

**MINUTES
LANCASTER COUNTY BOARD OF EQUALIZATION
TUESDAY, OCTOBER 31, 2000
COUNTY COMMISSIONERS CHAMBERS
FIRST FLOOR, COUNTY-CITY BUILDING
1:30 P.M.**

Commissioners Present: Kathy Campbell, Chair
Larry Hudkins, Vice Chair
Bernie Heier
Linda Steinman
Bob Workman

Others Present: Kerry Eagan, Chief Administrative Officer
Robin Hendricksen, Deputy County Assessor
David Johnson, Deputy County Attorney
Bruce Medcalf, County Clerk
Gwen Thorpe, Deputy County Clerk

- 1) **MINUTES: Approval of the minutes of the Board of Equalization meeting held on Tuesday, October 24, 2000. (A copy of these minutes is on file in the Office of the Lancaster County Clerk.)**

MOTION: Hudkins moved and Heier seconded approval of the minutes of the Board of Equalization meeting dated October 24, 2000. Campbell, Hudkins, Heier, Workman and Steinman voted aye. Motion carried.

- 2) **ADDITIONS AND DEDUCTIONS:**

Approval of 27 additions and deductions to the tax assessment rolls per Exhibit A.

MOTION: Workman moved and Heier seconded approval. Heier, Campbell, Steinman, Hudkins and Workman voted aye. Motion carried.

3) **APPROVAL OF MOTOR VEHICLE TAX EXEMPTIONS:**

**Daughters of the Holy Spirit
Goodwill Industries Serving Southeast Nebraska, Inc.
Lincoln Lancaster County Child Guidance Center
Madonna Rehabilitation Hospital**

MOTION: Steinman moved and Workman seconded approval of the motor vehicle exemptions. Steinman, Workman, Heier, Campbell and Hudkins voted aye. Motion carried.

4) **SETTING A PUBLIC HEARING FOR NOTICE OF VALUATION CHANGE:**

Setting of a public hearing for Tuesday, November 14, 2000 at 2:30 p.m. in the County Commissioners Chambers, Room 112, on the first floor of the County-City Building for notice of valuation change for omitted or undervalued property for the following:

**Lancaster Implement, Inc. (2 notices)
Nebraska Surgery Center LLC**

MOTION: Steinman moved and Heier seconded to set a public hearing for Tuesday, November 14, 2000 at 2:30 p.m. for notice of valuation change for omitted or undervalued property for Lancaster Implement Inc. and Nebraska Surgery Center LLC. Workman, Hudkins, Campbell, Steinman and Heier voted aye. Motion carried.

The Chair recessed the Board of Equalization meeting until 2:43 p.m. when it was reconvened.

5) **NOTICE OF VALUATION CHANGE FOR OMITTED OR UNDERVALUED PROPERTY FOR THE FOLLOWING:**

ANT LLC (2 notices)

Robin Hendricksen, Deputy County Assessor, recommended a new value of \$225 for Parcel I.D. 10-23-435-003-000 and a new value of \$86,405 for Parcel I.D. 10-23-403-005-000 be set.

Ronald R. and Janice R. Skoda

Deputy County Assessor, Robin Hendricksen, stated that the aerial photo shows the stable was built prior to the 1997 flight. He stated since the parcel is under 20 acres it would require a building permit, however, if it was combined with the adjoining parcel it would be over 20 acres and no permit would be required. Hendricksen stated no building permit was received and no notice was filed with the Assessor's office, therefore a penalty of \$9,665, plus interest, was added to the valuation.

Willard J. Spath

The Deputy County Assessor recommended a new value of \$204,882 be set and noted that the increase was due to the addition of 4.5 acres.

Zhou Zinhua & Zhang Xiaoman

A new value of \$40,685 was recommended by the Deputy County Assessor.

MOTION: Steinman moved and Workman seconded to accept the recommendations of the Deputy County Assessor and set the following new values: \$225 (Parcel I.D. 10-23-435-003-000) and \$86,405 (Parcel I.D. 10-23-403-005-000) for ANT LLC; \$85,789 for Ronald R. and Janice R. Skoda; \$204,882 for Willard J. Spath and \$40,685 for Zhou Zinhua & Zhang Xiaoman. Hudkins, Steinman, Workman, Heier and Campbell voted aye. Motion carried.

