

MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
COUNTY-CITY BUILDING, ROOM 112
TUESDAY, AUGUST 15, 2017
9:00 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 August 11, 2017.

Commissioners present: Todd Wiltgen, Chair; Bill Avery, Vice Chair; Roma Amundson, Jennifer Brinkman and Deb Schorr

Others present: Ann Ames, Deputy Chief Administrative Officer; David Derbin, Deputy County Attorney; Dan Nolte, County Clerk; and Kelly Lundgren, County Clerk's Office

The Chair called the meeting to order at 9:00 a.m., the Pledge of Allegiance was recited and the location of the Nebraska Open Meeting Act was announced.

1) MINUTES:

- A. Approval of the minutes of the Board of Commissioners meeting held on Tuesday, August 8, 2017.**

MOTION: Amundson moved and Avery seconded approval of the minutes. Avery, Brinkman, Schorr and Amundson voted yes. Wiltgen abstained. Motion carried 4-0 with one abstention.

2) CLAIMS:

- A. Approval of all claims processed through August 15, 2017.**

MOTION: Schorr moved and Avery seconded approval of the claims. Brinkman, Schorr, Amundson, Avery and Wiltgen voted yes. Motion carried 5-0.

3) NEW BUSINESS:

- A. Appointment of Cristy Joy to the City of Lincoln-Lancaster County Planning Commission to complete the unexpired term of Ken Weber, ending September, 2019.**

Cristy Joy provided an overview of her background and experience. She said she was very excited to serve Lancaster County.

In response to Wiltgen's inquiry regarding rural development experience, Joy stated she has experience with rural development, small town development and land use planning.

MOTION: Brinkman moved and Avery seconded approval of the appointment.

Brinkman commented on the review and selection process of Planning Commission appointments. She stated she supported the appointment of Joy to the Planning Commission and thanked her for applying.

Schorr stated that she believed there needed to be people serving on the Planning Commission with a wide variety of experience. She also supported the appointment.

Wiltgen said he felt very strongly that it was important for someone with direct agricultural experience to serve on the Planning Commission, therefore, he would not support the appointment.

Avery noted that the current selection process was laid out and followed by the County Board and he supported the appointment as Joy was the most qualified candidate.

Amundson said she was impressed with Joy's credentials and she supported the appointment.

ROLL CALL: Schorr, Amundson, Avery, Brinkman voted yes. Wiltgen voted no. Motion carried 4-1.

B. Appointment of Debra McGuire and Lucas Sabalka to the Air Pollution Control Advisory Board for terms to expire on September 1, 2020.

MOTION: Schorr moved and Avery seconded approval of the appointments. Amundson, Avery, Brinkman, Schorr and Wiltgen voted yes. Motion carried 5-0.

C. Amusement license renewal application from Josh Kadavy to operate JK's Pumpkin Patch, 757 Bluff Road, Lincoln on the weekends from September 15, 2017 through October 29, 2017.

MOTION: Schorr moved and Avery seconded approval of the amusement license. Amundson, Schorr, Brinkman, Avery and Wiltgen voted yes. Motion carried 5-0.

D. Special designated license application from the Nebraska Restaurant Association for an event at Hillcrest Country Club, 9401 O Street, Lincoln, on September 11, 2017.

MOTION: Brinkman and Avery seconded approval of the special designated license. Schorr, Brinkman, Avery, Amundson and Wiltgen voted yes. Motion carried 5-0.

E. Special designated license application from Discount City for a wedding reception at Hillside Events, 12400 West Denton Road, Denton, on September 9, 2017.

Dave Derbin, Deputy County Attorney, recommended approval of the application contingent on the property owners' receipt of an occupancy permit.

MOTION: Avery moved and Amundson seconded approval of the special designated license contingent upon receipt of the occupancy permit.

Angela Coffey, Discount City, said this is her first catering event but has plans to do more. She stated she will have three staff members working this event. ID's will be checked and security provided.

In response to Amundson's question, Melissa Smith, Hillside Events, said Gose Private Security Enforcement would be providing security for the event.

ROLL CALL: Brinkman, Avery, Amundson, Schorr and Wiltgen voted yes. Motion carried 5-0.

F. Resolution in the matter of applying for financial assistance from the Recreational Trails Program grant fund for the Wilderness Park South bridge in Lancaster County. (R-17-0059)

Sara Hartzell, Park Planner, Lincoln Parks and Recreation, said this relates to a bridge in Wilderness Park that provides a connection between the northern and southern parts of the park as well as other trails within the park. She stated a Recreational Trails Program application was submitted three years ago but was not selected. Hartzell said the application is being submitted again this year and is optimistic it will be selected. The total cost of the project is estimated at \$429,550. Hartzell said there are capital improvement program (CIP) funds available along with settlement funds from a previously collapsed bridge and \$50,000 in matching donations.

