

**STAFF MEETING MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
COUNTY-CITY BUILDING
ROOM 113
THURSDAY, FEBRUARY 19, 2004
8:15 A.M.**

Commissioners Present: Ray Stevens, Chair
Larry Hudkins, Vice Chair
Bernie Heier
Bob Workman
Deb Schorr

Others Present: Kerry Eagan, Chief Administrative Officer
Gwen Thorpe, Deputy Chief Administrative Officer
Kristy Mundt, Deputy County Attorney
Bruce Medcalf, County Clerk
Trish Owen, Chief Deputy County Clerk
Ann Taylor, County Clerk's Office

The Chair opened the meeting at 8:15 a.m.

AGENDA ITEM

LEGISLATIVE UPDATE - Gordon Kissel, Legislative Consultant

Gordon Kissel, Legislative Consultant, presented a legislative update (Exhibit A).

Norm Agena, County Assessor/Register of Deeds, appeared and indicated plans to testify in support of LB 905 (Eliminate agricultural and horticultural land valuation boards) and LB 1160 (Change provisions relating to property equalization timeframes). He also stated that he plans to oppose LB 922 (Exempt agricultural personal property from tax and change valuation of agricultural land) and LB 935 (Change tax valuation provisions relating to irrigated cropland).

Agena also gave an overview of the following bills:

- LB 1018 (Eliminate the Greenbelt Advisory Committee)
- LB 1102 (Change provisions for disqualification from special valuation for agricultural and horticultural lands)
- LB 1133 (Provide for payment of delinquent taxes and assessments on exempt property)
- LB 1230 (Impose a filing fee for tax valuation protests)

Hudkins disagreed with Agena's position on LB 905 and said he believes the Agricultural and Horticultural Land Valuation Boards (AHLVB's) are beneficial.

Agena explained that AHLVB's were established when there was no consistency in how agricultural land was valued in Nebraska. He said there is now a standardization counties must adhere to, based upon Property Tax Administration's guidelines.

Schorr arrived at 8:27 a.m.

Agena clarified that he will be testifying in his role as County Assessor, not on behalf of Lancaster County.

MOTION: Hudkins moved and Heier seconded to offer testimony on LB 905 in support of retaining the Agricultural and Horticultural Land Valuation Boards.

Workman briefly left the room to gather his legislative notes from the Nebraska Association of County Officials (NACO) Board Meeting.

The maker of the motion and the seconder withdrew their motion.

MOTION: Hudkins moved and Heier seconded to authorize Norm Agena, County Assessor/Register of Deeds, to testify on behalf of Lancaster County in support of LB 1160. Hudkins, Heier, Stevens, Workman and Schorr voted aye. Motion carried.

MOTION: Hudkins moved and Workman seconded to oppose LB 905 and to send a letter to the Revenue Committee indicating that position.

Workman reviewed his notes and said NACO supports the bill.

ROLL CALL: Hudkins and Heier voted aye. Stevens, Workman and Schorr voted no. Motion failed.

Kissel reported that Larry Worrell, County Surveyor, presented testimony in support of LB 1154 (Provide a fee for failure to relocate utility lines, poles or anchors) and Russ Shultz, Weed Control Authority Superintendent, presented testimony in support of LB 869 (Change noxious weed control provisions).

Kerry Eagan, Chief Administrative Officer, said Juvenile Court Judge Tom Dawson has expressed concerns regarding LB 1285. It was noted that this bill number is incorrect.

Board consensus was to seek additional information and to monitor the bill.

1 APPROVAL OF STAFF MEETING MINUTES OF THURSDAY, FEBRUARY 12, 2004

MOTION: Heier moved and Hudkins seconded approval of the Staff Meeting minutes of February 12, 2004. Schorr, Stevens and Heier voted aye. Workman and Hudkins abstained from voting. Motion carried.

