

**AGENDA**  
**LANCASTER COUNTY BOARD OF COMMISSIONERS**  
**TUESDAY, MAY 18, 2004**  
**COUNTY COMMISSIONERS HEARING ROOM, ROOM 112**  
**FIRST FLOOR, COUNTY-CITY BUILDING**  
**1:30 P.M.**

- 1) **MINUTES:** Approval of the minutes of the Board of Commissioners meeting held on Tuesday, May 11, 2004. (A copy of these minutes is on file in the office of the Lancaster County Clerk or can be accessed at <http://www.lancaster.ne.gov>).
- 2) **PUBLIC COMMENT:** The public comment period is limited to thirty (30) minutes in duration and each speaker is limited to five (5) minutes. These time limits may be extended at the discretion of the County Board Chair. Comments will be limited to items on the agenda.
- 3) **CLAIMS:** Approval of all claims processed through Tuesday, May 18, 2004.
- 4) **PUBLIC HEARINGS:**
  - A. Continuation of a public hearing regarding an application for Corporate Manager for Orville A. Gertsch in connection with an application for a Class Y (Farm Winery) liquor license for Prime Country Winery L.L.C., located at 11800 Southwest 142<sup>nd</sup> Street, Denton, Lancaster County, Nebraska. (See New Business Item 6B for resolution.)
  - B. An application for an amusement license from Fosters Tap Inc., located at 24049 South 12<sup>th</sup> Street, Princeton, Lancaster County, Nebraska to hold a street dance on Saturday, May 22, 2004 from 8 p.m. to 1 a.m..
- 5) **OLD BUSINESS:**
  - A. A resolution in the matter of Comprehensive Plan Amendment 03007, requested by the Lancaster County Board of Commissioners, to amend the 2025 Lincoln-Lancaster County Comprehensive Plan, to remove reference to determination of County impact fees. (R-04-0043)

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MAY ACCOMMODATE YOUR NEEDS.**

5) **OLD BUSINESS CONTINUED:**

- B. A resolution in the matter of County Change of Zone 04020, requested by Kenneth Morrow, from AG Agricultural to AGR Agricultural Residential on property generally located at Northwest 105<sup>th</sup> Street and West Fletcher Avenue in Lancaster County, Nebraska. (R-04-0042)

6) **NEW BUSINESS:**

- A. Appointment of Ed Woeppel to the Lancaster County Board of Zoning Appeals to complete the unexpired term of Stan Matzke, ending March 31, 2008.
- B. A resolution in the matter an application for Corporate Manager for Orville A. Gertsch in connection with an application for a Class Y (Farm Winery) liquor license for Prime Country Winery L.L.C., located at 11800 Southwest 142<sup>nd</sup> Street, Denton, Lancaster County, Nebraska. (R-04-0047)
- C. An agreement, in the amount of \$303,800, with Murphy Tractor and Equipment Company Inc. for two motor graders complete with trade-in allowance and mounting of V-snow plows for the County Engineer. Murphy Tractor will pay all costs of parts and labor in excess of \$4,800 per unit during the next seven years and the guaranteed repurchase of \$80,000 per motor grader after seven years. (C-04-0218)
- D. An agreement with BryanLGH Medical Center to exchange parking bays with the County at the hospital facility located at 1600 South 48<sup>th</sup> Street, Lincoln, Nebraska. Term of the agreement will be from May 17, 2004 through and including July 31, 2005. (C-04-0219)
- E. An amendment to an agreement with the law firm of Orton, Thomas & O'Connell under County Contract C-02-0563 for legal representation to indigent parties in proceedings in the Juvenile Court of Lancaster County. The contractor has changed the name of her law firm and as a result the parties wish to amend the agreement to reflect such change. (C-04-0220)
- F. A recommendation from the Purchasing Agent and the Unit Price Review Committee to ratify contracts with Bob & Don's Plumbing for plumbing services for the listed unit price building and service trades for the City, County and Public Building Commission in relation to small emergency and routine maintenance and repair of facilities (under \$25,000), beginning May 1, 2004 through April 30, 2005. (C-04-0221)

6) **NEW BUSINESS CONTINUED:**

- G. A recommendation from the Purchasing Agent and the Unit Price Review Committee to ratify a contract with John Henry's Plumbing, Heating & Air Conditioning for plumbing services for the listed unit price building and service trades for the City, County and Public Building Commission in relation to small emergency and routine maintenance and repair of facilities (under \$25,000), beginning May 1, 2004 through April 30, 2005. (C-04-0222)
- H. A maintenance agreement with Charles S. Willnerd and Julie G. Willnerd (Developer) for road maintenance in Willnerd Acres, a new subdivision located in Lancaster County, Nebraska. (C-04-0223)
- I. A resolution authorizing the following traffic signs: (R-04-0048)

