

MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
COUNTY-CITY BUILDING, ROOM 112
TUESDAY, FEBRUARY 7, 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 February 3, 2017

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

Others present: David Derbin, 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 9:05 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, January 31, 2017.

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

Amundson entered the meeting at 9:07 a.m.

2) CLAIMS:

A. Approval of all claims processed through February 7, 2017.

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

3) SPECIAL PRESENTATIONS:

A. Lancaster County Treasurer's Office Employees of the Year – Craig Gerdts, Motor Vehicle Clerk and Kacey Walkowiak, Motor Vehicle Coordinator

The Clerk read the nominations for the record. Candace Meredith, Deputy County Treasurer, presented Gerdts and Walkowiak with the awards. The Board thanked them for their service to the County.

B. 4-H Achievement Day (Tuesday, February 16, 2017) – Karen Wobig, Extension Educator, Unit Leader, Lancaster County Extension Office; Tracy Anderson, 4-H Coordinator; and Vicki Jedlicka, Media and Publications Assistant. (See correlating item 5A)

Karen Wobig, Extension Educator, Unit Leader, Lancaster County Extension Office, thanked the Board for their continued support of 4-H.

Tracy Anderson, 4-H Coordinator, said 33,000 youth are involved in Lancaster County 4-H activities. She stated the 4-H Achievement Day celebration is scheduled for February 16, 2017.

The Board took action on item 5A.

4) PUBLIC HEARING:

A. Amendment to County Resolution R-13-0064, procedures for the inspection of on-site water supply systems and on-site wastewater treatment systems prior to sale, transfer or conveyance of property in Lancaster County, Nebraska. (See correlating item 5B)

The Chair opened the public hearing.

Judy Halstead, Lincoln-Lancaster County Health Department Director, was administered the oath. She noted a typographical error in the resolution. It should read, "...inspection of onsite water supply system" and not onsite wastewater supply system. Halstead said the amendment reflects a change in the payment process. She stated the amendment has been reviewed by the Board of Health and will also go before the City Council for their approval.

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

The Chair closed the public hearing.

The Board took action on item 5B.

5) NEW BUSINESS:

A. Resolution proclaiming February 16, 2017 as 4-H Achievement Day. (R-17-0009)

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

B. Resolution in the matter of amending Section VII of County Resolution R-13-0064, procedures for the inspection of on-site water supply systems and on-site wastewater treatment systems prior to sale, transfer or conveyance of property in Lancaster County, Nebraska, as provided in Attachment A. (R-17-0010)

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

C. Resolution in the matter of fixing the date, time and place for a public hearing regarding a request to vacate portions of West Meinke Street, more particularly described in Exhibit "A", and located in Lancaster County, Nebraska. (R-17-0011)

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

D. Interlocal agreement between the City of Lincoln and Lancaster County on behalf of the Southeast Region to provide Southeast Region grant funds from NEMA to the City of Lincoln for purchases or emergency management equipment. The cost to the Region will be approximately \$29,100. (C-17-0026)

Jim Davidsaver, Emergency Management Director, stated the agreement allows Inspector Don Gross with the Lincoln Bomb Squad to provide services to handle any hazardous material or explosive situations that occur within the fourteen counties of the Southeast Region. He said the money is from the Department of Homeland Security and there is no direct cost to Lancaster County.

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

E. Administrative services agreement and stop loss contract with Blue Cross and Blue Shield of Nebraska for claims administrative services for the Lancaster County self-funded health care program effective January 1, 2017 through December 31, 2017. (C-17-0058)

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

F. Grant contract between Lancaster County and the City of Lincoln Police Department (LPD) in the amount of \$60,000 to provide funding to the Lancaster County Sheriff's Office (LSO) for the Lincoln/Lancaster County Investigative Narcotics Cooperative Task Force. LSO shall contribute \$10,902 in non-federal matching funds. Term of the contract is October 1, 2016 through September 30, 2017. (C-17-0059)

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

G. Grant contract between Lancaster County and the City of Lincoln Police Department (LPD) in the amount of \$147,551 to provide funding to the Lancaster County Attorney's Office for the Lincoln/Lancaster County Investigative Narcotics Cooperative Task Force. Term of the contract is October 1, 2016 through September 30, 2017. (C-17-0060)

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

H. Amendment to County Contract C-14-0606 with Sarpy County to provide microfilming and scanning services. The amendment extends the term of the agreement from February 1, 2017 through January 31, 2018. (C-17-0061)

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

I. Professional services contract with JEO Consulting Group, Inc., for professional engineering services for the preparation of scour mitigation plans for County Bridge H-120. Work is to be completed on or before May 29, 2017. The cost to the County is \$28,150. (C-17-0062)

Pam Dingman, County Engineer, said Bridge H-120 is located a mile north of Bluff Road on 176th Street. She added Bridge H-119 has a similar problem and will also need repairs. Dingman stated Bridge H-120 will be repaired first so as not to "land lock" the residents in the area.

