

**MINUTES  
LANCASTER COUNTY BOARD OF COMMISSIONERS  
TUESDAY, JANUARY 24, 2012  
COMMISSIONERS HEARING ROOM, ROOM 112  
FIRST FLOOR, COUNTY-CITY BUILDING  
9:30 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 January 20, 2012.*

Commissioners present: Deb Schorr, Chair  
Larry Hudkins, Vice Chair  
Bernie Heier  
Jane Raybould  
Brent Smoyer

Others present: Kerry Eagan, Chief Administrative Officer  
Gwen Thorpe, Deputy Chief Administrative Officer  
Brittany Behrens, Deputy County Attorney  
Cori Beattie, Deputy County Clerk  
Angela Zocholl, County Clerk's Office

The location announcement of the Nebraska Open Meetings Act was given and the meeting was called to order at 9:30 a.m.

1) **MINUTES: Approval of the minutes of the Board of Commissioners meeting held on Tuesday, January 17, 2012.**

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

2) **CLAIMS: Approval of all claims processed through Tuesday, January 24, 2012.**

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

3) **PUBLIC HEARINGS:**

A. **Comprehensive Plan Amendment No. 11001 - Add language to encourage more options for creation of small lots in the Agricultural (AG) District.**

The Chair opened the public hearing.

Sara Hartzell, Lincoln-Lancaster County Planner, was administered the oath. She said the amendment adds language to help create small lots in the agricultural district while maintaining overall density of one dwelling unit per 20 acres, controlling access to the County's section line roads and preserving farmland.

## **PUBLIC HEARINGS CONTINUED:**

Hartzell said the proposal amends page 7.12 of the Neighborhoods and Housing chapter as follows, "However, consideration should be given to new ways that smaller lots within the County jurisdiction can be subdivided and sold, while still maintaining that overall density and maintaining good access management along the County's section line roads." She noted the Planning Department recommends approval, although the Planning Commission recommends denial.

Mike DeKalb was administered the oath. He felt the amendment was not needed since the current language works well.

Harry Muhlbach was administered the oath. He stated most people do not want 20-acre lots and agreed the language should change so landowners could sell smaller lots while still observing the density restriction. He also felt owners should be allowed to move acreage lots to any part of the parcel especially if it is waste ground. Muhlbach questioned some of the facts presented regarding the cost of County roads.

Hudkins asked about the number of people building acreages outside Lancaster County since they can more easily obtain a smaller parcel of ground. He also questioned the change in price per acre between 1979 (when the 20-acre rule was created) and now. Muhlbach said he has seen people develop acreages in surrounding counties because of the restrictions in Lancaster County. He estimated the price per acre at the time the rule was created was around \$700 to \$1,000, but now it would be around \$8,000 to \$10,000.

The Chair closed the public hearing.

### **4) NEW BUSINESS:**

- A. A resolution in the matter of Comprehensive Plan Amendment No. 11001, by the Director of Planning, at the request of the Lancaster County Board of Commissioners, to amend the 2040 Lincoln-Lancaster County Comprehensive Plan to add language encouraging more options for creation of lots in the Agricultural District. (R-12-0002)**

**MOTION:** Heier moved and Smoyer seconded approval of the resolution.

Raybould thanked everyone with the Comprehensive Plan process. She discussed various issues, including Lancaster County growth and acreage restrictions in other counties. She stressed the importance of maintaining density with the 20-acre rule but felt cluster development should be encouraged.

Hudkins agreed with Raybould's comments but noted that Lancaster County is still losing people to other counties due to the 20-acre requirement.

Heier said he has heard comments over the years from City taxpayers who feel their tax dollars are subsidizing County roads. He explained the money from the County taxpayers' coffers is given to the County Engineer who uses it to primarily construct or enhance paved roads within the Lincoln three-mile zoning jurisdiction or leading to a city or village in the County. Heier said it is his understanding from the County Engineer that money to maintain County roads comes from gasoline/diesel fuel tax.

