

**MINUTES**  
**LANCASTER COUNTY BOARD OF COMMISSIONERS**  
**COUNTY-CITY BUILDING, ROOM 112**  
**TUESDAY, DECEMBER 2, 2014**  
**10:30 A.M.**

*Advance public notice of the Board of Commissioners meeting was posted on the County-City Building bulletin board and the Lancaster County, Nebraska, web site and emailed to the media on November 26, 2014.*

Commissioners present: Larry Hudkins, Chair; Brent Smoyer, Vice Chair; Roma Amundson, Jane Raybould and Deb Schorr

Others present: Kerry Eagan, Chief Administrative Officer; Gwen Thorpe, Deputy Chief Administrative Officer; Brittany Behrens, Deputy County Attorney; Dan Nolte, County Clerk; and Cori Beattie, Deputy County Clerk

*The Chair called the meeting to order at 10:32 a.m., the pledge of allegiance was recited and the location of the Nebraska Open Meetings Act was announced.*

1) **MINUTES:**

A. **Approval of the minutes of the Board of Commissioners meeting held on Tuesday, November 25, 2014.**

**MOTION:** Smoyer moved and Raybould seconded approval of the minutes. Schorr, Raybould, Amundson, Smoyer and Hudkins voted aye. Motion carried 5-0.

2) **CLAIMS: Approval of all claims processed through Tuesday, December 2, 2014.**

**MOTION:** Raybould moved and Smoyer seconded approval of the claims. Raybould, Amundson, Smoyer, Schorr and Hudkins voted aye. Motion carried 5-0.

3) **NEW BUSINESS:**

A. **Resolution in the matter of Comprehensive Plan Amendment No. 14005 to amend the 2040 Lincoln/ Lancaster County Comprehensive Plan to revise language on Page 11.13 in the Energy & Utilities Chapter and Page 12.16 in the Plan Realization chapter to reflect the South Salt Creek Watershed Master Plan. (R-14-0076)**

**MOTION:** Raybould moved and Amundson seconded approval of the resolution. Amundson, Smoyer, Schorr, Raybould and Hudkins voted aye. Motion carried 5-0.

B. **Resolution in the matter of Comprehensive Plan Amendment No. 14006 to amend the 2040 Lincoln/Lancaster County Comprehensive Plan to add the "Haines Branch Watershed Master Plan" to the list of approved subarea plans and to the list of adopted watershed studies. (R-14-0077)**

**NEW BUSINESS CONTINUED:**

**MOTION:** Raybould moved and Amundson seconded approval of the resolution. Smoyer, Schorr, Raybould, Amundson and Hudkins voted aye. Motion carried 5-0.

- C. **Resolution in the matter of Comprehensive Plan Amendment No. 14007 to amend the 2040 Lincoln/Lancaster County Comprehensive Plan to add the "Middle Creek Watershed Master Plan" to the list of approved subarea plans and to the list of adopted watershed studies.**  
**(R-14-0078)**

**MOTION:** Schorr moved and Raybould seconded approval of the resolution. Schorr, Raybould, Amundson, Smoyer and Hudkins voted aye. Motion carried 5-0.

- D. **Resolution in the matter of County maintenance of roads within Oak Valley Estates and Oak Valley Estates Replat One, generally located at NW 40<sup>th</sup> Street and W. Raymond Road.**  
**(R-14-0079)**

Pam Dingman, County Engineer, displayed a map of the area (**see Exhibit A**). She noted the original request for County maintenance dated back to May, 2010. Since that time, the property owners have been working to fulfill a "punch list" of items to bring the roads up to County standards. Dingman said this is standard procedure for any subdivision requesting maintenance in order to minimize future cost to the County.

In response to Schorr's inquiry, Dingman said there are currently five other subdivisions that have requested County maintenance but they are still working on their punch lists; another six were recently added to County maintenance. Dingman did not anticipate the need for any additional staff at this time to cover these roads. The bigger concern would be that the roads might have an immediate need for major maintenance, i.e., overlays or culvert work, which would be costly. She noted that is why subdivision roads must meet minimum standards before the County will take over maintenance.