Avery inquired if this is just for services and not construction. Dingman responded the contract is for developing design plans. The estimated cost of the project will be \$250,000 to \$280,000. She noted that JEO was selected as they had immediate availability and a licensed structural engineer on staff. Dingman said the goal is to begin construction in June providing permits from the U.S. Army Corps of Engineers are in place.

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

J. Professional services contract between Intuition Logic and Engineering and Lancaster County for professional engineering services for hydraulic study and channel stabilization plans for County Bridges O-37 and O-175. Work is to be completed on the schedule provided herein. The cost to the County is \$12,300. (C-17-0063)

Dingman stated Bridge O-37 is located on Old Cheney Road in the Wilderness Park area. The daily traffic count is approximately 9,938. She said during the flooding of May 2015 the creek dropped three to four feet and embankment was lost on both sides. Dingman said the count for Bridge O-175 on West Pioneers Boulevard is 2,590 cars per day. This bridge also has significant channel erosion due to flooding. She stated the project is being coordinated by the City of Lincoln (Watershed Management Division), Lower Platte South Natural Resource District (LPSNRD) and Lancaster County at a great cost savings to the citizens.

In response to Avery's inquiry regarding whether the engineers have any ideas on how to mitigate scouring, Dingman responded she would be happy to discuss this issue at a Thursday Staff meeting.

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

K. Professional services contract between Intuition Logic and Engineering and Lancaster County for professional engineering services for hydraulic sizing of bridge replacement culverts in the vicinity of the Salt Creek North Tributaries Watershed Study Areas. Work is to be completed on or before July 31, 2017. The cost to the County is \$17,700. (C-17-0064)

Dingman stated this is a joint contract with the City of Lincoln for hydraulically sizing twenty structures. Intuition Logic is studying all the drainage basins for the City storm water bond issue and Dingman requested they look at the closed bridges in the area: F-225 on West McKelvie Road, G-111 on Alvo Road and G-144 on Bluff Road. She said Intuition Logic agreed to do all WPA structures. Dingman added this is a great deal for the County and felt it should be taken advantage of to be prepared for the future.

Amundson and Wiltgen thanked Dingman for working on this collaborative effort which is a cost savings to the citizens of Lancaster County.

Avery inquired if the funds were already in the budget. Dingman responded that the funds are set aside under "Infrastructure Maintenance."

In response to Schorr's inquiry regarding how the information obtained will be utilized, Dingman said she would be happy to discuss that at a Thursday Staff Meeting as well.

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

L. Recommendation from the Purchasing Department and County Engineer to award Bid No. 17-026 to Hartmann Construction Company for North 27th Street grading, Arbor Lake to Waverly Road. The base bid is \$473,561.22 with an option for additional work in the amount of \$72,064.44. (B-17-0026)

Dingman stated this project involved a full environmental assessment due to the location being adjacent to local and federal park ground. The base bid covers a section that needs to be completed prior to the environmental permit expiring. She noted the option for additional work is for the south part of the project once that property is acquired.

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

M. Recommendation from the Purchasing Department to award purchase orders to the following for flat screen monitors, projectors, wall mounts and installation for the 605 Building (Bid No. 17-035).

1. Ernie's in Ceresco in a total amount of \$16,002. (C-17-0053)
2. Schaefer's TV & Appliance in a total amount of \$4,073.96. (C-17-0067)

Bob Walla, Purchasing Agent, said the recommendation is for purchase and installation of the equipment for the 605 Building.

Schorr thanked Walla for working with departments to reduce costs by utilizing existing equipment.

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

N. Contracts with the following for landscape installation and maintenance services (Bid No. 16-290). Terms of the contracts are from March 1, 2017 through February 28, 2019. The total cost to the County is not to exceed \$20,000.