MOTION: Schorr moved and Amundson seconded approval of the resolution. Avery, Amundson, Schorr, Brinkman and Wiltgen voted yes. Motion carried 5-0.

G. Resolution in the matter of dissolution of the Highlands Road Improvement District, Lancaster County, Nebraska. (R-17-0060)

MOTION: Brinkman moved and Amundson seconded approval of the resolution. Amundson, Brinkman, Avery, Schorr and Wiltgen voted yes. Motion carried 5-0.

H. Resolution in the matter of dissolution of the Nealrene Acres Road Improvement District, Lancaster County, Nebraska. (R-17-0061)

MOTION: Amundson moved and Avery seconded approval of the resolution. Avery, Schorr, Brinkman, Amundson and Wiltgen voted yes. Motion carried 5-0.

I. Agreement between the BNSF Railway Police and Lancaster County, on behalf of the Lancaster County Sheriff, for use of the County Firearms Range for training and qualification testing. Term of the agreement is for five years. (C-17-0655)

MOTION: Brinkman moved and Avery seconded approval of the agreement.

Terry Wagner, Lancaster County Sheriff, explained that different agencies contract with the Sheriff's Office for use of the firearms range for training and certification.

ROLL CALL: Brinkman, Amundson, Schorr, Avery and Wiltgen voted yes. Motion carried 5-0.

- J. Agreement between Row Crop, LLC and Lancaster County, on behalf of the Lancaster County Sheriff's Office, for the hiring of sheriff's deputies to assist Row Crop, LLC with security at the Luke Bryan Farm Tour concert on September 28, 2017. Row Crop, LLC will pay the Lancaster County Sheriff's Office for the deputies' hours worked at the rate of one and one-half (1.5) times the regular hourly pay, plus benefits and also pay vehicle charges, if requested. (C-17-0656)**

Derbin said if the Board votes to approve the agreement he would recommend approval contingent on receipt of the insurance requirements.

MOTION: Avery moved and Amundson seconded approval of the agreement contingent on receipt of insurance requirements. Schorr, Avery, Amundson, Brinkman and Wiltgen voted yes. Motion carried 5-0.

- K. Professional services agreement between Soval Solutions, LLC and Lancaster County, on behalf of Department of Community Corrections, for consulting services to evaluate outcomes for Community Corrections' sobriety program called 24/7. Term of the contract is from July 1, 2017 through June 30, 2018. The cost to the County is not to exceed \$67,500. (C-17-0657)**

MOTION: Amundson moved and Brinkman seconded approval of the agreement. Avery, Brinkman, Schorr, Amundson and Wiltgen voted yes. Motion carried 5-0.

- L. Addendum to County Contract C-09-0542 with Blue Cross and Blue Shield of Nebraska to establish the Mental Health Crisis Center's participation and reimbursement amounts for the Select BlueChoice Network. (C-17-0658)**

MOTION: Brinkman moved and Amundson seconded approval of the addendum. Brinkman, Schorr, Amundson, Avery and Wiltgen voted yes. Motion carried 5-0.

- M. Approval of the Surplus Portable Electronic Device Policy.**

MOTION: Schorr moved and Amundson seconded approval of the policy. Schorr, Amundson, Avery, Brinkman and Wiltgen voted yes. Motion carried 5-0.

- N. Recommendation from Purchasing and the Selection Committee to award a contract to Midwest Office Automations for cost-per-copy services. The estimated expenditures over the initial term of the contract is \$568,978. (B-17-0199)**

MOTION: Brinkman moved and Amundson seconded approval of the recommendation. Amundson, Avery, Brinkman, Schorr and Wiltgen voted yes. Motion carried 5-0.

- O. Contracts with the following to provide the annual supply of correctional facility clothing and supplies (Bid No. 17-157). Terms of the contracts is four years from the date of execution. The total combined cost to the County is not to exceed \$300,000.**

1. **Bob Barker Company, Inc. (C-17-0638)**
2. **Uniforms Manufacturing, Inc. (C-17-0639)**

MOTION: Amundson moved and Avery seconded approval of the contracts. Avery, Brinkman, Schorr, Amundson and Wiltgen voted yes. Motion carried 5-0.

