

**BUFFALO COUNTY BOARD OF COMMISSIONERS
BUFFALO COUNTY BOARD OF EQUALIZATION
TUESDAY, JULY 10, 2018**

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, July 10, 2018 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: Joseph Brayton, Kent Greder, Ivan Klein, 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 Loeffelholz and seconded by Klein to approve the June 6, 2018 Board meeting minutes. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Brayton, Greder, Morrow, Reiter and McMullen. None voted "Nay". Motion declared carried.

Moved by Morrow and seconded by Reiter to ratify the following July 6, 2018 payroll claims that were processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Morrow, Reiter, Brayton, Greder, Klein, Loeffelholz and McMullen. None voted "Nay". Motion declared carried.

<u>GENERAL FUND</u>			
NET PAYROLL			231,048.05
AMERICAN FAMILY LIFE ASSURANCE	E	PREMIUMS	1,162.57
RETIREMENT PLANS OF AMERITAS	R	EMPE RET	38,035.81
BUFFALO CO TREAS/WELLNESS	I	PREMIUMS	80.00
BUFFALO CO TREASURER	I	PREMIUMS	89,094.50
LIFE INSURANCE CO NORTH AMERICA	I	PREMIUMS	372.59
CREDIT MANAGEMENT SERVICES	E	GARNISHMENT	192.50
FIRST CONCORD BENEFITS	E	FLEX FUNDS	4,135.91
FIRST NATIONAL BANK	T	FEDERAL TAX	77,854.07
KEARNEY UNITED WAY	E	DONATIONS	97.67
MADISON NATIONAL LIFE INS	I	PREMIUMS	360.70
MADISON NATIONAL LIFE INS	I	LT DISABILITY	551.09
MASSMUTUAL FINANCIAL GROUP	R	DEFER COMP	1,115.00
NATIONWIDE RETIREMENT	R	DEFER COMP	755.00
NE CHILD SUPPORT CENTER	E	CHILD SUPPORT	334.12
PRINCIPAL FINANCIAL	E	DENTAL	2,746.60
ROSS SCHROEDER & GEORGE	E	GARNISHMENT	97.22
STATE OF NEBRASKA	T	STATE TAX	12,157.89
VISION SERVICE INS	E	EMPE EYE CARE	709.34
<u>ROAD FUND</u>			
NET PAYROLL			50,564.07
AMERICAN FAMILY LIFE ASSURANCE	E	PREMIUMS	850.94
RETIREMENT PLANS OF AMERITAS	R	EMPE RET	7,890.81
BUFFALO CO TREASURER	I	PREMIUMS	3,280.00
LIFE INSURANCE CO NORTH AMERICA	I	PREMIUMS	10.40
CREDIT MANAGEMENT SERVICES	E	GARNISHMENT	197.75
FIRST CONCORD BENEFITS	E	FLEX FUNDS	487.50
FIRST NATIONAL BANK	T	FEDERAL TAX	14,982.32
KEARNEY UNITED WAY	E	DONATIONS	5.00
MADISON NATIONAL LIFE INS	I	LT DISABILITY	112.13
NATIONWIDE RETIREMENT	R	DEFER COMP	272.50
NE CHILD SUPPORT CENTER	E	CHILD SUPPORT	100.00
PRINCIPAL FINANCIAL	E	DENTAL	791.44
STATE OF NEBRASKA	T	STATE TAX	2,101.29
VISION SERVICE INS	E	EMPE EYE CARE	208.27
<u>WEED FUND</u>			
NET PAYROLL			4,516.99
RETIREMENT PLANS OF AMERITAS	R	EMPE RET	710.37
BUFFALO CO TREASURER	I	PREMIUMS	251.50
FIRST CONCORD BENEFITS	E	FLEX FUNDS	25.00
FIRST NATIONAL BANK	T	FEDERAL TAX	1,445.96
MADISON NATIONAL LIFE INS	I	LT DISABILITY	3.51
PRINCIPAL FINANCIAL	E	DENTAL	29.04
STATE OF NEBRASKA	T	STATE TAX	217.94

Moved by Greder and seconded by Loeffelholz to approve the early claim submitted by the County Clerk as listed below. Upon roll call vote, the following Board members voted "Aye": Greder, Loeffelholz, Brayton, Klein, Morrow, Reiter and McMullen. None voted "Nay". Motion declared carried.