### **NEW BUSINESS CONTINUED:**

Smoyer felt a change in the language could help for those trying to develop new acreages.

**ROLL CALL:** Heier, Smoyer, Hudkins, Raybould and Schorr voted aye. Motion carried 5-0.

### **RETURNING TO PUBLIC HEARINGS:**

- B. Comprehensive Plan Amendment No. 11002 - Amend language to specify that “build-through” standards should only apply to areas within the City of Lincoln’s three-mile jurisdiction.**

The Chair opened the public hearing.

Sara Hartzell said the proposal is to amend page 7.12 in the Neighborhoods and Housing chapter regarding “build-through” development applying only to areas within the Lincoln three-mile jurisdiction. She said the Planning Department is recommending denial of the proposed language but suggested the following alternative language, “For areas outside of the Lincoln three-mile jurisdiction but inside a future Lincoln growth tier, the County should consider applying build-through standards on a case-by-case basis, when a proposed development is in a location that is more likely than others to have city services extended in the foreseeable future.” Hartzell added the current language allows the County Board to adopt and apply “build-through” standards, particularly for areas outside the three-mile jurisdiction but within the defined growth tiers.

Heier questioned the “build-through” cost. Schorr said it would probably depend on the size and location of the development. Hartzell said the Planning Department might be able to come up with a percentage increase versus an actual dollar amount.

Hudkins said “build-through” is a good concept, but it is hard to predict future costs. He liked the language on a “case-to-case basis”.

Mike DeKalb said he was the Planner with the Lincoln-Lancaster County Planning Department that worked on the original text. He felt the “build-through” concept has worked well.

The Chair closed the public hearing.

### **RETURNING TO NEW BUSINESS:**

- B. A resolution in the matter of Comprehensive Plan Amendment No. 11002, by the Director of Planning, at the request of the Lancaster County Board of Commissioners, to amend the 2040 Lincoln-Lancaster County Comprehensive Plan to clarify when “build-through” standards will apply outside the City of Lincoln’s three-mile jurisdiction. (R-12-0003)**

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

## **RETURNING TO PUBLIC HEARINGS:**

### **C. Comprehensive Plan Amendment No. 11003 – Designation of commercial and industrial uses at Highway 2 and Highway 43/South 162<sup>nd</sup> Street.**

The Chair opened the public hearing.

Sara Hartzell said the request is to amend land use designation to commercial for around 75 acres and to industrial for around 150 acres at the “Bennet Corner” between Hooper Road, 148<sup>th</sup> Street, 162<sup>nd</sup> Street and Highway 2. The map was revised slightly to bring the industrial area to the road lines while still leaving a buffer around the road. There was also a change to page 5.5 of the “Business & Economy: Lancaster County, Outside of Lincoln” chapter. Language would be added to show the intent of the intersection is for commercial use that generally supports agriculture and the traveling public and to reserve the industrial area for a potential large employer. Hartzell noted while the Bennet Planning Commission was not supportive of the land use change, the Bennet Village Board indicated general agreement in support of the change. Additionally, the Lancaster County Planning Commission and Planning Department recommended denial, although the Planning Department is not opposed to revisiting the change in the future.

Hudkins had Hartzell clarify that the Bennet Village Board is in favor of the land use change, the area around the pond will still have a 300-foot buffer and the designated area would be extended to Highway 2 and the surrounding roads.

Mike DeKalb said showing the land use change on the map may cause a presumption of approval. He questioned pre-designating 250 acres of commercial/industrial land with a limited access interchange. He suggested not showing the designation on the map but keeping language that would refer to it as a unique intersection for businesses.

Raybould questioned the ramifications of designating land use as commercial/industrial and later denying a permit for a new business in that location. DeKalb said the Comprehensive Plan is meant to be a guide; the Board ultimately decides its course of action.

Hudkins agreed the Board has the ability to make final decisions but designating commercial/industrial use on the map would reinforce that Lancaster County is “open for business”.

Smoyer said it is better to be permissive with language rather than restrictive since it is often more difficult to get around restrictive language.

