

BOARD OF EQUALIZATION PROCEEDINGS – April 21, 2025
(edited – official proceedings on file Clerk’s office)

A meeting of the Board of Equalization of Stanton County, Nebraska was held in an open and public session on April 21, 2025, at 8:00 AM in the County Commissioner’s room in Stanton, Nebraska.

Present upon roll call were Dennis Kment and Douglas Oertwich, Board of Equalization. Douglas Huttman was absent. 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 April 9, 2025, a copy of the proof of publication being attached to these minutes, and by posting on the county website.

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 8:05 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 Oertwich, seconded by Kment to approve the agenda. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

Motion made by Oertwich, seconded by Kment to approve the minutes of the March 17, 2025, meeting. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

The following correspondence was reviewed and placed on file: Amber Happold – land values.

Amber Happold, county assessor, presented and explained the correction sheets for the month.

Motion made by Oertwich, seconded by Kment to approve and authorize the chairman to sign the correction sheets numbered 259 - 261 and place them on file. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

There were no listings of clerical errors needing approval.

Amber presented a list of over/under valued property within Stanton County. She explained the updates and/or changes to the listed properties.

Motion made by Oertwich, seconded by Kment to approve the list of over/under valued property and allow the County Assessor to adjust the tax rolls. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

Motion made by Oertwich, seconded by Kment to adjourn and set the next meeting for May 19, 2025, at 8:00 AM. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

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

COMMISSIONER’S PROCEEDINGS – April 21, 2025
(edited – official proceedings on file Clerk’s office)

A meeting of the Board of Commissioners of Stanton County, Nebraska was held in an open and public session on April 21, 2025, at 8:15 AM in the County Commissioner’s room in Stanton, Nebraska.

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

Advance notice of the meeting was given by publication in the Stanton Register on April 9, 2025, a copy of the proof of publication being attached to these minutes, and by posting on the county website.

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

Motion made by Oertwich, seconded by Kment to approve the minutes of the March 17, 2025, meeting. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

The following correspondence was reviewed and placed on file: Hon. James G. Kube, District Judge – appointed counsel fee change; Ross Schumacher, Nebraska DEE – Stanton Co Rd Dept, 82827 567 Ave; NNSWC – landfill site observations Apr 14, 2025.

Motion made by Oertwich, seconded by Kment to approve Resolution No. 2025.04-7 to add pledged security at Stanton State Bank, Stanton Nebraska. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

Amber Happold, county assessor, presented 3 bid contracts from Central Plains Valuation to conduct the systematic six-year review for the fall of 2025 in preparation for 2026. Revaluations will be completed of 640 Woodland Park parcels, 33 Commercial parcels and 92 rural Residential parcels. The reclassification of properties will also be completed, which will conclude the six-year review for all Norfolk subdivisions and Rural Acreages.

Motion made by Oertwich, seconded by Kment to approve and authorize the chairman to sign the Central Plains Valuation LLC contracts for revaluations and reclassifications for 2026 [copy of contracts on file in the County Clerk’s office]. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

Kory Krutz, representative of the Stanton Fire and Rescue Department, joined the meeting. A discussion was held on the radio equipment purchased with ARPA/Covid funds. Kory stated that the radios purchased do not allow the fire department to hear all the transmissions of

the sheriff department. He stated that there are issues with the radio system and also with the paging system the fire department uses. It was suggested he discuss this issue with the Stanton County Rural Fire Board. No action taken by the county board.

Mike Unger, county sheriff, Sandy Zoubek, county treasurer, and W. Bert Lamml, county attorney, joined the meeting. Discussion was held on personnel and updating of the employee handbook in reference to overtime, vacation and sick time.

Tony McPhillips, county VSO, appeared before the county board to discuss repairs needed to the courthouse flagpole. The rope needs to be replaced. The county board instructed Tony to obtain quotes for the repairs needed. Discussion was also held on the abandoned cemeteries (7 sites) that Tony mows within Stanton County. Tony advised the county board that he no longer wishes to mow the cemeteries and suggested a possible individual willing to assume this responsibility. The county board advised Tony to contact the individual about mowing each cemetery and have him report to the county board next meeting to discuss the matter.