6) **APPEAL FILED ON PENALTY AGAINST PERSONAL PROPERTY:**

Family, Marital & Individual Therapy

MOTION: Steinman moved and Heier seconded to accept the recommendation of the Deputy County Assessor and assess a 25 percent penalty against personal property for Family, Marital & Individual Therapy. Steinman, Workman, Campbell, Hudkins and Heier voted aye. Motion carried.

7) **ADJOURNMENT**

MOTION: Steinman moved and Hudkins seconded adjournment of the Board of Equalization. Heier, Workman, Hudkins, Campbell and Steinman voted aye. Motion carried.

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- 2) **CLAIMS: Approval of all claims processed through Tuesday, October 31, 2000.**

MOTION: Workman moved and Hudkins seconded approval. Heier, Campbell, Steinman, Hudkins and Workman voted aye. Motion carried.

- 3) **SPECIAL PRESENTATIONS:**

A. The County-City Volunteer of the Month Award was presented to Deb Arends for her services in the Lancaster County Cooperative Extension office.

3) **SPECIAL PRESENTATIONS:**

**B. Overview of upcoming budget year for Southeast Community College
- Jack Huck, President**

Jack Huck, President of Southeast Community College, distributed documentation regarding the annual report (Exhibit A) and highlighted the following areas:

- < Enrollment, Programs of Study and Placement
- < Special Programs
- < Continuing Education within a 15 county area
- < Distance and Distributed Education

Huck also distributed the *1999 Annual Graduate Placement Report* (Exhibit B) and highlighted the following areas:

- < Southeast Community College 1999 Placement Graph
- < Graduate Employment Surveys - Vocational/Technical and College Transfer
- < Placement Locations in Nebraska and Surrounding States

4) **PUBLIC HEARINGS:**

A. Proposal for the issuance by Lancaster County of its Variable Rate Demand Industrial Development Revenue Bonds (Lincoln Machine, Inc. Project), in the amount of \$3,400,000.

The Chair opened the public hearing and asked if anyone wished to testify in favor of the bond proposal.

Kevin Siebert of Rembolt, Ludtke and Berger law firm and bond counsel, appeared and explained that the bonds will finance a new manufacturing facility for Lincoln Machine at 6401 Cornhusker Highway. He stated that the new facility would allow them to expand in terms of employees, products and sales.

In response to a question asked by Workman regarding the final interest rate, Siebert stated it is a variable rate and varies on a weekly basis.

The Chair asked if anyone else wished to provide testimony on the proposal.

No one appeared and the hearing was closed.

5) **NEW BUSINESS:**

A. A resolution authorizing the issuance of Variable Rate Demand Industrial Development Revenue Bonds (Lincoln Machine, Inc. Project) Series 2000, in the amount of \$3,400,000 (R-00-135)

MOTION: Workman moved and Steinman seconded approval of Resolution 00-135. Steinman, Workman, Campbell, Hudkins and Heier voted aye. Motion carried.

B. An agreement with the Village of Denton to provide the services of one Lancaster County Deputy Sheriff for law enforcement purposes, beginning September 1, 2000 and ending August 31, 2001. The Village will pay overtime for each hour worked. (C-00-533)

MOTION: Heier moved and Steinman seconded approval.

Bill Jarrett, Chief Deputy County Sheriff, noted a change in the agreement which will allow the Deputy Sheriff to travel in a three mile radius around Denton and include the lakes.

In response to a question asked by Campbell, Jarrett stated most deputies do take a vehicle home. He added that the vehicles are lasting longer and are in better condition than they have been in the past.

Campbell suggested that Kerry Eagan, Chief Administrative Officer, schedule an on site demonstration for a Thursday Staff meeting of a Sheriff's patrol vehicle and the on board equipment.

ROLL CALL: Heier, Workman, Hudkins, Campbell and Steinman voted aye. Motion carried.

C. An agreement for operation of the Nutrition Education Program in Lancaster County with the Board of Regents of the University of Nebraska and the Lincoln Housing Authority. The County will pay \$12,248 for the services beginning September 1, 2000 and ending August 31, 2001. (C-00-535)

MOTION: Heier moved and Steinman seconded approval. Campbell, Steinman, Workman, Heier and Hudkins voted aye. Motion carried.

