

**MINUTES**  
**LANCASTER COUNTY BOARD OF COMMISSIONERS**  
**COUNTY-CITY BUILDING, ROOM 112**  
**TUESDAY, AUGUST 4, 2015**  
**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 July 31, 2015.*

Commissioners present: Roma Amundson, Chair; Larry Hudkins, Vice-Chair; Bill Avery and Deb Schorr

Commissioner absent: Todd Wiltgen

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

*The Chair called the meeting to order at 10:30 a.m., the pledge of allegiance was recited and the location of the Nebraska Open Meetings Act was announced.*

**1) MINUTES: Approval of the minutes of the Board of Commissioners meeting held on Tuesday, July 28, 2015.**

**MOTION:** Avery moved and Schorr seconded approval of the minutes. Avery, Hudkins, Schorr and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

**2) CLAIMS: Approval of all claims process through August 4, 2015.**

**MOTION:** Schorr moved and Hudkins seconded approval of the claims. Hudkins, Schorr, Avery and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

**3) NEW BUSINESS:**

**A. Resolution in the matter of the 2015-2016 annual cost of living wage adjustments for unrepresented classified employees and Attorneys I's and II's. All wage adjustments are to be effective August 20, 2015. (R-15-0032)**

Doug McDaniel, Human Resources Director, informed the Board that surveys were conducted with comparable counties and recommended that a 2.5% wage adjustment be granted for unrepresented classified employees as well as Attorneys I's and II's.

**MOTION:** Hudkins moved and Schorr seconded approval of the resolution. Schorr, Avery, Hudkins and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

**NEW BUSINESS CONTINUED:**

- B. Resolution adopting amended Title VI Plan for Lancaster County. The amended Plan incorporates the Lancaster County Limited English Proficiency Plan. (R-15-0033)**

**MOTION:** Avery moved and Hudkins seconded approval of the resolution. Avery, Hudkins, Schorr and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

- C. Setting the salary of Nathan Sohriakoff, Deputy Public Defender, at \$58,834.88 effective August 3, 2015.**

Schorr noted that this is not a new position.

**MOTION:** Hudkins moved and Avery seconded approval of the salary. Schorr, Hudkins, Avery and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

- D. Recommendation from the Purchasing Department and the County Engineer to award a bid for storm debris removal to Brandt Excavating Company in the amount of \$210,407.00. (B-15-0033)**

Pam Dingman, County Engineer, told the Board this is bid is for debris removal from the flood damage. Dingman said the County was divided into three quadrants, one being the north quadrant, which had less flood damage and the two south quadrants with more extensive damage. She stated dividing the County this way gave smaller contractors the opportunity to win a portion of the bid. Dingman stated that Brandt was the low bid on all three of the contracts. Dingman informed the Board that FEMA reimburses the County based on removal of the debris with a 30-day and 90-day window and after 180 days, there is no reimbursement.

Hudkins commented that reimbursement could take up to a year. Dingman said it could be a year or more.

Avery asked if this contract is only for debris clean up from the flooding earlier this year. Dingman confirmed that this contract is for debris clean up only but there is still embankment stabilization and bridge repair that will need to be completed due to the flooding.

**MOTION:** Hudkins moved and Avery seconded approval of the recommendation. Schorr, Hudkins, Avery and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

- E. Amendment to County Contract C-13-0481 with Midwest Service and Sales Company for the annual supply of grader blades. The amendment renews the agreement for an additional one-year term from October 1, 2015 to September 30, 2016. (C-15-0373)**

**MOTION:** Hudkins moved and Avery seconded approval of the amendment. Hudkins, Avery, Schorr and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

- 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. Annual inventory of County real property
    - 2. Lancaster County's Proposed Budget for Fiscal Year 2015-2016
  - B. Setting of public hearing for Tuesday, August 25, 2015, at 10:30 a.m., in Room 112 of the County-City Building (555 S. 10<sup>th</sup> Street, Lincoln) regarding Keno Fund Projects and Lancaster County's Proposed Budget for Fiscal Year 2015-2016.
  - C. Right-of-way contracts between the County Engineer and the following:
    - 1. Donald and Patti Anderson, South 190<sup>th</sup> Street and Olive Creek Road, \$5,055.50. (C-15-0374)
    - 2. Maynard Alan and Barbara Ann Cochrane, South 176<sup>th</sup> Street and Roca Road, \$751.00. (C-15-0375)

Hudkins suggested that at Thursday's staff meeting the Board discuss having an intern go through the inventory and create a graph of the real property to evaluate if there is surplus that could be sold.

**MOTION:** Schorr moved and Hudkins seconded approval of the consent items. Avery, Schorr, Hudkins and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

Gary Aldridge, 7112 S. 45<sup>th</sup> Street, Lincoln, NE 68516, commented on the proposed budget report for fiscal year 2015-2016. He noted the amounts for fiscal year 2015 in the columns of adopted budget and actual obligations.

- 5) **PUBLIC COMMENT:** Those wishing to speak on items relating to County business not on the agenda may do so at this time.

Gary Aldridge, 7112 S. 45<sup>th</sup> Street, Lincoln, NE 68516, expressed concerns with the County's spending practices. He also questioned if the public has the opportunity to speak on the agenda item of "consent items."

Amundson said "consent items" are usually considered routine business items and adopted without dissent.