Doug Jose was administered the oath. He expressed concern over what would be involved with industrial development and encouraged the Board to think about development between Highway 2 and Bennet. Jose questioned the appearance of that area in the future, noting that a community survey showed the overall priority of Bennet residents was community appearance.

Heier reminded everyone this is not a rezoning issue; it is simply an indication of what land uses could happen at that corner in the future.

The Chair closed the public hearing.

### **RETURNING TO NEW BUSINESS:**

- C. **A resolution in the matter of Comprehensive Plan Amendment No. 11003, by the Director of Planning, at the request of the Lancaster County Board of Commissioners, to amend the 2040 Lincoln-Lancaster County Comprehensive Plan for designation of commercial and industrial uses at Highway 2 and Highway 43/S. 162<sup>nd</sup> Street, Lancaster County, Nebraska. (R-12-0004)**

**MOTION:** Raybould moved denial of the resolution. Motion died for lack of a second.

**MOTION:** Heier moved and Hudkins seconded approval of the resolution. Hudkins, Heier, Smoyer and Schorr voted aye. Raybould voted nay. Motion carried 4-1.

### **RETURNING TO PUBLIC HEARINGS:**

- D. **Comprehensive Plan Amendment No. 11005 - Transportation Chapter/Long Range Transportation Plan.**

The Chair opened the public hearing.

Marvin Krout, Lincoln-Lancaster County Planning Director, was administered the oath. He explained that MPO (Lincoln Metropolitan Planning Organization) officials adopt the Long Range Transportation Plan. This plan is federally mandated to receive transportation funds, which amounts to \$10,000,000 to \$12,000,000 annually for the community. The original detailed financial analysis for the Long Range Transportation Plan was in the Transportation Chapter of the Comprehensive Plan, but it was later decided to remove the financial detail, which is not required at a local level. Now the Long Range Transportation Plan and the Transportation Chapter are no longer considered the same, but inadvertently language was left in the Comprehensive Plan saying they are. To correct this, several pages in the Comprehensive Plan need to be amended.

The Chair closed the public hearing.

### **RETURNING TO NEW BUSINESS:**

- D. **A resolution in the matter of Comprehensive Plan Amendment No. 11005, by the Director of Planning, to amend the 2040 Lincoln-Lancaster County Comprehensive Plan to clarify the relationship between the Transportation Chapter and the Metropolitan Planning Organization Long Range Transportation Plan. (R-12-0005)**

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

### **RETURNING TO PUBLIC HEARINGS:**

- E. **Comprehensive Plan Amendment No. 11006 - Add introductory language.**

The Chair opened the public hearing.

## **PUBLIC HEARINGS CONTINUED:**

Marvin Krout discussed the addition of introductory language to the Comprehensive Plan to clarify its purpose as a guide. At the City-County Common meeting in October 2011, Lincoln City Councilman Jon Camp proposed introductory language to emphasize the purpose of the Comprehensive Plan. Following that meeting, the Planning Department drafted recommended language to make clearer the purpose of the Comprehensive Plan. The Planning Commission approved the amended language; however, most felt it was not necessary. Krout said the City Council recently voted to deny the amendment, thus, he recommended revisiting the issue later.

Hudkins asked if the Planning Department concurred with the City Council's vote and if the Board should deny the language to stay in harmony with the City Council. Krout agreed.

The Chair closed the public hearing.

## **RETURNING TO NEW BUSINESS:**

- E. A resolution in the matter of Comprehensive Plan Amendment No. 11006, by the Director of Planning, at the request of the Lincoln City Council and Lancaster County Board of Commissioners, to amend the 2040 Lincoln-Lancaster County Comprehensive Plan to add introductory language clarifying the purpose of the 2040 Lincoln-Lancaster County Comprehensive Plan. (R-12-0006)**

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

## **RETURNING TO PUBLIC HEARINGS:**

- F. Purchase of property owned by Alfred Benesch & Company, located at 825 J Street, Lincoln, Lancaster County, Nebraska.**

The Chair opened the public hearing.