- P. Contracts with the following to provide the annual supply of workstations and accessories (Bid No. 17-140). Terms of the contracts are one year from the date of execution.**
1. **AOI, in an amount not to exceed \$2,500. (C-17-0645)**
 2. **Office Interiors & Design, Inc., in an amount not to exceed \$4,500. (C-17-0646)**

MOTION: Schorr moved and Avery seconded approval of the contracts. Brinkman, Schorr, Amundson, Avery and Wiltgen voted yes. Motion carried 5-0.

- Q. Amendment to County Contract C-16-0407 with Supersteam for unit price carpet cleaning (Bid No. 16-140). The amendment renews the contract from August 9, 2017 through August 8, 2018. The cost to the County is not to exceed \$10,000. (C-17-0630)**

MOTION: Brinkman moved and Avery seconded approval of the amendment. Schorr, Amundson, Avery, Brinkman and Wiltgen voted yes. Motion carried 5-0.

- R. Amendment to County Contract C-17-0378 with Midwest Sound & Lighting for the Hall of Justice Courtroom audio replacement (Bid No. 17-130). The cost will be increased by \$2,875 for the remainder of the contract term with a revised total of \$192,257. (C-17-0631)**

MOTION: Amundson moved and Brinkman seconded approval of the amendment. Amundson, Avery, Brinkman, Schorr and Wiltgen voted yes. Motion carried 5-0.

- S. Amendment to County Contract C-15-0407 with NMC, Inc. for the annual supply of Caterpillar filters (SS-24). The amendment renews the contract from August 28, 2017 through August 27, 2018. The cost to the County is not to exceed \$17,000. (C-17-0632)**

MOTION: Schorr moved and Amundson seconded approval of the amendment. Amundson, Schorr, Brinkman, Avery and Wiltgen voted yes. Motion carried 5-0.

- T. Amendment to County Contract C-15-0381 with Murphy Tractor & Equipment Company for the annual supply of John Deere filters (SS-26). The amendment renews the contract from August 24, 2017 through August 23, 2018. The cost to the County is not to exceed \$12,000. (C-17-0647)**

MOTION: Amundson moved and Brinkman seconded approval of the amendment. Schorr, Brinkman, Avery, Amundson and Wiltgen voted yes. Motion carried 5-0.

- U. Amendments to the following contracts for the annual requirement of construction and landfill equipment repair (Bid No. 14-160). The amendment renews the contracts from August 12, 2017 through August 11, 2018. The cost to the County is not to exceed \$115,000 for all contracts.**

- 1. Hamilton Equipment Company, Inc. (C-17-0648)**
- 2. Murphy Tractor & Equipment Company (C-17-0649)**
- 3. NMC, Inc. (C-17-0650)**
- 4. RDO Truck Centers (C-17-0651)**
- 5. Titan Machinery, Inc. (C-17-0652)**
- 6. Truck Center Companies (C-17-0653)**

MOTION: Brinkman moved and Amundson seconded approval of the amendments. Brinkman, Avery, Amundson, Schorr and Wiltgen voted yes. Motion carried 5-0.

- V. Contract between High Plains Enterprises, Inc., and Lancaster County on behalf of the Lancaster County Engineer for replacement of concrete box culverts F-225, G-111 and G-144. The cost to the County is \$501,267.55. Work is to be completed on or before December 18, 2017. (C-17-0659)**

Pam Dingman, County Engineer, provided a map with the locations of scour critical bridges (Exhibit A) as well as a map with the location of the three closed bridges that will be replaced with box culverts (Exhibit B). She stated that the price of a box culvert is one-third the cost of a bridge. Dingman said the contractor could work on all three bridges simultaneously if the crews are available but once the bridge is removed he is limited to forty days total construction. She added completion is scheduled for November 1, 2017. Dingman thanked Chad Packard, County Engineer's Office, for his work with the bridge to box culvert projects.

MOTION: Amundson moved and Brinkman seconded approval of the contract. Avery, Amundson, Schorr, Brinkman and Wiltgen voted yes. Motion carried 5-0.

- W. Interlocal agreements with the following counties for the safekeeping, care and sustenance of preadjudicated juveniles at the Youth Services Center. Lancaster County will be reimbursed at the rate of \$276 per juvenile per day.**

- 1. Banner County (C-17-0660)**
- 2. Saunders County (C-17-0661)**

MOTION: Schorr moved and Amundson seconded approval of the agreements. Amundson, Brinkman, Avery and Schorr voted yes. Wiltgen voted no. Motion carried 4-1.