2 ADDITIONS TO THE AGENDA

- A. Lincoln Partnership for Economic Development (LPED) Recognition Plaque (Exhibit B)
- B. Microcomputer Request, C#2004-071, \$1,090.35 from the County Sheriff's Budget for a Laser Printer (Exhibit C)
- C. Membership in Route 6 Nebraska Tourism Association (Exhibit D)
- D. Meeting with of Dave Shamblin, Copple Insurance Agency, Inc.
- E. Visitors Promotion Advisory Committee (VPAC) Contingency Award Recommendations (Exhibit E)
- F. Tour of the Community Blood Bank Building, Adams Street Center and the Attention Center for Youth Facility
- G. Follow-Up on Vaughn Newman's Tort Claim

MOTION: Workman moved and Hudkins seconded approval of the additions to the agenda. Hudkins, Heier, Stevens, Workman and Schorr voted aye. Motion carried.

3 COMMISSIONER MEETING REPORTS

- A. Information Services Policy Committee (ISPC) - Stevens

Stevens said discussion focused on the financial accounting system proposal.

- B. Joint Budget Committee (JBC) - Stevens, Workman

Stevens said Keno Fund recommendations were ratified. The Malone Community Center and DayWatch were also discussed.

C. Visitors Promotion Advisory Committee (VPAC) - Schorr

Schorr said the Lincoln Convention & Visitors Bureau (CVB) is negotiating for space to relocate the Visitors' Center. The Haymarket Parking Garage and the Old Federal Building are being considered as possible locations.

Hudkins suggested that consideration also be given to the Old Federal Building's Comfort Station.

MOTION: Hudkins moved and Workman seconded to direct Commissioner Schorr, as the County Board's liaison to the Visitors Promotion Advisory Committee (VPAC), to ask that consideration be given to the Old Federal Building's Comfort Station as a new location for the Visitor's Center.

Schorr said she will contact Sandi Witkowicz, Lincoln Convention & Visitors Bureau Director, to check the status of negotiations.

Stevens expressed concern that the Board is micro-managing the CVB.

Heier called the question.

ROLL CALL: Hudkins, Heier, Stevens, Workman and Schorr voted aye. Motion carried.

D. Lincoln Independent Business Association (LIBA) Budget Monitoring Committee - Stevens, Workman

Stevens said the recent hiring of Susan Gourley as the new Lincoln Public Schools (LPS) Superintendent of Schools was discussed.

4 LEGISLATIVE UPDATE - Gordon Kissel, Legislative Consultant

Item moved forward on the agenda.

ADDITIONS TO THE AGENDA

C. Membership in Route 6 Nebraska Tourism Association (Exhibit D)

The Board referred the item to the Visitors Promotion Advisory Committee (VPAC) for recommendation.

E. Visitors Promotion Advisory Committee (VPAC) Contingency Award Recommendations (Exhibit E)

MOTION: Workman moved and Hudkins seconded approval. Schorr, Workman, Stevens, Heier and Hudkins voted aye. Motion carried.

5 ACREAGE RESOURCE GROUP - Brian Carstens, Bill Siefert, Diane Oldfather, Dennis Bartles and Doug Nagel, Acreage Resource Group; Marvin Krout, Planning Director; Mike DeKalb, Planning Department

Extensive discussion took place with members of the Acreage Resource Group regarding the three acreage studies: 1) Build Through Acreages, An Approach to Acreage Development in the Lincoln Jurisdiction; 2) Cost of Rural Services Study and 3) Performance Based Standards and Overall Acreage Development Strategy.

Brian Carstens, Acreage Resource Group, presented a overlay plan of a project at 112th & Old Cheney Road (220 acres) (Exhibit F).

Heier said he was not aware that this project was going to be discussed. He indicated a conflict of interest and exited the room at 9:18 a.m.

Carstens said the project is an example of how the build through would work. He said extensive grading was required, which changed the natural topography of the land, and said there were significant upfront costs.

Heier returned to the meeting at 9:40 a.m.