**MOTION:** Raybould moved and Smoyer seconded approval of the resolution. Raybould, Amundson, Smoyer, Schorr and Hudkins voted aye. Motion carried 5-0.

- E. **Contract between Executive Answering Service, Lancaster County, the City of Lincoln and the Lincoln-Lancaster County Public Building Commission for telephone answering services, effective January 1, 2015. The estimated cost to the County is \$3,360. (C-14-0614)**

**MOTION:** Raybould moved and Smoyer seconded approval of the contract. Amundson, Smoyer, Schorr, Raybould and Hudkins voted aye. Motion carried 5-0.

Schorr thanked Bob Walla, Assistant Purchasing Agent, for his work on the contract. She said he reviewed the needs of all departments and was able to consolidate a variety of services to gain efficiencies. Raybould noted there would also be a considerable cost savings to both the City and County.

**NEW BUSINESS CONTINUED:**

- F. **Request from Lutheran Family Services to sublease and remodel approximately 1,876 square feet of space at the former Community Mental Health Center, 2201 S. 17<sup>th</sup> Street, Lincoln, for an integrated care/urgent care project, per lease agreement with Lutheran Family Services. There is no cost to the County for this work.**

The item was held per the request of Lutheran Family Services.

- G. **Refund request of personal property tax from Athology, Inc.**

Scott Gaines, Deputy County Assessor/Register of Deeds, said a certified public accountant performed a thorough review of the personal property and made some modifications. Based on that information, Gaines recommended approval of the refund request.

**MOTION:** Amundson moved and Raybould seconded approval of the refund request. Schorr, Raybould, Amundson, Smoyer and Hudkins voted aye. Motion carried 5-0.

- H. **Appointments of L. Ron Fleecs, Martha Minchow and Sharlyn Sieck to the Lancaster County Extension Board for three-year terms from January, 2015 to January, 2018 and appointment of Patricia Heather for a one-year term thru January, 2016.**

**MOTION:** Raybould moved and Smoyer seconded approval of the appointments. Raybould, Amundson, Smoyer, Schorr and Hudkins voted aye. Motion carried 5-0.

- 4) **CONSENT ITEMS:** *These are routine business items that are expected to be adopted without dissent. Any individual item may be removed for special discussion and consideration by a Commissioner or by any member of the public without prior notice. Unless there is an exception, these items will be approved as one with a single vote of the Board of Commissioners. These items are approval of:*

- A. **Receive and place on file the following reports:**
1. **County Engineer's fourth quarter report for fiscal year 2013-14.**
  2. **County Engineer's first quarter report for fiscal year 2014-15.**

**MOTION:** Amundson moved and Smoyer seconded approval of the consent items. Amundson, Smoyer, Schorr, Raybould and Hudkins voted aye. Motion carried 5-0.

- 5) **PUBLIC COMMENT:**

No one appeared for public comment.

- 6) **ANNOUNCEMENTS:**

- A. **The Lancaster County Board of Commissioners will hold a staff meeting on Thursday, December 4, 2014, at 8:30 a.m., in the Bill Luxford Studio of the County-City Building (Room 113, 555 S. 10<sup>th</sup> Street, Lincoln).**

**ANNOUNCEMENTS CONTINUED:**

- B. The Lancaster County Board of Commissioners will hold their next regular meeting on Tuesday, December 9, 2014, at 10:30 a.m., in Room 112 of the County-City Building (555 S. 10<sup>th</sup> Street, Lincoln) with the Board of Equalization immediately following.
- C. The Lancaster County Board of Commissioners will hold a public hearing on Tuesday, December 9, 2014, at 10:30 a.m., in Room 112 of the County-City Building (555 S. 10<sup>th</sup> Street, Lincoln) regarding proposed updates to the Lincoln-Lancaster County Air Pollution Control Regulations and Standards.
- D. The County Commissioners can be reached at 402-441-7447 or [commish@lancaster.ne.gov](mailto:commish@lancaster.ne.gov).
- E. The Lancaster County Board of Commissioners meeting is broadcast live. It is rebroadcast on Tuesday and Saturday on 5 City-TV, Cable Channel 5. In addition, the meeting may be viewed on the internet at [lancaster.ne.gov](http://lancaster.ne.gov) under 5 City-TV, Video on Demand or 5 City-TV on YouTube.