- X. Contracts with the following medical providers for specialized medical care of General Assistance clients. Providers will be reimbursed at the Medicaid rate.**

- 1. Eckstrom Physical Therapy (C-17-0662)**
- 2. Southwest Lincoln Surgery Center (C-17-0663)**
- 3. Southeast Nebraska Hematology (C-17-0664)**

MOTION: Brinkman moved and Schorr seconded approval of the contracts. Avery, Schorr, Brinkman, Amundson and Wiltgen voted yes. Motion carried 5-0.

- Y. Grant contract with Lincoln Public Schools in the amount of \$257,533 for the Truancy Diversion and Restorative Justice program. The contract is funded by the Nebraska Commission on Law Enforcement and Criminal Justice Juvenile Services Aid Grant (#17-CB-529). Term of the grant contract is July 1, 2017 through June 30, 2018. (C-17-0634)**

Bruce Prenda, Deputy Chief County Attorney, provided an overview of the services provided by the grant.

MOTION: Amundson moved and Avery seconded approval of the grant contract. Brinkman, Amundson, Schorr, Avery and Wiltgen voted yes. Motion carried 5-0.

- Z. Grant contract with Clyde Malone Community Center in the amount of \$18,849 for the Strong Smart Girls program. The contract is funded by the Nebraska Commission on Law Enforcement and Criminal Justice Juvenile Services Aid Grant (#17-CB-529). Term of the grant contract is July 1, 2017 through June 30, 2018. (C-17-0635)**

Kimberly Goins, Executive Director Clyde Malone Community Center, provided an overview of the services provided by the grant.

MOTION: Brinkman moved and Schorr seconded approval of the grant contract. Schorr, Avery, Amundson, Brinkman and Wiltgen voted yes. Motion carried 5-0.

- AA. Grant contract with Clyde Malone Community Center in the amount of \$20,741 for the Talented Tenth Scholar program. The contract is funded by the Nebraska Commission on Law Enforcement and Criminal Justice Juvenile Services Aid Grant (#17-CB-529). Term of the grant contract is July 1, 2017 through June 30, 2018. (C-17-0636)**

Goins provided an overview of the services provided by the grant.

MOTION: Schorr moved and Amundson seconded approval of the grant contract. Avery, Brinkman, Schorr, Amundson and Wiltgen voted yes. Motion carried 5-0.

- BB. Grant contract with Cedars Youth Services in the amount of \$14,000 for the Community Policing 5-0 Fun Club program. The contract is funded by the Nebraska Commission on Law Enforcement and Criminal Justice Juvenile Services Aid Grant (#17-CB-529). Term of the grant contract is July 1, 2017 through June 30, 2018. (C-17-0642)**

Sergeant Tommy Trotter, Lancaster County Sheriff's Office, provided an overview of the services provided by the grant.

MOTION: Amundson moved and Schorr seconded approval of the grant contract. Brinkman, Schorr, Amundson, Avery and Wiltgen voted yes. Motion carried 5-0.

- CC. Grant contract with Boys and Girls Club in the amount of \$55,781 for the Power Hour program. The contract is funded by the Nebraska Commission on Law Enforcement and Criminal Justice Community-based Juvenile Services Aid Enhancement Grant (#16-EB-0607). Term of the grant contract is March 1, 2017 through June 30, 2017. (C-17-0643)**

Andy Larson, Interim Executive Director, Boys and Girls Club, provided an overview of the services provided by the grant contract.

MOTION: Amundson moved and Schorr seconded approval of the grant contract. Schorr, Amundson, Avery, Brinkman and Wiltgen voted yes. Motion carried 5-0.

- DD. Grant contract with Boys and Girls Club in the amount of \$7,952.80 for the Power Hour program. The contract is funded by the Office of Juvenile Justice and Delinquency Prevention grant (#2015-JF-FX-0028) passed through the Nebraska Commission on Law Enforcement and Criminal Justice Title II Grant (#15-JJ-0006). Term of the grant contract is March 1, 2017 through June 30, 2017. (C-17-0644)**

MOTION: Schorr moved and Amundson seconded approval of the grant contract. Amundson, Avery, Brinkman, Schorr and Wiltgen voted yes. Motion carried 5-0.

- EE. Grant contract amendment with Voices of Hope to increase the funding of County Contract C-15-0093 by \$12,697 to provide for an advocate in the Victim Witness Unit. The contract is funded by the U.S. Department of Justice Office on Violence Against Women under the OVW FY2014 Grants to Encourage Arrest Policies and Enforcement of Protection Orders program. Term of the grant contract is October 1, 2014 through September 30, 2017. (C-17-0640)**

MOTION: Schorr moved and Amundson seconded approval of the grant contract amendment. Avery, Brinkman, Schorr, Amundson and Wiltgen Voted yes. Motion carried 5-0.