5) **NEW BUSINESS CONTINUED:**

D. Keno grant contracts with the following agencies, beginning October 1, 2000 through September 30, 2001. The grants will come from the Keno Prevention Fund:

- < Lancaster County 4-H Board of Directors for the Coalition to Assist Children of Parents Experiencing Divorce (COPEd) program, in the amount of \$3,800. (C-00-525)**
- < Family Service Association for the Families and Schools Together (FAST) program, in the amount of \$5,000. (C-00-526)**
- < Lincoln Literacy Council for Basic ESL Support, in the amount of \$2,755. (C-00-527)**
- < YMCA of Lincoln for its Laureate Sports program, in the amount of \$3,750. (C-00-528)**
- < Lincoln Medical Education Foundation for the Middle School Gambling Prevention Project, in the amount of \$5,000. (C-00-529)**
- < YWCA of Lincoln for the Parent Center Child Learning Lab, in the amount of \$7,000. (C-00-530)**
- < Child Guidance Center for its Second Step program, in the amount of \$4,925. (C-00-531)**
- < Peoples City Mission for the Guest Services Provider program, in the amount of \$3,750. (C-00-532)**

MOTION: Steinman moved and Hudkins seconded approval. Heier, Workman, Steinman, Campbell and Hudkins voted aye. Motion carried.

E. A contract between Voorhis/Robertson Justice Services, Inc. and the Lancaster County Corrections Department for a correctional needs assessment and master plan, not to exceed \$145,589. (C-00-540)

Mike Thurber, Corrections Director, stated that overcrowding, the future of the Corrections Department and the handling of offenders is a larger process than compared to three years ago. He explained that a request for proposal was done and the recommendation was that Voorhis/Robertson Justice Services, Inc. conduct the needs assessment and master plan for Corrections.

MOTION: Steinman moved and Hudkins seconded approval. Steinman, Hudkins, Heier, Workman and Campbell voted aye. Motion carried.

5) **NEW BUSINESS CONTINUED:**

F. A second amendment to a grant contract with Lincoln Action Program for a Detention Expediter. The length of the grant is extended to October 31, 2000 and the County will pay an additional \$3,000. (C-00-538)

MOTION: Heier moved and Steinman seconded approval. Workman, Campbell, Hudkins, Steinman and Heier voted aye. Motion carried.

G. A resolution authorizing the removal or installation of traffic signs in Lancaster County, Nebraska: (R-00-134)

Removal of T-intersection signs at the following locations:

- < Northwest 112th Street south of West Little Salt Road for northbound traffic.
- < West Old Cheney Road east of Southwest 2nd Street for westbound traffic.

Replacement of T-intersection signs with Stop Ahead Signs at the following locations:

- < West Bennet Road east of Southwest 2nd Street for westbound traffic.
- < South 46th Street south of Bennet Road for northbound traffic.

Installation of a Pavement Ends sign at the following location:

- < On Arbor Road west of Highway 77 and east from the end of the pavement for westbound traffic.

MOTION: Hudkins moved and Steinman seconded approval of Resolution 00-134 with the exception that the removal of the T-intersection sign at Northwest 112th Street south of West Little Salt Road for northbound traffic be held for one week. Hudkins, Workman, Heier, Campbell and Steinman voted aye. Motion carried.

H. Recommendation from the Purchasing Agent to award a purchase order off the General Services Administration (GSA) contract to Snap-On Industrial, in the amount of \$25,638.34, for the purchase of an engine analyzer for the County Engineer. (B-00-44)

MOTION: Heier moved and Workman seconded approval. Campbell, Heier, Steinman, Workman and Hudkins voted aye. Motion carried.

5) **NEW BUSINESS CONTINUED:**

I. Approval of additional investment options for the retirement plan of the employees of Lancaster County, Nebraska. (C-00-542)

MOTION: Steinman moved and Hudkins seconded approval. Hudkins, Campbell, Steinman, Heier and Workman voted aye. Motion carried.

J. Participation application for addition of the Morely Stable Value Retirement Fund to the deferred compensation program offered by Nationwide Insurance. (C-00-541)

MOTION: Steinman moved and Heier seconded approval. Campbell, Hudkins, Heier, Workman and Steinman voted aye. Motion carried.

K. Authorization of Wells Fargo Bank, as Trustee, to disburse \$7,291.64 from the juvenile detention center bond proceeds to Sinclair Hille Architects and \$2,492.17 to Olsson Associates for professional services rendered for the new Lancaster County Juvenile Detention Center. (M-00-97)

MOTION: Steinman moved and Heier seconded approval. Heier, Campbell, Steinman, Hudkins and Workman voted aye. Motion carried.