ROAD FUND		
STATE OF NE-MOTOR FUELS	FUEL TAX	\$3,517.00

Moved by Morrow and seconded by Brayton to accept the Clerk of the District Court June 2018 Fee Report. Upon roll call vote, the following Board members voted "Aye": Morrow, Brayton, Greder, Klein, Loeffelholz, Reiter and McMullen. None voted "Nay". Motion declared carried.

Moved by Greder and seconded by Loeffelholz to approve the Special Designated Liquor License application filed by National Audubon Society-Iain Nicholson Audubon Center at Rowe Sanctuary for an event located at 44450 Elm Island Road, Gibbon, NE to be held on September 22, 2018. Upon roll call vote, the following Board members voted "Aye": Greder, Loeffelholz, Brayton, Klein, Morrow, Reiter, and McMullen. None voted "Nay". Motion declared carried.

Sheriff Neil Miller was present for the consideration of the 911 Surcharge Rate for Buffalo County. Moved by Klein and seconded by Greder to approve the surcharge rate continuing at the rate of \$.75 with the following Resolution 2018-24. Upon roll call vote, the following Board members voted "Aye": Klein, Greder, Brayton, Loeffelholz, Morrow, Reiter and McMullen. None voted "Nay". Motion declared carried.

RESOLUTION 2018-24

A RESOLUTION ESTABLISHING THE RATE OF THE SERVICE SURCHARGE FOR 911 SERVICE COSTS FOR BUFFALO COUNTY, NEBRASKA

WHEREAS, a governing body incurring costs for 911 service may impose a uniform service surcharge on each telephone number or functional equivalent of service users whose primary place of use is within the governing body's 911 service area; and

WHEREAS, the County of Buffalo has previously established designated 911 and enhanced 911 service areas; and

WHEREAS, the County of Buffalo incurs non-recurring or recurring charges for the installation, maintenance and operation of 911 services; and

WHEREAS, the Buffalo County Board of Commissioners desires to establish a uniform service surcharge on each telephone number or functional equivalent of service users whose primary place of use is within the County of Buffalo's designated 911 and enhanced 911 service areas commencing January 1, 2015 and continuing thereafter until said surcharge is modified by subsequent action; and

WHEREAS, the Buffalo County Board of Commissioners reviewed the current service charge rate on July 10, 2018.

NOW, THEREFORE, BE IT RESOLVED that a uniform service surcharge of \$.75 per month on each telephone number or functional equivalent of service users whose primary place of use is within Buffalo County's designated 911 and enhanced 911 service areas will remain the same. Said surcharge shall remain in effect until such time as said surcharge is modified by subsequent action of the Buffalo County Board of Commissioners.

Chairman McMullen reviewed the following correspondence. The Zoning Administrator sent notification that two Board of Adjustment terms are expiring on September 9, 2018. The 3rd Annual Veterans Memorial Golf Tournament will be held on September 7, 2018. NIRMA sent notification of their new office location. The City of Kearney sent notification of the City of Kearney/Buffalo County joint meeting on July 12, 2018. City of Kearney Amendments to Blight & Substandard Study/Redevelopment Plan for Areas 2,8 &12 and the intent of annexation of property were received from the City of Kearney. Nebraska Emergency Management Modification sent notifications of the Five Year Revision Deadlines for Local Emergency Operations Plan and of the State Homeland Security Grant Monitoring Visit. Chairman McMullen called on each board member present for committee reports and recommendations.

ZONING

Chairman McMullen opened the Zoning Hearings at 9:13 A.M. Zoning Administrator LeAnn Klein was present.