Hudkins noted that a commissioner or the public could ask to hold or remove individual items.

Aldridge commented a reason or vote to remove an item is not required and asked how the Board would handle this situation.

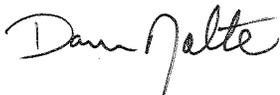
Hudkins stated that any consent items could be held for special discussion and the Board would proceed to vote on those remaining items and return to the held item for discussion.

6) **ANNOUNCEMENTS:**

- A. The Lancaster County Board of Commissioners will hold a staff meeting on Thursday, August 6, 2015 at 8:30 a.m. in the Bill Luxford Studio (Room 113) of the County-City Building (555 S. 10<sup>th</sup> Street, Lincoln).
- B. The Lancaster County Board of Equalization will meet on Thursday, August 6, 2015 at 1:00 p.m., in Room 112 of the County-City Building (555 S. 10<sup>th</sup> Street, Lincoln) to take final action on all real property valuation protests for 2015.
- C. The Lancaster County Board of Commissioners will hold their next regular meeting on Tuesday, August 11, 2015, 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.
- 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:** Schorr moved and Hudkins seconded to adjourn the Lancaster County Board of Commissioners meeting at 10:50 a.m. Hudkins, Avery, Schorr and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.



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Dan Nolte, County Clerk



**MINUTES**  
**LANCASTER COUNTY BOARD OF EQUALIZATION**  
**COUNTY-CITY BUILDING, ROOM 112**  
**TUESDAY, AUGUST 4, 2015**  
**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 July 31, 2015.*

Commissioners present: Roma Amundson, Chair; Larry Hudkins, Vice Chair; Bill Avery and Deb Schorr

Commissioner absent: Todd Wiltgen

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

*The Chair called the meeting to order at 10:50 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, July 28, 2015.**

**MOTION:** Schorr moved and Hudkins seconded approval of the minutes. Avery, Hudkins, Schorr and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

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

**MOTION:** Schorr moved and Avery seconded approval of the additions and deductions. Hudkins, Schorr, Avery and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

**3) PUBLIC HEARING:**

**A. Motor Vehicle Tax Exemption Applications**

North American Martyrs Church and School  
Trinity United Methodist Church

The Chair opened the public hearing.

No one appeared to testify in support, opposition or in a neutral position.

The Chair closed the public hearing.

**MOTION:** Hudkins moved and Schorr seconded approval of the exemptions. Schorr, Avery, Hudkins and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

**4) PROPERTY TAX EXEMPTION APPLICATIONS:**

**Bethlehem Evangelical Mission Covenant Church of Waverly  
Goodwill Industries Serving Southeast Nebraska, Inc.  
Saint Monica's Home  
Saint Teresa Church  
Simmons Saltillo Cemetery Association  
Southeast Nebraska Campus Life Foundation, INC  
St. Joseph Institute  
St. Peter Catholic Church of Lincoln  
Union College  
University of Nebraska Foundation**

Scott Gaines, Deputy Assessor/Register of Deeds, informed the Board that these properties were acquired or converted for exempt use between January 1, 2015 and July 1, 2015. Gaines recommended approval of all exemptions with the exception of Southeast Nebraska Campus Life Foundation, which is a vacant lot with no exempt use.

Hudkins asked if the property acquired by Bethlehem Evangelical Church was for additional cemetery.

Gaines said it was two buildings purchased for youth ministry.

Matt Schulte, Campus Life Executive Director, stated that a church surrounds the property on three sides and they are looking at changing the purpose of the property. He said they are looking at the lot as a future site for a north side location.

Gaines gave the Board an example of Department of Revenue of vacant lot exemption regulations, noting that no exemption is allowed for vacant that lot sits idle because the land is not used for an exempt purpose. Gaines noted that once a building permit is issued and progress made then it could be considered for tax exemption status.

Schulte questioned why Lincoln Public Schools was allowed a tax exemption for vacant lots. Gaines explained that Lincoln Public Schools is considered a government entity and the property is for public purpose even though it might be in the future before that occurs.

**MOTION:** Hudkins moved and Avery seconded approval of the exemptions with the exception of Southeast Nebraska Campus Life Foundation. Avery, Hudkins, Schorr and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

**5) PROPOSED CHANGE IN EXEMPTION STATUS:**

**Harvest Community Church  
Developmental Services of Nebraska, Inc.**

Scott Gaines, Deputy Assessor/Register of Deeds, informed the Board that when properties change hands they automatically lose their exemption status. He said both parties are notified that the exemption status has changed.

Schorr asked if Gaines could attend a Thursday staff meeting and provide the new Board members information on the statutes for tax exemptions and the differences between governmental and religious requirements.

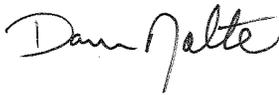
**MOTION:** Schorr moved and Avery seconded approval of the proposed changes in exemption status. Schorr, Hudkins, Avery and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.

**6) PUBLIC COMMENT:** Those wishing to speak on items relating to County Board of Equalization business not on the agenda may do so at this time.

No one appeared for public comment.

**7) ADJOURNMENT**

**MOTION:** Schorr moved and Hudkins seconded to adjourn the Lancaster County Board of Equalization meeting at 11:05 a.m. Schorr, Hudkins, Avery and Amundson voted aye. Wiltgen was absent. Motion carried 4-0.



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Dan Nolte, County Clerk