7) **ADJOURNMENT**

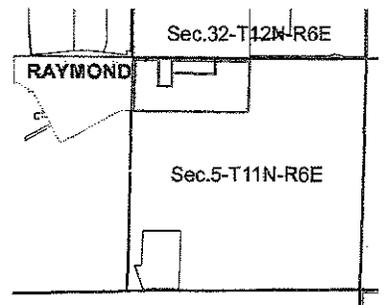
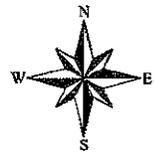
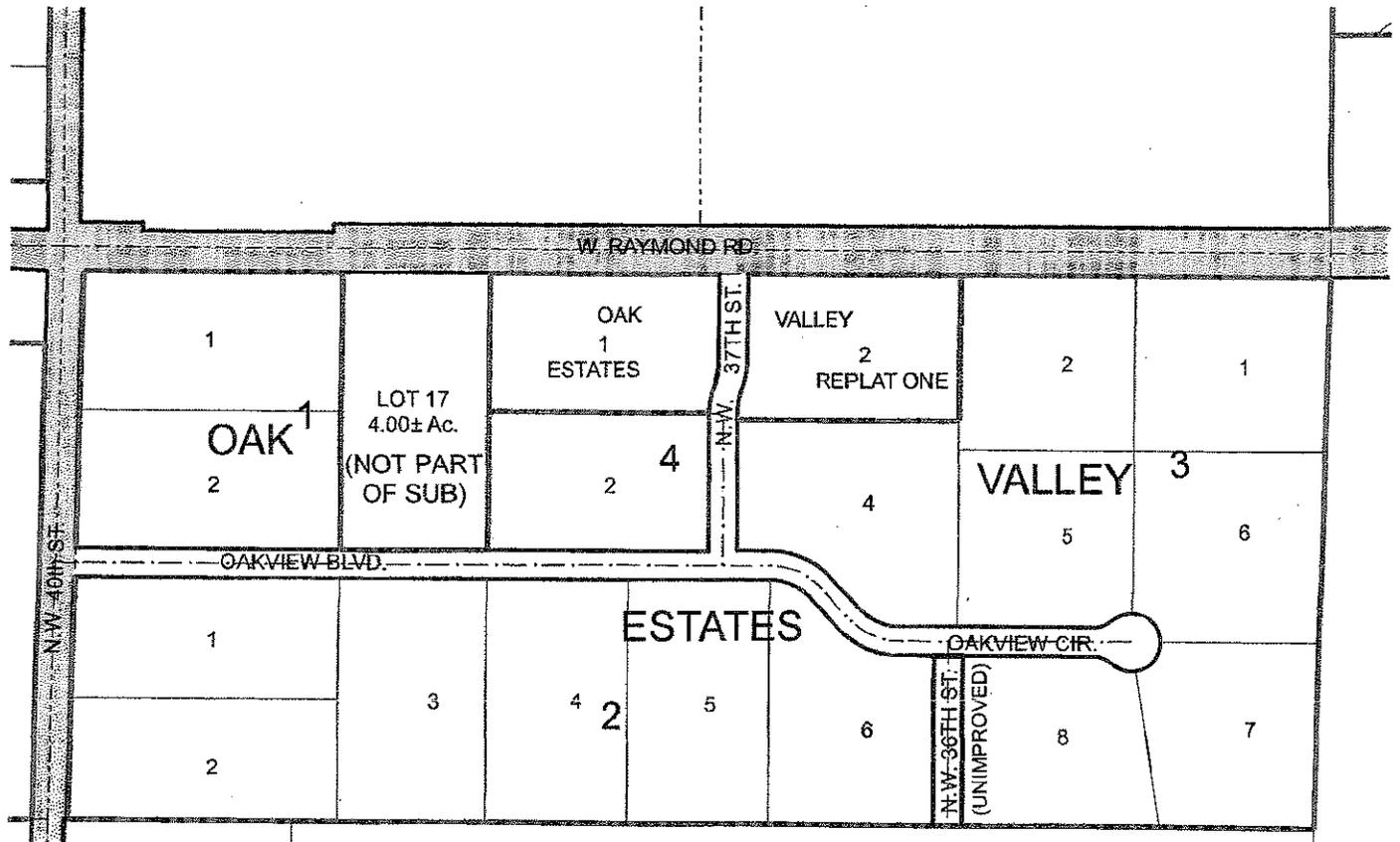
**MOTION:** Raybould moved and Amundson seconded to adjourn the Board of Commissioners meeting at 10:47 a.m. Smoyer, Schorr, Raybould, Amundson and Hudkins voted aye. Motion carried 5-0.