The following concerns were noted:

- Increased cost to acreages
- Property owners must waive their right to protest any assessment and the right to annexation
- Build through increases the demand for acreages farther out where there are no restrictions
- Triggers for acreage lots to be split and a move to urbanization
- Each land development has its own personality that goes with the topography and environment and that needs to be preserved
- The amount of "red tape" involved
- The areas that the point system tries to preserve are actually the best places to build (native prairie, rocky hills, tree masses)
- Point system should be expanded to take what the developer is doing to preserve those items into account
- Tax impact to agricultural land that is in close proximity to development
- Implementation of build through will put a constraint on the market and will drive up lot prices, impacting the ability of farmers to expand their farming operations

6 FAMILIES FIRST & FOREMOST (F³) ANNUAL REPORT - Sheryl Schrepf,
Families First & Foremost (F³) Director

Item dropped from the agenda.

7 FAMILIES FIRST & FOREMOST (F³) CONTRACT WITH CHILD

GUIDANCE - Sheryl Schrepf, Families First & Foremost (F³) Director; Renee' Dozier, Families First & Foremost (F³) Associate Director; Mike Thew, Chief Deputy County Attorney; Kristy Mundt, Deputy County Attorney

Mike Thew, Chief Deputy County Attorney, said the proposed agreement requires Child Guidance to have specific positions in place and could be viewed as designation of Child Guidance as a de facto county agency. He said many of the positions exist in the county service and the agreement could also be viewed as an attempt to circumvent the Civil Service statutes.

MOTION: Workman moved and Hudkins seconded to direct the County Attorney's Office to redraft the agreement to eliminate their concerns regarding independent contractor provisions.

Heier said he would like further definition of costs and functions.

Thew said Families First & Foremost (F³) will monitor the amount and quality of services.

ROLL CALL: Schorr, Workman, Hudkins, Heier and Stevens voted aye. Motion carried.

Sheryl Schrepf, F³ Director, requested authorization to purchase twelve keyboard holders with wrist rests and mouse pads for Integrated Care Coordination Unit (ICCU) workers at the Cedars Northbridge Community Center (Exhibit G).

ADDITIONS TO THE AGENDA

MOTION: Schorr moved and Hudkins seconded to add the item to the agenda. Hudkins, Heier, Stevens, Workman and Schorr voted aye. Motion carried.

Eagan said Board authorization is not required, as long as Purchasing requirements are met.

Schrepf was asked to check whether a cost will be assessed for any damage caused by attaching the keyboard holders to the leased furniture.

8 PEOPLESOFT ACCOUNTING SYSTEM CONTRACT - Dave Kroeker, Budget and Fiscal Officer; Kristy Mundt, Deputy County Attorney; Tim Genuchi, Accounting Operations Manager for the County Clerk's Office; Terry Adams, Deputy County Treasurer; Jim Walkenhorst, Information Services Systems Project Manager

Dave Kroeker, Budget and Fiscal Officer, gave an overview of the PeopleSoft financial accounting system proposal, referring to the following documents (Exhibit H):

- Projected Enterprise One Implementation and Ongoing Operational Costs
- Projected Advantage 3X Implementation and Ongoing Costs
- Keno Funding Issues Next Five Years

Kroeker said \$454,484 is available in this year's budget (\$400,000 in the Keno Budget and \$54,484 in the Information Service Budget) to fund the project (estimated cost is \$732,000). He suggested that funds set aside in the Keno Fund for Health Insurance Portability & Accountability Act (HIPAA) projects and a technology solution for the Community Mental Health Center (CMHC) be used to complete funding of the project.

Jim Walkenhorst, Information Services Systems Project Manager, said he believes this project should be prioritized over the CMHC project and a new system to replace OASIS (computer assisted mass appraisal database). He said he would rate replacement of OASIS next in terms of priority.

MOTION: Hudkins moved and Schorr seconded to proceed with the PeopleSoft financial accounting system proposal, as outlined. Schorr, Workman, Heier, Hudkins and Stevens voted aye. Motion carried.

9 ACTION ITEMS

- A. Nebraska Association of County Officials (NACO) Southeast District Meeting in Beatrice, Nebraska (March 11, 2004)

The Board members all indicated plans to attend.