Gary Carson, weed superintendent, appeared before the county board and presented the Reports and Requirements Summary for Stanton County. The board reviewed the summary page. The summary page indicated no deficiencies in the Office Evaluation and County Reports consisting of the roster report, budget report, activity report, infestation report and the control plan. Also, there were no deficiencies in the required Continuing Education.

Motion made by Oertwich, seconded by Kment to authorize the chairman to sign the Reports and Requirements Summary for Stanton County. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

Elaine Menzel, NACO representative, was unable to attend.

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

Discussion was held on the County Board of Adjustment Board vacancy. Kylee submitted the name of Paul Morfeld to fill the term of Bill Locke who was to be re-appointed in 2025.

Motion made by Oertwich, seconded by Kment to appoint Paul Morfeld to a three (3) year term on the Stanton County Board of Adjustment. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

Discussion was held on the Nebraska Livestock Friendly County Program to recognize counties that support Nebraska’s Livestock industry. If the county would choose to have the county recognized, the county board is required to hold a public hearing and pass a resolution asking the Nebraska Department of Agriculture to designate the county as a Livestock Friendly County. No action taken until additional information is received on incentives available to the county on such recognition.

The chairman opened the hearing at 9:30 AM on the Residential Use Permit (RUP) application of Yvette Lanz/Lacey Ketelsen to construct a residence on property located on Lot 4 Chleboun’s Lot Split in the NE NW 12-22-2. Yvette Lanz and Tucker Lanz appeared for the hearing. Kylee explained the application. There was no recommendation by the Planning Commission due to a split vote. A waiver of density to be provided by the application before construction. The septic systems and water wells will be required to meet current NDEE regulations. Discussion was held on condition no.7 in reference to the definitions and size of a residence.

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

Motion made Kment, seconded by Oertwich to approve the Residential Use Permit (RUP) application of Yvette Lanz/Lacey Ketelsen to construct a residence on property located on Lot 4 Chleboun’s Lot Split in the NE NW 12-22-2, there was no recommendation by the Planning Commission so the county board reviewed the conditions discussed by the planning commission and referenced condition 7: the county board considers this proposal a mobile home dwelling by definition in the Stanton County Zoning Regulations with no additional requirements. Voting: Ayes: Kment and Oertwich. Nays: None. Absent: Huttman. Motion Carried.

Kylee advised the county board that she needs to replace her printer/copier. She advised the county board of a quote she received for the machine and the yearly maintenance agreement. The consensus of the county board is to purchase the printer/copier through the miscellaneous general fund and the maintenance agreement to be paid through the planning and zoning fund.

Bullet Beaudette, representative of Murphy Tractor, joined the meeting. Discussion was held on excavator equipment. Bullet presented a comparison of a used excavator versus a new excavator. To purchase a new or used excavator the county is required to follow the county purchasing act. No action taken by the board.

Mark Mainelli, Highway Superintendent, joined the meeting.

Gravel bid letting was held at 10:00 AM. No appearances were made. The chairman opened the bid and read it aloud. Bid was received from: Matteo Sand & Gravel, Norfolk NE; \$21.00 per ton – road gravel, armor coat. No other bids were received. Discussion was held on the bid received and gravel availability from other local gravel pits.

Motion made by Kment, seconded by Oertwich to accept the bid and to purchase gravel at the pits with the lowest price and where hauling is the most economical and to purchase delivered gravel at the pits where it is available at the lowest price. Voting: Ayes: Kment and Oertwich. Nays: None. Absent: Huttman. Motion Carried.

The county board reviewed the quotes received for partial fencing on the north side of the east shop building. The quotes were considerably higher than expected. Discussion was held as to whether the fencing is needed at this time. No action taken by the county board.

Shad Pohlman and Josh and Patricia Cole appeared to discuss the abandoned road located between section 13-24-2 and 24-24-2. Josh stated he is selling 120 acres to the west of the road and would like the county to open the road for access to this property. Mark Mainelli stated if the county was to clean up the roadway, they would be required to build the road to standard requirements with the costs assessed to the individual requesting such cleanup. Other options were discussed to establish access by an easement either along the south or north side of the trees. It was suggested that the parties should work together to establish access. No action taken by the board.