L. Public officials liability coverage with Coregis and acknowledgment that they are a non-admitted carrier in the State of Nebraska. (C-00-539)

In response to a question asked by Steinman regarding liability, Kerry Eagan, Chief Administrative Officer, explained that there is a statutory requirement which states the disclaimer must be signed when you are a non-admitted company in the State of Nebraska.

MOTION: Steinman moved and Heier seconded approval. Steinman, Workman, Heier, Campbell and Hudkins voted aye. Motion carried.

5) **NEW BUSINESS CONTINUED:**

M. Amendment of Agreement with Nationwide Life Insurance Company. (C-00-543)

MOTION: Steinman moved and Heier seconded approval.

Kerry Eagan, Chief Administrative Officer, explained that the Nationwide sales representative does not have authority to access the information on employee accounts via the Internet. In order for him to access the Internet he needs authorization from the contract holder which is the County. It was also noted that access would be for inquiries only, not for fund transfers.

ROLL CALL: Workman, Hudkins, Campbell, Steinman and Heier voted aye.
Motion carried.

RETURNING TO ITEM 5G:

In response to a question asked by Hudkins regarding replacement of the sign on Northwest 112th Street, Larry Worrell, County Surveyor, explained that the intersection, the double arrow signs and the stop sign can be seen up to two-tenths of a mile away. He said on a controlled intersection the manual on traffic control devices states that if there is a T-intersection and it is controlled, no replacement sign is needed. Worrell did indicate that a stop ahead sign could be installed and reiterated that the stop sign and double arrow sign could be seen.

Worrell clarified that the removal of the T-intersection sign on West Old Cheney Road east of Southwest 2nd Street should instead read Southwest 100th Street.

MOTION: Hudkins moved and Heier seconded to clarify that the removal of the T-intersection sign on West Old Cheney Road east of Southwest 2nd Street should read as follows: Removal of the T-intersection sign on West Old Cheney Road east of Southwest 100th Street for westbound traffic. Steinman, Workman, Campbell, Hudkins and Heier voted aye. Motion carried.

Campbell stated for the record that the County Board would continue to hold the removal of signage on Northwest 112th Street for one week.

6) **CONSENT ITEMS:** These are items of business that are routine and which 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:

1. **County Attorney's Quarterly Report for July 1, 2000 through September 30, 2000.**

B. Setting of a public hearing for Tuesday, November 14, 2000 at 1:30 p.m. in the County Commissioners Chambers, Room 112, on the first floor of the County-City Building regarding Comprehensive Plan Amendment 94-58, requested by the Directors of Planning, Public Works and Utilities and the Parks and Recreation Departments, to amend Chapter IV (Transportation) of the 1994 Lincoln-Lancaster County Comprehensive Plan, to adopt the Boulevard Concept for the Public Way Corridors and to incorporate the Lincoln Fringe Area Primary Public Way Corridor Study by reference.

C. A resolution in relation to County Final Plat 00012, Bentzinger's Pleasant Acres, consisting of eight residential lots and one outlot reserved for agriculture on property generally located at the northwest corner of West Wittstruck Road and Southwest 14th Street in Lancaster County, Nebraska. (R-00-133)

D. A subdivision agreement with Bentzinger Grain and Equipment Company for Bentzinger's Pleasant Acres generally located at the northwest corner of West Wittstruck Road and Southwest 14th Street in Lancaster County, Nebraska. (C-00-534)

E. Leasehold contracts between the County Engineer and Steve Schuelke for road improvements on Fletcher Avenue from Bridge H-60 to North 148th Street, in the total amount of \$20; Project C55-H-409(1). (2 contracts) (C-00-536 and C-00-537)

Campbell indicated Commissioner Workman requested that Consent Items C and D be voted on separately.

MOTION: Steinman moved and Workman seconded approval of Consent Items A, B and E. Hudkins, Steinman, Workman, Heier and Campbell voted aye. Motion carried.

6) **CONSENT ITEMS CONTINUED:**

MOTION: Steinman moved and Heier seconded approval of Consent Items C and D.

Workman stated he would be voting against Consent Items C and D. He indicated he was not against community unit plans, but feels the County Board should continue to think about the future.

ROLL CALL: Heier, Hudkins, Campbell and Steinman voted aye. Workman voted no. Motion carried.

7) **ADJOURNMENT**

MOTION: Steinman moved and Hudkins seconded adjournment of the Board of Commissioners meeting. Campbell, Steinman, Workman, Heier and Hudkins voted aye. Motion carried.

Bruce Medcalf
County Clerk