Board consensus was to cancel the Staff Meeting on that date and to hold a Staff Meeting at 10 a.m. on March 9, 2004, if needed.

- B. Finalize Fiscal Year 2004-05 Budget Calendar

The Board reviewed the budget calendar (see agenda packet).

C. Keno Application

MOTION: Hudkins moved and Workman seconded to authorize the Chair to sign the license renewal application. Hudkins, Heier, Stevens, Schorr and Workman voted aye. Motion carried.

D. Evaluation Services Contract with Lock, P.C. d/b/a Orr Psychotherapy Resources (\$884.22)

MOTION: Workman moved and Hudkins seconded approval.

Stevens expressed concerns regarding insurance.

Mundt said she will obtain an updated insurance certificate and will file it with the contract. She also stated that the contractor has changed the contract to indicate a \$2 million, rather than a \$5 million, aggregate.

ROLL CALL: Schorr, Workman, Heier and Hudkins voted aye. Stevens voted no. Motion carried.

10 ADMINISTRATIVE OFFICER REPORT

A. Lincoln-Lancaster Women's Commission Appointments (Jeannine Falter, Bethina Moore and Barbara A. Ramsey)

The Board scheduled the item on the February 24, 2004 Board of Commissioners Meeting agenda.

B. Committee Assignments

The Board made the following revisions to the list of committee assignments:

- Add the Juvenile Justice Review Committee (JJRC) to Commissioner Heier's column
- Remove City-County Common Chair from Commissioner Stevens' column
- Add City-County Common Vice Chair to Commissioner Schorr's column
- Remove the Railroad Transportation Safety District (RTSD) from Commissioner Hudkins' column and add it to Commissioner Workman's column
- Indicate that Wilderness Park Advisory Committee assignment will be shared on a rotating basis

C. Lancaster County Agricultural Society Sign Update

Thorpe said the Nebraska Department of Roads has notified the County that the Lancaster County Agricultural Society's advertising of off-premise activities (commercial products) on its electronic sign is a violation of Federal and State law and the Department's Rules and Regulations for controlling outdoor advertising and has asked the County to enforce these laws and rules (see letter in agenda packet). Failure to comply will result in the loss of federal funding for road projects. She said the Nebraska Department of Roads also sent a letter to the former Event Center Managing Director but it isn't clear whether he shared it with the Lancaster County Agricultural Society Board.

MOTION: Workman moved and Hudkins seconded to forward a copy of the letter from the Nebraska Department of Roads to the Lancaster County Agricultural Society Board and request a response.

Heier asked whether the Nebraska Department of Roads was apprised that the Lancaster County Agricultural Society is a separate governmental taxing authority.

Thorpe said it was, but said the County is viewed as the enforcing agency because its funding is in jeopardy.

ROLL CALL: Hudkins, Heier, Stevens, Schorr and Workman voted aye. Motion carried.

D. National Association of County Officials (NACo) Membership

Item held, pending additional information.

E. Larimer County, Colorado Agricultural Event Center

Eagan gave a brief update on funding mechanisms.

G. CenterPointe Lease and Renovation of Old Attention Center for Youth Building (2220 South 10th Street) (Exhibit I)

MOTION: Hudkins moved and Heier seconded to reconsider action taken at the February 5, 2004 Staff Meeting directing Don Killeen, County Property Manager, to proceed with the renovation of the Attention Center for Youth Building and to include the project in the bond issue for the Community Blood Bank Building, 2966 "O" Street. Schorr, Workman, Stevens, Heier and Hudkins voted aye. Motion carried.

Workman exited the meeting at 11:55 a.m.

MOTION: Hudkins moved to not proceed with the bonding and renovation until the Board has a chance to meet with Don Killeen, County Property Manager; Dave Kroeker, Budget and Fiscal Officer; and representatives of CenterPointe to explain how the lease payments will be made and to schedule that discussion as soon as possible, preferably at the February 26, 2004 Staff Meeting.