In Nealrene Acres Subdivision:

- ▶ Install a 25 Mile Per Hour speed limit on Ricky Road south of Weeks Drive for southbound traffic
- ▶ Install a 25 mile per hour speed limit sign on Ricky Road north of Luann Lane for northbound traffic
- ▶ Install a 25 Mile per hour speed limit sign on Weeks Drive north of Luann Lane for northbound traffic

In addition, the existing "dirt road" sign on Bennet Road west of South 96<sup>th</sup> Street will be replaced with a "gravel ends 3/4 mile" sign for westbound traffic.

- J. A request from the Ponca Tribe of Nebraska for a refund of real estate taxes for 2002, in the approximate amount of \$7,074.84, and a credit for 2003, in the approximate amount of \$8,930.70.
- K. A political subdivision tort claim filed against Lancaster County by Dennis and Kristi Flewelling for property, in the amount of \$329.99.

7) **CONSENT ITEMS:** These are items of business that are routine 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 Assessor/Register of Deeds Monthly Report for April, 2004.
  2. County Engineer's Quarterly Report for January, February and March, 2004.
  3. County Engineer's Quarterly Report for the Geographic Information System (GIS) Division for January, February and March, 2004.

8) **EMERGENCY ITEMS AND OTHER BUSINESS:**

9) **ANNOUNCEMENTS:**

- A. The Lancaster County Board of Commissioners will hold a staff meeting on Thursday, May 20, 2004 in Room 113 beginning at 8:15 a.m. on the first floor of the County-City Building.
- B. Public hearings will be held on Tuesday, May 25, 2004, at 1:30 p.m. in the County Commissioners Hearing Room, Room 112, on the first floor of the County-City Building regarding the following:
1. **County Special Permit 206, Four Wind Estates Community Unit Plan**, requested by Brian D. Carstens and Associates on behalf of Harlan and Judith Stiefel, for seven single family residential acreage lots, and associated waiver requests, on property generally located northeast of the intersection of Southwest 84th Street and West Old Cheney Road, Lancaster County, Nebraska.
  2. **County Preliminary Plat 03009, Four Wind Estates**, requested by Brian D. Carstens and Associates on behalf of Harlan and Judith Stiefel, for seven single family residential acreage lots and associated waiver requests, on property generally located northeast of the intersection of Southwest 84th Street and West Old Cheney Road in Lancaster County, Nebraska.
  3. **County Special Permit 04012**, requested by Douglas Rogers on behalf of U.S. Cellular Wireless Communications, for authority to construct a 225 foot broadcast tower capable of accommodating at least five carriers, with a request to waive the fall zone, on property generally located northeast of the intersection of South 148<sup>th</sup> Street and Highway 2, Lancaster County, Nebraska.
- C. A public hearing will be held on Tuesday, June 1, 2004 at 1:30 p.m. in the County Commissioners Hearing Room, Room 112, on the first floor of the County-City Building regarding a petition from ten percent of the property owners living in Nealrene Acres and Nealrene Acres First Addition for formation of a Special Paving Improvement District for the paving of Ricky Road, Weeks Drive and Aubree Avenue. The name of the Special Paving Improvement District will be called Nealrene Acres Road Improvement District.
- D. The Lancaster County Board of Commissioners will hold departmental budget hearings on various dates and times at the County-City Building (room numbers listed below) located at 555 South 10<sup>th</sup> Street, Lincoln, Nebraska:

9) **ANNOUNCEMENTS CONTINUED:**

**Thursday, May 20, 2004 - \*Room 212**

12:30 pm - Property Management  
1:00 pm - County Court  
1:30 pm - County Attorney  
2:00 pm - Public Defender  
2:30 pm - Assessor/Deeds  
3:00 pm - Election Commissioner  
3:30 pm - Emergency Management  
4:00 pm - Extension Office  
4:30 pm - Mental Health Center

**Thursday, May 27, 2004 - Room 113**

1:00 pm - Sheriff  
1:30 pm - Juvenile Probation  
2:00 pm - District Court  
2:30 pm - Juvenile Detention Center  
3:00 pm - Youth Assessment Center  
3:30 pm - Records Management  
4:00 pm - Diversion Services  
4:30 pm - Community Corrections/Indigent Defense

**Tuesday, June 1, 2004 - Room 113**

8:00 am - County Treasurer  
8:30 am - Corrections  
9:00 am - Families First & Foremost  
9:30 am - Weed Control  
10:00 am - County Clerk  
10:30 am - District Court Clerk  
11:00 am - Human Services  
2:30 - 6:00 pm - Reserved for additional hearings if necessary