  
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Dan Nolte  
Lancaster County Clerk



# EXHIBIT "A"

## OAK VALLEY ESTATES & Oak Valley Estates Replat One SEC. 5, T.11N., R.6E.



**MINUTES  
LANCASTER COUNTY BOARD OF EQUALIZATION  
COUNTY-CITY BUILDING, ROOM 112  
TUESDAY, DECEMBER 2, 2014  
IMMEDIATELY FOLLOWING THE LANCASTER COUNTY  
BOARD OF COMMISSIONERS MEETING**

*Advance public notice of the Board of Equalization meeting was posted on the County-City Building bulletin board and the Lancaster County, Nebraska, web site and emailed to the media on November 26, 2014.*

Commissioners present: Larry Hudkins, Chair; Brent Smoyer, Vice Chair; Roma Amundson; Jane Raybould and Deb Schorr

Others present: Scott Gaines, Deputy County Assessor/Register of Deeds; Kerry Eagan, Chief Administrative Officer; Gwen Thorpe, Deputy Chief Administrative Officer; Brittany Behrens, Deputy County Attorney; Dan Nolte, County Clerk and Cori Beattie, Deputy County Clerk

*The Chair called the meeting to order at 10:47 a.m. and the location of the Nebraska Open Meetings Act was announced.*

1) **MINUTES: Approval of the minutes of the Board of Equalization meeting held on Tuesday, November 25, 2014.**

**MOTION:** Raybould moved and Smoyer seconded approval of the minutes. Schorr, Raybould, Amundson, Smoyer and Hudkins voted aye. Motion carried 5-0.

2) **ADDITIONS AND DEDUCTIONS TO THE TAX ASSESSMENT ROLLS: (See attached additions and deductions)**

**MOTION:** Raybould moved and Smoyer seconded approval of the additions and deductions. Raybould, Amundson, Smoyer, Schorr and Hudkins voted aye. Motion carried 5-0.

3) **MOTOR VEHICLE TAX EXEMPTION APPLICATIONS:**

**Children's Heritage Christian Homes  
Cristo Rey Catholic Church of Lincoln  
Lincoln Christian School  
Priestly Fraternity of St. Peter d/b/a Our Lady of Guadalupe Seminary  
St. Mark's United Methodist Church**

**MOTION:** Schorr moved and Smoyer seconded approval of the motor vehicle tax exemption applications. Amundson, Smoyer, Schorr, Raybould and Hudkins voted aye. Motion carried 5-0.

4) **APPEAL OF PERSONAL PROPERTY TAX PENALTY:**

BW&R Canopy, LLC d/b/a Buffalo Wings & Rings

**APPEAL OF PERSONAL PROPERTY TAX PENALTY CONTINUED:**

Scott Gaines, Deputy County Assessor/Register of Deeds, said the County Board could only modify the penalty if the tax was miscalculated or wrongly imposed. Since neither of those circumstances applied, he recommended denial of the appeal.

**MOTION:** Schorr moved and Raybould seconded denial of the appeal based on the recommendation of the County Assessor/Register of Deeds. Smoyer, Schorr, Raybould, Amundson and Hudkins voted aye. Motion carried 5-0.

5) **PUBLIC COMMENT:**

No one appeared for public comment.

6) **ADJOURNMENT**

**MOTION:** Raybould moved and Smoyer seconded to adjourn the Board of Equalization meeting at 10:51 a.m. Amundson, Smoyer, Schorr, Raybould and Hudkins voted aye. Motion carried 5-0.

  
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**Dan Nolte**  
**Lancaster County Clerk**