The Chair stated that the Board needs to vote on the original motion taken at the February 5, 2004 Staff Meeting.

ROLL CALL: Hudkins, Heier, Stevens and Schorr voted no. Workman was absent from voting. Motion failed.

MOTION: Hudkins moved and Heier seconded to ask Don Killeen, County Property Manager; Dave Kroeker, Budget and Fiscal Officer; and representatives from CenterPointe to appear a Staff Meeting as soon as possible, preferably at the February 26, 2004 Staff Meeting, to discuss the issue in further detail and to bring forth pertinent information regarding the funding stream and lease repayment schedule. Hudkins, Heier, Stevens and Schorr voted aye. Workman was absent from voting. Motion carried.

F. Employee Recognition Awards

Cori Beattie, County Board Administrative Secretary, appeared and gave an overview of Employee Recognition Awards 2004 Survey Results (Exhibit J), noting it was suggested that mall gift certificates be given as recognition awards.

MOTION: Schorr moved and Hudkins seconded to try gift certificates for a two year period and then to resurvey recipients. Schorr, Stevens, Heier and Hudkins voted aye. Workman was absent from voting. Motion carried.

G. CenterPointe Lease and Renovation of Old Attention Center for Youth Building (2220 South 10th Street) (Exhibit I)

Item moved forward on the agenda.

H. Jail Contract with City

MOTION: Heier moved and Hudkins seconded to ask Mike Thew, Chief Deputy County Attorney, to advise the Board on the direction to take with the jail contract and medical expenses that may be incurred by agencies using the County's jail. Schorr, Stevens, Heier and Hudkins voted aye. Workman was absent from voting. Motion carried.

I. Correspondence from Don Thomas, County Engineer, Regarding Beal Slough Bridge on Pioneers Boulevard

MOTION: Schorr moved and Heier seconded to direct Kerry Eagan, Chief Administrative Officer, to draft a letter for the Chair's signature to Don Thomas, County Engineer, indicating that it was not the Board's intent to embarrass his employee at the February 5, 2004 Staff Meeting and that the Board has several items that it would like to discuss with the County Engineer. Schorr, Heier, Hudkins and Stevens voted aye. Workman was absent from voting. Motion carried.

J. Tax Sheltered Parking Plan

Doug Cyr, Chief Administrative Deputy County Attorney, appeared and gave an overview of the Lancaster County Tax-Sheltered Transportation Plan which provides employees with an opportunity to shelter a portion of their income used to pay for qualified parking and mass transit from taxation (Exhibit K).

ADDITIONS TO THE AGENDA

A. Lincoln Partnership for Economic Development (LPED) Recognition Plaque (Exhibit B)

Board consensus was to ask that the plaque recognize the County by the name *Lancaster County Board of Commissioners*.

B. Microcomputer Request, C#2004-071, \$1,090.35 from the County Sheriff's Budget for a Laser Printer (Exhibit C)

MOTION: Schorr moved and Heier seconded approval. Hudkins, Heier, Stevens and Schorr voted aye. Workman was absent from voting. Motion carried.

D. Meeting with of Dave Shamblin, Copple Insurance Agency, Inc.

Eagan said Shamblin has requested to meet with him to discuss the County's insurance program. He said he is reluctant to do so, as it would open him to requests from other insurance brokers.

The Board concurred.

F. Tour of the Community Blood Bank Building, Adams Street Center and the Attention Center for Youth Facility

Board consensus was to meet at the Adams Street Center, 3830 Adams Street, at 9:30 a.m. on February 24, 2004.

G. Follow-Up on Vaughn Newman's Tort Claim

Thorpe presented additional information regarding the tort claim. No further action was taken regarding the claim.

11 ADJOURNMENT

MOTION: Heier moved and Hudkins seconded to adjourn the meeting at 12:32 p.m. Heier, Hudkins, Stevens and Schorr voted aye. Motion carried.

Bruce Medcalf
Lancaster County Clerk