Don Killeen, County/City Property Management Building Administrator, provided an overview of the property and the proposed sale terms. He said a sale price of \$1,770,000 was negotiated contingent upon Benesch leasing back the property for a term of five years with two one-year options. Killeen said Weathercraft Co. of Lincoln did an assessment of the roof, which was installed in 2002, and indicated it is in good condition (Exhibit A). He added mechanical, electrical and environmental assessments were also performed.

In response to Schorr's questions, Killeen verified that the building would be jointly owned by the City of Lincoln and Lancaster County. Funding would come from the Public Building Commission's budget, which has money set aside for such acquisitions. He said the City would be taking action at their next meeting; approval from both the City and County would be required.

Hudkins verified with Killeen that the building could be served by District Energy Corporation. Hudkins said added benefits include retention of employees in close proximity to the County-City building campus and keeping the property on the tax rolls. Killeen confirmed that the lessee would pay all related costs.

## **PUBLIC HEARINGS CONTINUED:**

The Chair closed the public hearing.

**MOTION:** Raybould moved and Hudkins seconded to direct the County Attorney's Office to prepare documents for the sale and leaseback of the property.

Schorr expressed her concern over purchasing extra property during difficult budget times.

Raybould concurred, but she felt it was a good opportunity to consolidate government buildings.

Smoyer said he still had reservations given the fact that the County would be renovating the current jail after the new facility opens. He worried about being left with an empty building.

Killeen said Sinclair Hille Architects and BVH (Bahr Vermeer Haecker) Architects have been hired to work on a plan for renovations and movement of departments. He mentioned numerous offices could someday be moved from Trabert Hall and the Community Mental Health Center. There may also be a need for additional records storage. Killeen felt it would be no problem to fill the space.

Hudkins asked if a better interest rate could be obtained with the lessee. Chris Connolly, Assistant City Attorney, appeared and said the lessee has been very cooperative and may possibly consider a lower interest rate. Hudkins asked if there were any concerns with the lease. Connolly felt it was a good deal.

**ROLL CALL:** Smoyer, Hudkins, Raybould, Heier and Schorr voted aye. Motion carried 5-0.

## **RETURNING TO NEW BUSINESS:**

Items 4A to 4E were moved forward on the agenda.

### **F. A special events permit application submitted by Lincoln Track Club for the State Farm "Run for Your Life" Road Race on Saturday, March 31, 2012.**

**MOTION:** Smoyer moved and Hudkins seconded approval of the special events permit application. Smoyer, Hudkins, Raybould, Heier and Schorr voted aye. Motion carried 5-0.

### **G. A refund request from Steven R. Doolittle, P.C. for 2009 and 2010 personal property taxes.**

Scott Gaines, Deputy Assessor/Register of Deeds, said the leased equipment was reported by the lessor and the lessee and taxes were paid twice. He noted the refund should be for 2009, 2010 and 2011.

**MOTION:** Heier moved and Hudkins seconded approval of the refund request for 2009, 2010 and 2011 based on the County Assessor's recommendation. Hudkins, Raybould, Heier, Smoyer and Schorr voted aye. Motion carried 5-0.

## **NEW BUSINESS CONTINUED:**

- H. **A resolution regarding the proposed sale of County property generally located at S. 68<sup>th</sup> Street and Wagon Train Road, Hickman, Lancaster County, Nebraska, which includes declaring the property surplus, determination of fair market value and setting the sale date of the property for February 23, 2012. (R-12-0007)**

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

- I. **A contract with JMN Construction, LLC, in the amount of \$8,978 for repair of County Bridge C-262 located at NW 19<sup>th</sup> Street approximately one-fourth mile north of W. Branched Oak Road. (C-12-0044)**

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

- J. **A cooperative purchasing agreement between Shredding Solutions, Lancaster County and the City of Lincoln for document shredding services. The County will pay for services according to State of Nebraska Contract 50400 04. Term of the agreement is December 1, 2011, to November 30, 2012. (C-12-0045)**

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

- K. **An amendment to County Contract C-11-0529 between Teknion, LLC, Lancaster County and the City of Lincoln for the annual requirements of Teknion office furniture. The amendment renews the agreement for an additional term from January 1, 2012, to December 31, 2012, and provides for discount changes per Attachment A. (C-12-0046)**

Hudkins questioned why the agreement did not include the Public Building Commission. Sharon Mulder, Assistant Purchasing Agent, said she would check on it.