Chairman McMullen reopened the Zoning Hearing from June 26, 2018 for an Administrative Subdivision filed by Trenton Snow on behalf of the Winona Zwick Estate, Rita M. Haller, Trustee, for property described as a tract of land being part of Government Lot 7 in Section 1, Township 8 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska to be known as Saalfeld Acres. Trenton Snow was present to review the application and answer questions. No one else addressed the Board and Chairman McMullen closed the hearing at 9:14 A.M. Moved by Klein and seconded by Brayton to approve the Administrative Subdivision application with the following Resolution 2018-25. Upon roll call vote, the following Board members voted "Aye": Klein, Brayton, Greder, Loeffelholz, Morrow, Reiter and McMullen. None voted "Nay". Motion declared carried.

RESOLUTION 2018-25

WHEREAS, Trenton Snow, licensed surveyor, on behalf of Rita A. Haller Trustee, hereinafter referred to as “applicant” have filed for an Administrative Subdivision to be known as “SAALFELD ACRES” with the Buffalo County Clerk and/or Zoning Administrator, and

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

WHEREAS, on June 26, 2018, this Board conducted a public hearing and continued it until July 10, 2018 now finds:

1. The proposed “SAALFELD ACRES” is in the Agricultural (AG) 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. Kilgore Road 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. 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.
5. 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 “SAALFELD ACRES”, an administrative subdivision being described as a tract of land being part of Government Lot 7 in Section 1, Township 8 North, Range 14 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.

Moved by Greder and seconded by Klein to recess the regular meeting of the Board of Commissioners at 9:16 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Greder, Klein, Brayton, Loeffelholz, Morrow, Reiter and McMullen. None voted “Nay”. Motion declared carried.

BOARD OF EQUALIZATION

Chairman McMullen called the Board of Equalization to order in open session. County Assessor Ethel Skinner was present.

Moved by Loeffelholz and seconded by Klein to approve Tax List Corrections numbered 4478 through 4487 submitted by County Assessor Skinner. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Brayton, Greder, Morrow, Reiter and McMullen. None voted “Nay”. Motion declared carried.

Moved by Brayton and seconded by Klein to approve the Valuation Changes submitted by County Assessor Skinner for the following list of properties and assigned parcel numbers. Upon roll call vote, the following Board members voted "Aye": Brayton, Klein, Greder, Loeffelholz, Morrow, Reiter and McMullen. None voted “Nay”. Motion declared carried.

<u>Name</u>	<u>Parcel</u>	<u>Name</u>	<u>Parcel</u>
STEVENS, WENDELL M & JOAN L, TRUSTEE	580000500	ZIMMERMAN, STEVEN D	605841916
MIIGERL, MIKE M & CANDLYNN K	040499000	DEVRIES, JOEL E & MICHELLE L	605841917
INGRAM, THAD C	580041070	SCHREINER, HENRY G & JULIE A	605841918
CHANEY, SCOTT & DEBBIE	560402335	ALAVI, SHERVAN	605841922
ALEXANDER, RANDALL ETAL	380147335	OURADA, RONALD L & CONNIE R	605841924
SHEEN, JAMES & DOREEN	580000260	ENGELHARDT, WM DANIEL & JAMIE M	605841926
SCHULLER, STEVEN F	280193101	SIMODYNES, KYLE A	605841927
MARKUS, CHRISTINE	620316005	BIERBOWER, PATRICK L	605841928
CALDWELL, BRETT L	560017995	WALTERS, CYNTHIA J	605841968
GILBERTSON, STUART L & MARCI J	560606270	BENNETT, LISA M & JEFFERY S	605841970
CALDWELL, AUDRY U TRUSTEE	560018000	BASH, JUSTIN & LINDSEY	605841972
PAITZ, GREGORY J & ELIZABETH A	240002000	RUDD, RYAN	605841973
PETERSON, DONALD L & TERESA L	240173180	HENDRICKSON, RONALD & DEBORAH	605841975
RONNING, JUSTIN R	560014015	KEISS, TERRY D & CONNIE M TRUSTEES	605841978
HUNNICUTT, GERALD L	560014020	WARD, RAYMOND C & JOLENE F	620312120
FRITSON, LEE ALAN & MICHELLE LOUISE	560014060	KREUTZER, BRUCE & CYNTHIA	620321003
REISS, LYMON & CONNIE	560022205	BEANS, CARL JAY & DENEEN ANN	620343405
WADDEL, JERRY A & SARA	560022313	ATHY, TODD T & SUSAN L	620343408
MORAN, JAMES A & CHRISTINE L	560436020	NAU, DALLAS M & ANNE M	620346102
HICKEY, CHARLES W & LYNETTE S	560436023	FAVINGER, DUSTIN D & LINDSEY A	620346104
U.S. BANK NATIONAL ASSN, TRUSTEE	560436024	ALTMAIER, SHARRON L TRUSTEE	620346123
SCHMIDT, KURT L & VIRGINIA M	560436027	FRANK, MARK & LORALEA	620346209
BRIDGE, GREGORY D & DEBORAH A	560436028	KUCHERA, FRANK D & AMY L	620356016
ELLISON, MARY ANN SOLE TR	560436031	JOCHUM, SCOTT & BRENDA	620356135
SCHMIT, DAVID J & SHANTEL F	560436044	HOME LIVING, LLC	560402283