- FF. Grant contract amendment with Cedars Youth Services, to reduce the amount of funding on County Contract C-17-0438 from \$20,000 to \$6,000. The contract is funded by the Nebraska Commission on Law Enforcement and Criminal Justice Community-based Juvenile Services Grant (#17-CB-0438). Term of the grant contract is July 1, 2017 through June 30, 2018. (C-17-0641)**

MOTION: Schorr moved and Amundson seconded approval of the grant contract amendment. Brinkman, Schorr, Amundson, Avery and Wiltgen voted yes. 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 Records and Information Management report for July, 2017.
- B. Utility Permit No. 1577 allowing Black Hills Energy to install natural gas pipeline on the west side of South 98th Street between Pioneers Boulevard and Old Cheney Road. There is no cost to the County. (C-17-0633)
- C. Utility Permit No. 1578 allowing Black Hills Energy to install a new gas line on the west side of North 148th Street from McKelvie Road to a point north of Alvo Road. There is no cost to the County. (C-17-0637)
- D. Right-of-way contracts between Lancaster County and the following:
 - 1. Patricia K. Jones, Trustee, North 148th Street and Holdrege Street, in the amount of \$1,540. (C-17-0665)
 - 2. Orr Family Trust, Northwest 40th Street and West McKelvie Road, in the amount of \$1,742.50. (C-17-0666)
 - 3. Catholic Bishop of Lincoln, North 112th Street and Alvo Road, in the amount of \$1,540. (C-17-0667)
 - 4. Lee and Jean Pester, Southwest 91st Street and West Denton Road, in the total amount of \$9,415. (2 contracts) (C-17-0668) (C-17-0669)
 - 5. Bruce Pester and Wayne Pester, Southwest 91st Street and West Denton Road, in the amount of \$3,019. (C-17-0670)
 - 6. Richard and Delores Kreiner, Co-Trustees, North 40th Street and Bluff Road, in the amount of \$6,230. (C-17-0671)
 - 7. Maahs, LTD, North 148th Street and Alvo Road, in the amount of \$15. (C-17-0672)
- E. Setting a public hearing on Tuesday, August 29, 2017 at 9:00 a.m., in Room 112 of the County-City Building (555 S. 10th Street, Lincoln) regarding Keno Fund Projects and Lancaster County's Proposed Budget for Fiscal Year 2017-2018.
- F. Setting a public hearing on Tuesday, September 5, 2017 at 9:00 a.m., in Room 112 of the County-City Building (555 S. 10th Street, Lincoln) regarding County Special Permit 16021A, an amendment to County Special Permit 16021 for Hillside Events, to amend Site-Specific Condition Number 5 to revise the landscape screening at 12400 West Denton Road, Denton, Nebraska.

MOTION: Schorr moved and Avery seconded approval of the consent items. Schorr, Amundson, Avery, Brinkman and Wiltgen voted yes. Motion carried 5-0.

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

Gary Christman, 7100 Stone Ridge Road, Lincoln, appeared and stated that he received his final valuation notice and he did not receive any reduction in value. He requested that the Board review his protest. Christman submitted a complaint to the Board (Exhibit C).

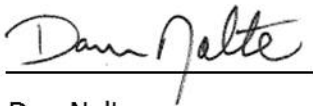
Wiltgen explained that the Board did take final action on all 2017 property valuation protests on August 8, 2017 and the process with the County was now closed. He recommended that Christman file the necessary paperwork with the Tax Equalization and Review Commission (TERC).

6) ANNOUNCEMENTS:

- A. The Lancaster County Board of Commissioners will hold a staff meeting on Thursday, August 17, 2017 at 8:30 a.m., in the Bill Luxford Studio (Room 113) of the County-City Building (555 S. 10th Street, Lincoln).**
- B. The Lancaster County Board of Commissioners will hold their next regular meeting on Tuesday, August 22, 2017 at 9:00 a.m., in Room 112 of the County-City Building (555 S. 10th Street, Lincoln) with the Board of Equalization immediately following.**
- C. The County Commissioners can be reached at 402-441-7447 or commish@lancaster.ne.gov.**
- D. The Lancaster County Board of Commissioners meeting is broadcast live. It is rebroadcast on Tuesdays (1:30 p.m. and 7:00 p.m.), Wednesdays (12:00 a.m. midnight) and Saturdays (3:30 p.m.) on 5 City-TV, Cable Channel 5. In addition, the meeting may be viewed on the internet at lancaster.ne.gov under 5 City-TV, Video on Demand or 5 City-TV on YouTube.**