**Thursday, June 3, 2004 - \*Room 212**

1:00 pm - Visitors Promotion  
1:30 pm - Veteran Services/Gen Assistance  
2:00 pm - Lancaster Manor  
2:30 pm - County Engineer & GIS  
3:00 pm - Information Services  
3:30 pm - Agricultural Society  
4:00 pm - Library  
4:30 pm - Juvenile Court

**\*Room 212 - Mayor's Conference Room located on the second floor of the County-City Building.**

**Other Budget Meetings will be Scheduled on a Staff Meeting Agenda:**

**Thursday, June 10, 2004** - 8:30 a.m.: Working Session, County-City Building, Room 113

**Thursday, June 10, 2004** - 2:30 p.m. to 4:00 p.m.: Working Session, County-City Building, Room 113

**Thursday, June 17, 2004** - 8:30 a.m.: Working Session, County-City Building, Room 113

**Thursday, June 24, 2004** - 8:30 a.m.: Working Session, County-City Building, Room 113

**Thursday, July 1, 2004** - 8:30 a.m.: Working Session, County-City Building, Room 113

**Tuesday, July 6, 2004** - 4 p.m.: Common Budget Hearings, County-City Building, Room 113

**Thursday, July 8, 2004** - 8:30 a.m.: Working Session, County-City Building, Room 113

**Tuesday, July 13, 2004** - 8:00 a.m. to 1 p.m.: Working Session, County-City Building, Room 113

9) **ANNOUNCEMENTS CONTINUED:**

**Thursday, July 15, 2004** - 8:30 a.m. to 3:30 p.m.: Final Working Session, County-City Building, Mayor's Conference Room, Room 212

**Tuesday, August 10, 2004** - 7:00 p.m.: Public Hearing on County Budget; County-City Building, County Commissioners Hearing Room, Room 112

**Thursday, August 12, 2004** - 10:00 a.m. to 11:30 a.m.: Review Agricultural Society Budget and Rural Fire District Budgets; County-City Building, Room 113

**Tuesday, August 24, 2004** - 1:30 p.m.: Adopt County Budget, County-City Building, Room 112

E. The Lancaster County Board of Commissioners meeting which is broadcast live at 1:30 p.m. on Tuesdays will be rebroadcast tonight at 6:30 p.m. and again on Saturday afternoon immediately following the City Council meeting rebroadcast on 5 City-TV, Cable Channel 5. In addition, this meeting may be viewed on the Internet 24 hours a day at <http://www.lancaster.ne.gov>. Click on 5 City-TV Video On Demand.

10) **ADJOURNMENT:**

This agenda, which is kept continually current, is available for inspection in the office of the County Clerk in Lancaster County, Nebraska.

**NOTE:** Interpreters for the hearing impaired are available at the meetings of the County Board upon request. Please contact the County Clerk's Office at 441-7481 at least 48 hours prior to the meeting if this accommodation is required, or if you have any other special communication needs requiring assistance. Telex Sound Masters are also available for audio enhancement during the meeting.

The Board of Commissioners Agenda and Minutes may be accessed on the Internet at <http://www.lancaster.ne.gov> on the County Clerk's website.

**AGENDA**  
**LANCASTER COUNTY BOARD OF EQUALIZATION**  
**TUESDAY, MAY 18, 2004**  
**COUNTY COMMISSIONERS HEARING ROOM, ROOM 112**  
**FIRST FLOOR, COUNTY-CITY BUILDING**  
**IMMEDIATELY FOLLOWING THE REGULAR BOARD OF COMMISSIONERS**  
**MEETING**

- 1) **MINUTES:** Approval of the minutes of the Board of Equalization meeting held on Tuesday, May 11, 2004. (A copy of these minutes is on file in the office of the Lancaster County Clerk or can be accessed at <http://www.lancaster.ne.gov>)
  
- 2) **PUBLIC COMMENT:** The public comment period is limited to thirty (30) minutes in duration and each speaker is limited to five (5) minutes. These time limits may be extended at the discretion of the County Board Chair. Comments will be limited to items on the agenda.
  
- 3) **ADDITIONS AND DEDUCTIONS:**  
  
Approval of 34 additions and deductions to the tax assessment rolls per Exhibit "A".
  
- 4) **MOTOR VEHICLE TAX EXEMPTIONS:**  
  
Cedars Youth Services  
Sheridan Lutheran Church  
Temple Baptist Church  
Villa Marie School
  
- 5) **ADJOURNMENT:**

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