The chairman opened the hearing at 11:10 AM on the One and Six Year Plan for highway improvements for Stanton County. Notice of the Public Hearing was published in the Stanton Register April 9 and 16, 2025 and posted April 9, 2025 at three (3) public places: Stanton County Courthouse, SID No. 1 Office, Norfolk and Cooper Community Center, Pilger. The 2025-2030 One and Six Year Plan was reviewed. No one appeared for the hearing. Discussion was held on road projects and bridge projects contained in the plan. No public comments were received.

Motion made by Oertwich, seconded by Kment to close the One and Six Year Plan hearing. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

Motion made by Oertwich, seconded by Kment to approve Resolution No. 2025.04-8 to adopt the One and Six Year Plan for Highway Improvements. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

The county board reviewed the email received from Judy Funk concerning hay bales along the edge of the road located north of 834 Rd between 36-23-1 and 31-23-2. The consensus of the county board is to contact the landowners and have them move the hay bales back off the road right-of-way.

Dustin Will, representative of Benefit Management of Lincoln, appeared and presented a brief introduction as to the resources available through their company in relation to employee benefits, medical insurance, life insurance, etc. Mr. Will requested to be allowed to offer a comparison of benefits to be considered during the next renewal process. The consensus of the board is to allow Mr. Will to present a comparison of benefits. No action needed by the board.

Mike Frohberg, emergency manager, joined the meeting. Mike advised the county board that the parts and equipment have been ordered for the weather sirens for Willers Cover south of Pilger and Maskenthine Recreational Area north of Stanton. The agreement to purchase the equipment through Federal Signal Safety and Security Systems was reviewed.

Motion made by Oertwich, seconded by Kment to authorize the chairman to sign the agreement to purchase the parts and equipment. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

Mike informed the county board of upgrades and repairs for the emergency building. He had obtained a quote for repairs to the overhang to prevent birds from entering the building. The county board requested Mike to obtain additional bids. Mike also mentioned the possibility of concreting an area where the trailers are parked or applying road/gravel in the area. He will obtain quotes for concreting to be reviewed later. Mark advised the county board that the sheriff and emergency management radios will need to have a software upgrade in the approximate amount of \$5,000.00. Also discussed was the establishment of a drainage pit in the county shop building and additional insulation. Mike to obtain estimates for review at a later date.

Motion made by Kment, seconded by Oertwich to approve for the month of March the Documentary Stamp Tax, co shr in the amount of \$4,739.03; County Clerk fees in the amount of \$2,414.00; P&M Fund fees in the amount of \$394.00; Misc Copy fees in the amount of \$0.00; Clerk of the District Court fees in the amount of \$165.86; Passport fees in the amount of \$245.00; County Treasurer’s receipt of money received numbered 24691 – 24754, inclusive in the amount of \$770,138.59; and place them on file. Voting: Ayes: Kment and Oertwich. Nays: None. Absent: Huttman. Motion Carried.

Motion made by Oertwich, seconded by Kment to approve the following Accounts Payable claims as presented, except to change the claim of Bomgaars in the amount of \$1,879.72 (Road Fund), to split the claim of Bound Tree Medical into 2 checks , and approve the Payroll claims as presented and order checks drawn on the various funds. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