7) ADJOURNMENT

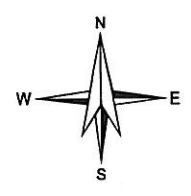
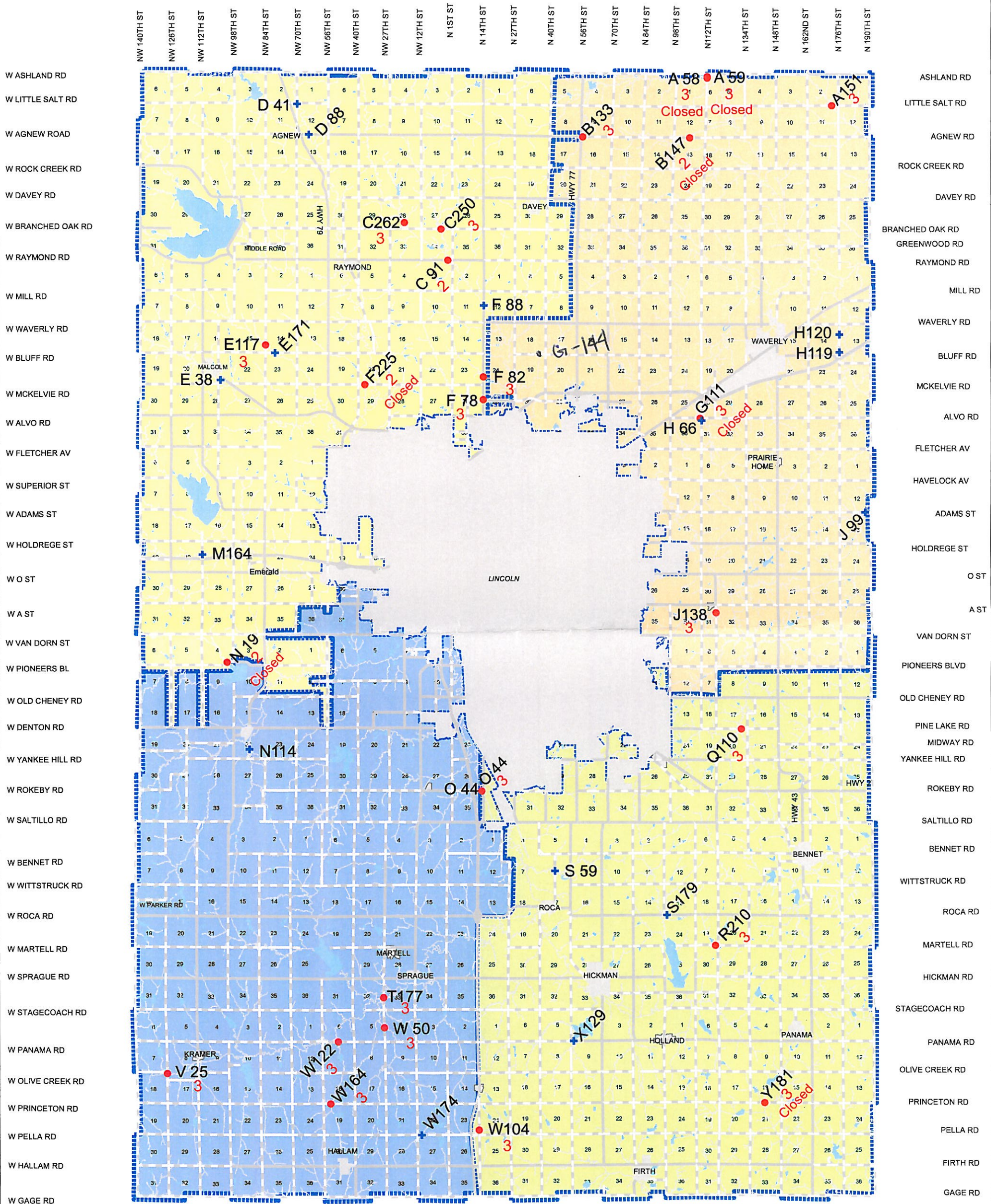
MOTION: Schorr moved and Brinkman seconded to adjourn the Lancaster County Board of Commissioners meeting at 10:13 a.m. Amundson, Avery, Brinkman, Schorr and Wiltgen voted yes. Motion carried 5-0.