WILLIAMS, JACOB R & NICOLLE L	560436052	TURKEY CREEK PROPERTIES, L.L.C.	580076006
CRAIG, WILLARD A & MELISSA M	560436054	ROGERS, STEVEN J & DOROTHY J	580076022
CYRIACKS, JONATHAN EDWARD	560436066	KINDT, DEAN	600033000
STUMP, TROY D & AMY C	560436074	1912 PROPERTIES, LLC	600566000
NICKEL, JANAH A & SCOTT THOMAS	560436075	DELAET, WAUNITA R.	600566100
CARROLL, MELINDA A TRUSTEE	560436076	DELAET, WAUNITA R.	600566200
KAUK, MATTHEW M & REBECCA S	560436077	FLETCHER RENTALS, L.L.C.	602580405
EICKMEIER, RICHARD & JACQUELINE	601942000	FLETCHER RENTALS, L.L.C.	602580406
GILLESPIE, CHAD A & THERESA C	602140826	HISEY, CHARLENE	602594170
ROGERS, EMILY J	603011000	HISEY, CHARLENE	602594210
STRAKA, GERARD & NICOLE, CO-TR	603741696	KNITTEL, MARVIN G TRUSTEE	603787454
NORWOOD, TIMOTHY SR & NANCY	605841835	SLATER, SUSAN D	605082500
WOESTE, MITCHELL & SHARON	605841911	COOK, ROBERT & PATRICIA CO-TR	606371000
RASH, DWIGHT A & JANET L	605841914		

REGULAR AGENDA

Chairman McMullen reopened the Board meeting with Commissioners Greder, Klein and Loeffelholz also present. At the June 26, 2018 Board meeting, a transfer of funds was submitted to the Board with a typographical error that listed the Inheritance Fund as (the accounting) Fund Number 3700, it should have read Fund Number 2700. This correction needs to be made and sent to the County Treasurer to close out the 2017/2018 fiscal year. The transfer should read to transfer \$340,000.00 from the General Fund to the Inheritance Fund. Moved by Loeffelholz and seconded by Greder to make that correction to the June 26, 2018 Board minutes. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Greder, Klein and McMullen. Absent: Brayton, Morrow and Reiter. None voted "Nay". Motion declared carried.

Chairman McMullen called for Citizen's forum and no one was present.

Chairman McMullen asked if there was anything else to come before the Board at 9:25 A.M. before he declared the meeting adjourned until the regular meeting at 9:00 A.M. on Tuesday, July 24, 2018.

ATTEST:

William McMullen, Chairman
Buffalo County Board of Commissioners

Janice I. Giffin
Buffalo County Clerk

(SEAL)