GENERAL FUND

Ameritas Retirement, ret-co shr, 10823.15; Amber Anderson, mileage, 19.60; Antelope Co Shf Dept, boarding, 3780.00; Appera, services, 168.30; Applied Concepts, equip, 3523.00; Applied Connective Tech, services, 3499.10; Kim Bearnes, phone etc, 213.08; Black Hills Energy, utilities, 361.10; BCBS, ins-co shr, 33478.33; Card Services, supplies, etc, 290.58; Gary Carson, supplies, 50.60; CATV Stanton/Town Country Tech, domain renewal, 22.97; Central Plains Valuation, reappraisal costs, 11200.00; Cornhusker Auto Center, services, 2476.60; DAS State Acct, equip fee, 150.00; Martha Detlefsen, prior service, 12.00; Eakes Office Solutions, supplies, 196.91; Tyler Evans, uniform allow, 259.92; Ewalt Law Office, public defender, 4333.33; Faith Regional Health, medical, 189.02; Farmer’s Coop, fuel, 626.31; Fields Outdoor Adventures, supplies, 638.78; First Concord Benefits, fees, 35.00; Fitzgerald Vetter Temple etal, atty fees, 729.10; Floor Maintenance, supplies, 263.12; Gene Steffy, vehicle, 23893.00; GR Emerg Vehicle Outfitters, equip, 18076.40; Great Amer Finc, rental pymt, 274.02; Amber Happold, meals etc, 167.75; IRS USA Tax Pymt, so sec tax-co shr, 11819.87; K’s Marketplace, supplies, 26.17; Diane Kander, supplies etc, 450.68; Aaron Kleensang, uniform allow, 229.24; R&D Catering, services, 2250.00; Stanton Hardware, supplies, 7.79; Lampli Locke Beaudette, office allow, 996.00; Luedeke Oil Co, services, 2260.23; Madison Natl Life Ins Co, ins-co shr, 55.22; Menards, supplies, 24.58; Janet Meyer, services, 30.00; Midwest Special Services, transport fees, 447.70; MIPS, services, 2937.27; NACT/Cont Education, workshop, 175.00; Natl Interdiction Conf, reg fees, 475.00; Nebr Assoc Co Ext Brds, dues, 100.00; Nebr Assoc Co Officials, reg fees, 175.00; Nebr Secretary State-Elec Div, supplies, 20.00; NE Planning Zoning Assc, reg fee, 235.00; Lavern Newkirk, prior service, 17.00; One Office, supplies, 2564.61; Pictometry Intl, reappraisal costs, 21500.00; Pierce Co Shf Dept, boarding, 250.00; Pilger Library, supplies, 1641.58; Pitzer Digital, services, 434.48; Point C, hra admin fees, 298.50; Prime Sanitation, services, 79.50; Olson’s Pest Technicians, services, 330.00; Region IV, 4th Qu Pymt, 1874.50; Stanton Auto Parts, services, 1517.42; Cory Rodriguez/Underworld, reg fees, 450.00; Stanton Co Clk Dist Crt, costs, 112.00; Stanton Co Crt, costs, 334.00; Stanton Co HRA Reimb Acct, HRA-co shr, 8650.00; Stanton Co Imp Acct, ach fees, 20.75; Stanton Co PPD, utilities, 1157.53; Stanton Telecom, services, 1850.82; Stanton Water Sewer, utilities, 101.40; Stephens Peck, supplies, 125.00; Stryker Sales, battery packs, 1650.00; Teeco, supplies, 62.95; The Lil Store, fuel, 3977.36; Thurston Co Shf, boarding, 5700.00; Total Fire Security, inspection, 458.00; USave Pharmacy, prescriptions, 93.20; Michael Unger, training etc, 1215.41; Univ Nebr/Stanton Co Ext, phone, 45.02; Code 2 Canine Services, seminar fees, 600.00; Verizon Wireless, services, 681.16; Jacks Uniform Equip, supplies, 503.20; Washington Co Shf, boarding, 2015.00; Wolf’s Den, meals, 27.50; Cheryl Wolverton, prior service, 11.00; Sandra Zoubek Co Treas, transfers etc, 1005548.46;