Dan Nolte
Lancaster County Clerk



LANCASTER COUNTY SCOUR CRITICAL BRIDGES



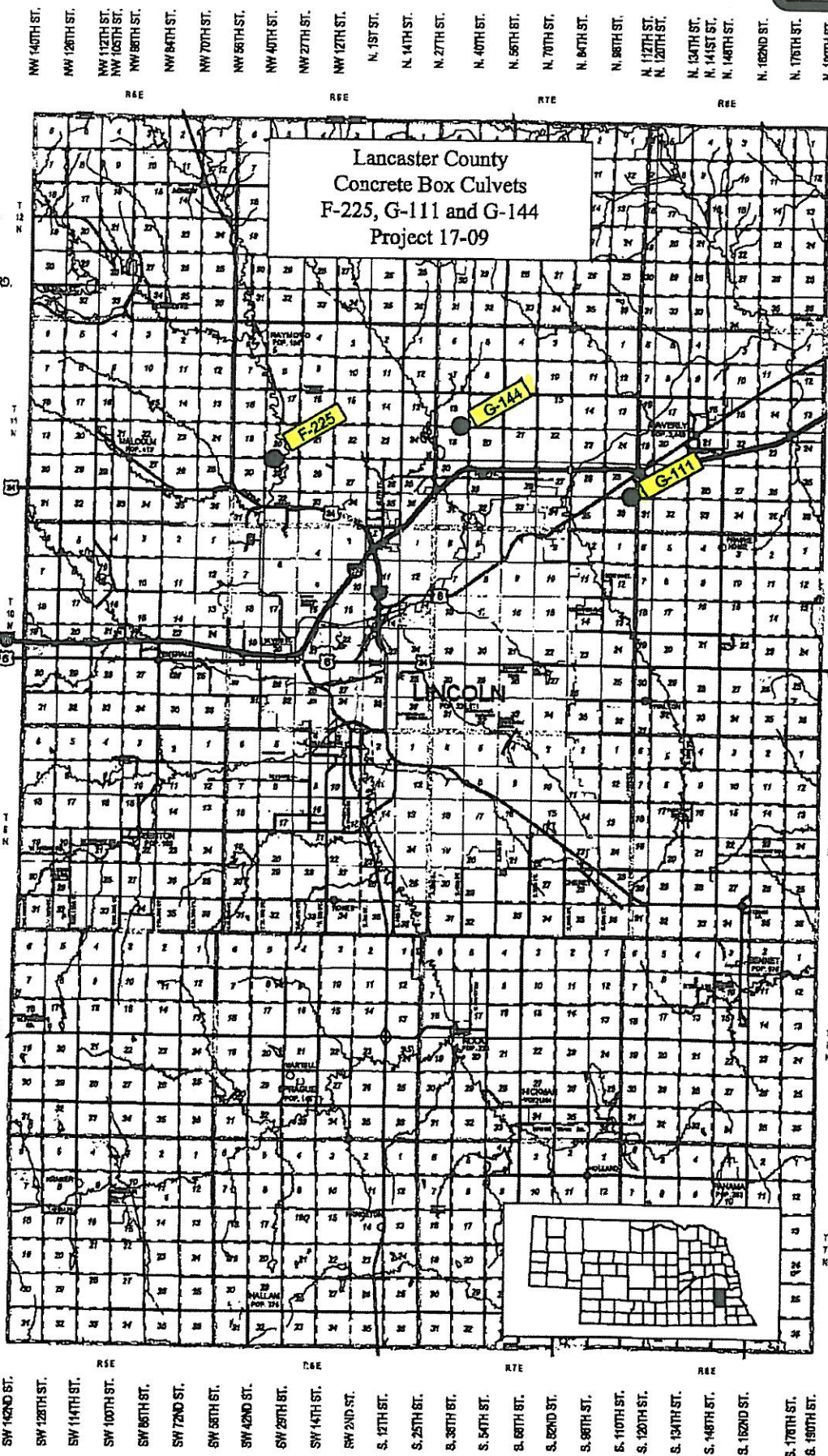
Scour Type
 ● Critical - 25 (U, 6, 3 or less)
 + Susceptible - 15 (as per county Inspectors)

LANCASTER COUNTY, NEBRASKA

tables

NO SCALE

- W. ASHLAND RD.
- W. LITTLE SALT RD.
- W. AGNEW RD.
- W. ROCK CREEK RD.
- W. DAVEY RD.
- W. BRANCHED OAK RD.
- W. RAYMOND RD.
- W. MILL RD.
- W. WAVERLY RD.
- W. BLUFF RD.
- W. MCKELVIE RD.
- W. ALVO RD.
- W. FLETCHER AV.
- W. SUPERIOR ST.
- W. ADAMS ST.
- W. HOLDREGE ST.
- W. 'O' ST.
- W. 'A' ST.
- W. VAN DORN ST.
- W. PIONEERS BLVD.
- W. OLD CHENEY RD.
- W. DENTON RD.
- W. YANKEE HILL RD.
- W. ROKEBY RD.
- W. SALTILLO RD.
- W. BENNET RD.
- W. WITTSTRUCK RD.
- W. ROCA RD.
- W. MARTELL RD.
- W. SPRAGUE RD.
- W. STAGECOACH RD.
- W. PANAMA RD.
- W. OLIVE CREEK RD.
- W. PRINCETON RD.
- W. PELLA RD.
- W. HALLAM RD.
- W. GAGE RD.



