta Materials, rock, 6742.40; Matteo Sand Gravel Co, gravel, 9966.50; Medical Enterprises, supplies, 6.25; Mid-American Benefits, hra fees-co shr, 4200.00; Midwest Service Sales, culverts, 5595.30; NMC Exchange, services, 12520.25; Pilger Concrete Recycling, rock, 3636.53; Pilger Store, fuel etc, 3703.33; Pitzer Digital, services, 116.67; Powerplan, motor grader etal, 633601.82; Prime Sanitation Service, services, 50.00; Stanton Auto Parts, services, 517.55; Spectrum Graphics Signs, supplies, 30.50; Midwest Peterbilt Group, services, 109.18; Stalp Gravel Co, gravel, 21131.26; Stanton Co PPD, utilities, 484.61; Stanton Telecom, services, 334.23; Stanton Water Sewer, utilities, 46.10; Teeco, supplies, 35.25; Thies Garage, services, 250.00; Tri-State Comm, services, 488.00; US Cellular, services, 131.84; Verizon Connect Fleet, services, 868.04; Village Pilger, utilities, 127.39; Weldon Parts, parts, 733.33; Sandra Zoubek Stanton Co Treas, reg fees, 10.00; EMERGENCY MANAGEMENT FUND - Airdata UAV, subscription, 800.00; Ameritas Retirement, ret-co shr, 372.65; Black Hills Energy, utilities, 41.40; Connected Solutions Group, services, 342.08; Cornhusker Auto Center, services, 158.40; Farmer's Coop, fuel, 72.40; Mike Frohberg, supplies etc, 433.89; IRS USA Tax Pymt, so sec tax-co shr, 525.26; Stanton Hardware, tools, 29.26; Madison Natl Life Ins Co, ins-co shr, 5.42; Menards, supplies, 837.45; NACO, reg fee, 160.00; Pilger Store, fuel, 108.20; Prime Sanitation Services, services, 12.50; Stanton Auto Parts, services, 130.00; Stanton Co PPD, utilities, 156.33; Stanton Telecom, services, 59.12; Stanton Water Sewer, utilities, 44.50; The Lil Store, fuel, 673.20; Tri-State Comm, services etc, 843.00; Jack's Uniform Equip, supplies, 291.90; Windshield Doctors, services, 45.60; Sandra Zoubek Stanton Co Treas, title fee, 15.00; P&M FUND - One Office Solution, plat cabinet, 469.25; INHERITANCE TAX FUND - City Norfolk, dispatching, 18105.57; Stanton Co PPD, tower, 141.14; EMERGENCY 911 FUND - Stanton Telecom, utilities, 73.23; COURTHOUSE IMPROVEMENT FUND - KV Quality Construction, concrete work, 44684.60; Total aggregate salaries of all county employees \$224,111.59.

Motion made by Huttmann, seconded by Kment to adjourn and set the next meeting for November 18, 2024, at 8:15 AM. Voting: Ayes: Huttmann, Kment and Rehak. Nays: None. Motion Carried.

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