ROAD FUND

Ameritas Retirement, ret-co shr, 4331.40; Appera, services, 45.18; ATCO Intl, supplies, 1240.55; B’s Enterprises, culverts etc, 2244.00; Bauer Built, services, 32.00; Behmer Trucking, hauling, 4050.00; Black Hills Energy, utilities, 319.27; BCBS, ins-co shr, 19505.52; Bomgaars, supplies, 1879.72; Bound Tree Medical, medical supplies, 12806.58; Century Link, services, 105.05; Clarkson Plbg Htg, supplies, 85.91; Contech Engineered Solutions, culvert project, 41876.01; Cornhusker Intl Trucks, services, 842.22; D&L Towing Recovery, services, 475.00; Doernemann Farm Service, supplies, 554.31; James Duncan, prior service, 16.00; Eisenmann Ag Supply, supplies, 23.52; Farmer’s Coop, fuel, 7184.06; Farmers Un Coop Supply, chemicals, 702.99; Heartland Fire Protection, services, 902.50; Hoskins Mfg Co, supplies, 365.18; IRS USA Tax Pymt, so sec tax-co shr, 5293.28; Island Supply Welding, supplies, 625.68; Jerry’s Sinclair/Service Center, services, 80.12; Johnson Trucking Sand Gravel, gravel, 5476.17; K Porter Construction, concrete/asphalt mix, 10286.64; Kelly Supply, supplies, 122.94; Kimball Midwest, supplies, 578.83; Stanton Hardware, supplies, 61.60; LG Everist, rock, 14004.12; Lingenfelter Electric, electrical services, 5186.00; Luedeke Oil Co, fuel etc, 18835.06; Madison Natl Life Ins Co, ins-co shr, 19.95; Mainelli Wagner Assoc, eng services, 43318.30; Marx Repair, parts, 11.81; Matteo Sand Gravel Co, gravel, 28791.00; Meisinger Oil Co, supplies, 224.48; Midwest Service Sales, supplies, 1781.28; NMC Exchange, services, 12933.14; Pilger Concrete Recycling, crushed concrete, 3133.75; Pilger Store, fuel etc, 4560.18; Pinkelman Truck Trailer, services, 1733.38; Powerplan, services, 1708.65; Prime Sanitation Service, utilities, 50.00; Stanton Auto Parts, services etc, 486.76; Ron’s Ag Auto, supplies, 431.37; Sioux City Truck Sales, parts, 699.23; Stalp Gravel Co, gravel, 9649.72; Stanley Petroleum Maintenance, supplies, 271.44; Stanton Co HRA Reimb Acct, HRA-co shr, 7600.00; Stanton Co PPD, utilities, 693.31; Stanton Telecom, services, 339.82; Stanton Water Sewer, utilities, 48.10; Teeco, supplies, 66.00; Terracon Consultants, services, 16934.51; US Cellular, services, 132.50; Verizon Connect Fleet, services, 838.25; Village Pilger, utilities, 127.03; W Theisen Grading Equip, millings, 931.80; Weldon Parts, parts, 170.45;

EMERGENCY MANAGEMENT FUND

Airdata UAV, software, 1120.00; Ameritas Retirement, ret-co shr, 372.66; Black Hills Energy, utilities, 99.60; Bound Tree Medical, supplies, 787.94; Cornhusker Auto Center, services, 108.70; Farmer’s Coop, fuel, 107.33; Mike Frohberg, supplies etc, 270.88; Frohberg Computers, supplies, 13.99; Hampton Inn, lodging, 224.42; IRS USA Tax Pymt, so sec tax-co shr, 525.26; La Quinta Inns Suites, lodging, 374.85; Madison Natl Life Ins co, ins-co shr, 5.42; Nebr Assoc Co Officials, reg fee, 35.00; Pilger Store, fuel etc, 211.16; Prime Sanitation Services, services, 12.50; Stanton Auto Parts, services, 408.84; Stanton Co PPD, utilities, 185.17; Stanton Telecom, services, 59.22; Stanton Water Sewer, utilities, 45.50; The Lil Store, fuel, 764.53; The Windshield Doctors, services, 70.00;

INHERITANCE TAX FUND

JP Electric, services etc, 835.00; Stanton Co PPD, tower, 193.30;

EMERGENCY 911 FUND

City Norfolk, dispatching, 18105.57; Stanton Telecom, utilities, 73.23;
Total aggregate salaries of all county employees \$233,008.82.

Motion made by Oertwich, seconded by Kment to adjourn and set the next meeting for May 19, 2025. Voting: Ayes: Oertwich and Kment. Nays: None. Absent: Huttman. Motion Carried.

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