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- PIONEERS BLVD.
- OLD CHENEY RD.
- PINE LAKE RD.
- YANKEE HILL RD.
- ROKEBY RD.
- SALTILLO RD.
- BENNET RD.
- WITTSTRUCK RD.
- ROCA RD.
- MARTELL RD.
- HICKMAN RD.
- STAGECOACH RD.
- PANAMA RD.
- OLIVE CREEK RD.
- PRINCETON RD.
- PELLA RD.
- FIRTH RD.
- GAGE RD.

- SW 142ND ST.
- SW 128TH ST.
- SW 114TH ST.
- SW 100TH ST.
- SW 86TH ST.
- SW 72ND ST.
- SW 58TH ST.
- SW 42ND ST.
- SW 28TH ST.
- SW 14TH ST.
- SW 2ND ST.
- S. 12TH ST.
- S. 25TH ST.
- S. 36TH ST.
- S. 54TH ST.
- S. 68TH ST.
- S. 82ND ST.
- S. 98TH ST.
- S. 110TH ST.
- S. 120TH ST.
- S. 134TH ST.
- S. 148TH ST.
- S. 162ND ST.
- S. 176TH ST.
- S. 190TH ST.

AUG 15 2017

LANCASTER COUNTY CLERK



COMPLAINT. 8-15-17

Gary Christman

Parcel 11-11-405-003-000 Tax Protest#17-02585

7100 Story Ridge Rd.

1145 Benton St.,

Lincoln, NE 68507

Lincoln, Ne 68521

I am being subjected to unequal taxation by County Government offices, comparing my house and 3815 No.12th, having same floor plans, and the other house being updated 2 or 3 times for sale.

Assessor's data comparisons

2017 Tax value

My house	buy 7-85	\$44,000	1053 squ.feet	1961	\$121,900	+\$24,600	no garage
* 3815 No. 12	sold 3-16	\$112,500	1080 squ.feet	1962	\$107,300	-\$5,200	no garage
3919 No.12	9-16	127,000	1026	1956	122,000	-5,000	2 car 20' by 24' garage
1211 Irving	1-15	105,500	962	1961	100,400	-5,100	2 car 20' by 24' garage

All three have lower 2017 tax value than the selling price, and 3815 No. 12th is valued at \$14,600 less than my house.

I believe with the repairs needed to my house, seen in pictures, would lower the value below the \$107,300 value of 3815 No. 12th. I have not been able to get cost of the basement wall straightening as appointments are passed deadline for appeals.

For these reasons I believe the tax value should stay at \$97,500. The referee marked she looked at market sales data of assessor, which I compared above.

At the county Board meeting last week I asked what "insufficient data- no evidence of alternate value." meant, and asked Assessor office 2 persons and a Count Clerks Office person. No meaning for the checked wording was known. So how does a person collect data to support a tax protest?

Reasons for protest of 2017 valuation

1. House has original windows, except the large living room window which had beebie hole, and are not energy efficient.
2. The south basement wall has a 1/8 to 1/4 inch crack, at about 68 inches. About twenty years ago I straightened the wall and placed three I beams along it to hold in place.
3. The north wall basement has a new crack at bottom of the east window, in the blocks and pushed in about 1/4 inch. I did dig out the dirt and loosened the pressure on the wall.
4. All the kitchen cabinets are original plywood with darker aged mixed brown color. \$4,300 replacement average finish from Home Depot.
5. The oven is in the wall cabinet and old original 1960s model.
6. All the wood trim around windows and doors was painted white when we bought the house. We removed the white paint and have light brown color with lite white tint. All trim is original.
7. The house has no garage, using a concrete driveway, and has aged thin brick exterior.
8. For these reasons I believe the valuation should stay at \$97,500. Even this value would require costly repairs before any sale. In prior tax protest I was told I should make improvements to keep my house up to sales of other comparable area homes, that takes the money pay for it.
9. Oh, I forgot the older carpet in living room and dining room .