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

- L. **An amendment to County Contract C-06-0046 with Wagey Drug Company for pharmacy services for Lancaster County General Assistance. The amendment renews the contract for an additional two-month period from February 1, 2012, to March 31, 2012. (C-12-0047)**

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



**NEW BUSINESS CONTINUED:**

- M. **An amendment to County Contract C-10-0005 between Hofeling Enterprises, Lancaster County, the City of Lincoln and the Lincoln-Lancaster County Public Building Commission for annual tree trimming requirements. The amendment renews the agreement for an additional one-year term from January 25, 2012, to January 24, 2013. (C-12-0048)**

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

- N. **A maintenance agreement with Microfilm Imaging Systems, Inc., in the amount of \$895 for a Canon scanner located in the Clerk of the District Court's Office. Term of the agreement is February 1, 2012, to January 31, 2013. (C-12-0049)**

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

- O. **A maintenance agreement with OSDI Midwest, Inc., in the amount of \$2,160 (\$720 each) for three power files located in the Clerk of the District Court's Office. Term of the agreement is February 1, 2012, to January 31, 2013. (C-12-0050)**

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

- P. **An agreement with BVH Architects for engineering and architectural services for space planning for potential renovation of the current Lancaster County Adult Detention Facility. The County will pay up to \$30,000 for the services. The services included in the agreement will be completed by March 31, 2012. (C-12-0051)**

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

- Q. **A licensure renewal application to operate a mental health center with the Nebraska Department of Health and Human Services in connection with the Lancaster County Mental Health Center. The County will pay \$250 for the renewal license. (C-12-0052)**

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

## **NEW BUSINESS CONTINUED:**

- R. **An agreement with Dan Samani, MD, PC, to provide specialized medical care and assistance to Lancaster County General Assistance clients who have pending claims with the Social Security Administration and may be eligible for retroactive Medicaid benefits. The agreement sets forth a reimbursement arrangement in which the County will provide payment for the medical care and Dan Samani, MD, PC, will reimburse the County if/when the General Assistance client is later determined eligible for Medicaid reimbursement. The agreement is effective upon execution of both parties and contains a 30-day termination provision. (C-12-0055)**

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

- S. **Adoption of the 2012 Lancaster County Board of Commissioners committee assignments.**

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

- 5) **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:*

- B. **Right-of-way contracts with the County Engineer and the following:**
1. **Clayton and Nancy Kelling, as a donation, located west of S. 110<sup>th</sup> Street on Roca Road; Project CP-S-177. (C-12-0053)**
  2. **Marvin, Doris and David Hall, in the amount of \$12.50, located at 141 Havelock Avenue; Project C55-J-403(2). (C-12-0054)**

- C. **Receive and place on file the County Sheriff's monthly report for December 2011.**

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

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

No one appeared for public comment.

- 7) **ANNOUNCEMENTS:**

- A. **The Lancaster County Board of Commissioners will hold a staff meeting on Thursday, January 26, 2012, at 8:30 a.m., in Room 113 on the first floor of the County-City Building.**

**ANNOUNCEMENTS CONTINUED:**

- B. The Lancaster County Board of Commissioners will hold their next regular meeting on Tuesday, January 31, 2012, at 9:30 a.m., in Room 112 on the first floor of the County-City Building.
- C. The Lancaster County Board of Commissioners will hold public hearings on Tuesday, January 31, 2012, at 9:30 a.m., in Room 112 on the first floor of the County-City Building regarding the following:
  - 1. Adopting the 2009 edition of the Uniform Plumbing Code and the new fee schedule.
  - 2. Adopting the 2009 edition of the International Mechanical Code and the new fee schedule.
  - 3. Adopting the 2009 edition of the International Fuel Gas Code.
- D. 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 Nebraska On Demand Time Warner Channel 411 and on the internet at [www.lancaster.ne.gov](http://www.lancaster.ne.gov). Click on 5 City-TV Video on Demand.
- E. The County Commissioners can be reached at 402-441-7447 or [commish@lancaster.ne.gov](mailto:commish@lancaster.ne.gov).

8) **ADJOURNMENT**

**MOTION:** Raybould moved and Hudkins seconded to adjourn the Board of Commissioners meeting at 11:24 a.m. Heier, Smoyer, Hudkins, Raybould and Schorr voted aye. Motion carried 5-0.

*Cori R. Beattie*

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Cori R. Beattie  
Lancaster County Deputy Clerk



**MINUTES**  
**LANCASTER COUNTY BOARD OF EQUALIZATION**  
**TUESDAY, JANUARY 24, 2012**  
**COMMISSIONERS HEARING ROOM, ROOM 112**  
**FIRST FLOOR, COUNTY-CITY BUILDING**  
**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 January 20, 2012.*

Commissioners present: Deb Schorr, Chair  
Larry Hudkins, Vice Chair  
Bernie Heier  
Jane Raybould  
Brent Smoyer

Others present: Norm Agena, County Assessor/Register of Deeds  
Kerry Eagan, Chief Administrative Officer  
Gwen Thorpe, Deputy Chief Administrative Officer  
Brittany Behrens, Deputy County Attorney  
Cori Beattie, Deputy County Clerk  
Angela Zocholl, County Clerk's Office

The location announcement of the Nebraska Open Meetings Act was given and the meeting was called to order at 11:24 a.m.

1) **MINUTES: Approval of the minutes of the Board of Equalization meeting held on Tuesday, January 17, 2012.**

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

3) **MOTOR VEHICLE TAX EXEMPTION APPLICATIONS**

BryanLGH Medical Center  
Child Guidance Center  
Nebraska Annual Conference of the United Methodist Church  
Priestly Fraternity of St. Peter  
St. Elizabeth Regional Medical Center  
Tabitha Health Care Services  
Union College

**MOTOR VEHICLE TAX EXEMPTION APPLICATIONS CONTINUED:**

**Wyuka Funeral Home and Cemetery**

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

4) **ADJOURNMENT**

**MOTION:** Smoyer moved and Raybould seconded to adjourn the Board of Equalization meeting at 11:26 a.m. Smoyer, Hudkins, Raybould, Heier and Schorr voted aye. Motion carried 5-0.

*Cori R. Beattie*

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Cori R. Beattie  
Lancaster County Deputy Clerk





## Weathercraft Co. OF LINCOLN

Roofing Contractors  
5410 NW 44th Street  
Lincoln, Nebraska 68524  
Phone: (402) 435-3567

January 12, 2012

County City Property Management  
Attn: Don Killeen  
920 'O' Street, Room 203  
Lincoln, NE 68508

RE: Benesch  
825 'J' Street  
Lincoln, NE 68508

Don,

The roof system is ballasted EPDM installed in 2002. The roof is in good condition. I would hope to get another ten years of service. There are minor repairs needed, shown in pictures #1 and #2. These pictures show shrinkage resulting in the flashing separating from the metal. The cost to make minor repairs is \$325.00.

Roof A has some slope to drains and scuppers. Drainage is fair with some ponding water.

Roof B is fully adhered with excellent slope. This area should be very reliable.

Roof C is fully adhered with slope.

Roof D is ballasted with slight slope.

Roof E is metal. The fasteners are exposed and rely on a coating to remain watertight. I would expect to be able to coat the roof for approximately, \$8,400.00.

Roof F is ballasted EPDM. The area has good slope, but was installed over a built-up roof.

Sincerely,

Chris McClintock

CMC/dd

Encl.