1. Campbell's Nurseries & Garden Centers (C-17-0037)
2. Mr. Yards and More, LLC. (C-17-0038)
3. Nebraska Nursery and Color Gardens (C-17-0039)

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

O. Contracts with the following for excavating, grading and dozing services (Bid No. 16-292). Terms of the contracts are from March 1, 2017 through February 28, 2019. The total cost to the County is not to exceed \$50,000.

1. Brandt Excavating Company (C-17-0040)
2. Complete Construction Services (C-17-0041)
3. Gana Trucking and Excavating (C-17-0042)
4. H.R. Bookstrom Construction, Inc. (C-17-0043)
5. High Plains Enterprises, Inc. (C-17-0044)
6. Walton Construction Company, Inc. (C-17-0045)

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

P. Contracts with the following for fencing services (Bid No. 16-280). Terms of the contracts are from March 1, 2017 through February 28, 2019. The total cost to the County is not to exceed \$40,000.

1. American Fence of Lincoln (C-17-0046)
2. Empire Fence & Netting (C-17-0047)

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

Q. Contracts with the following for plumbing services (Bid No. 16-283). Terms of the contracts are from March 1, 2017 through February 28, 2019. The total cost to the County is not exceed \$80,000.

1. Bob and Don's Plumbing (C-17-0048)
2. Dworak Plumbing (C-17-0049)
3. Hayes Mechanical (C-17-0050)
4. John Henry's Plumbing, Heating and AC (C-17-0051)
5. JT & K Services, Inc. (C-17-0052)

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

R. Contract with Block & Company, Inc., to provide the annual supply of property bags (Quote No. 5529). Term of the contract is one year from the date of execution. The total cost to the County is not to exceed \$5,000. (C-17-0054)

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

S. Amendments to the following contracts for the annual supply of office seating (Bid No. 12-249). The amendments renew the contracts from February 12, 2017 through February 11, 2018. The estimated total cost to the County is not to exceed \$5,000.

1. County Contract C-12-0700 with AOI Corporation. (C-17-0056)
2. County Contract C-12-0702 with Office Interiors & Design. (C-17-0057)

Walla said there will be an additional amendment to the Office Interiors & Design contract for chairs for the 605 Building.

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

6) 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 for January, 2017:

1. Assessor/Register of Deeds
2. County Clerk
3. Clerk of the District Court

B. Utility Permit No. 1501 allowing the City of Waverly to construct a replacement storm water drainage culvert on the north side of the intersection of North 134th Street and Canongate Road. There is no cost to the County. (C-17-0055)

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

7) 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.

8) ANNOUNCEMENTS:

A. The Lancaster County Board of Commissioners will hold a staff meeting on Thursday, February 9, 2017 at 8:30 a.m., in the Bill Luxford Studio (Room 113) of the County-City Building (555 S. 10th Street, Lincoln).

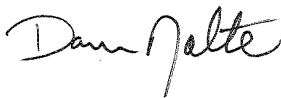
B. The Lancaster County Board of Commissioners will hold their next regular meeting on Tuesday, February 14, 2017 at 9:00 a.m., in Room 112 of the County-City Building (555 S. 10th Street, Lincoln) with the Board of Equalization immediately following.

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.

9) ADJOURNMENT

MOTION: Amundson moved and Avery seconded to adjourn the Lancaster County Board of Commissioners meeting at 9:53 a.m. Brinkman, Avery, Amundson, Schorr and Wiltgen voted yes. Motion carried 5-0.



Dan Nolte, County Clerk



MINUTES
LANCASTER COUNTY BOARD OF EQUALIZATION
COUNTY-CITY BUILDING, ROOM 112
TUESDAY, FEBRUARY 7, 2017
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 February 3, 2017.

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

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

The Chair called the meeting to order at 9:53 a.m., and the location of the Nebraska Open Meetings Act was announced.

1) MINUTES:

A. Approval of the minutes of the Board of Equalization meeting held on Tuesday, January 31, 2017.

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

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

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

3) NOTICE OF DISQUALIFICATION FROM SPECIAL (GREENBELT) VALUATION:

A. Lacey Lammle Trust (Guy Lammle, Trustee)

Scott Gaines, Administrative Deputy Assessor/Register of Deeds, stated the property consists of 100 acres that is in the process of being developed into a nine-hole golf course to be added to the existing Himark Golf Course. He said previously the entire parcel was classified as agricultural land. Gaines stated that when staff appraisers recently assessed the property, they felt the golf course was far enough along that the land no longer qualified for greenbelt. He said after further discussion with Mr. Lammle, it was determined that 35.5 acres are used primarily for agricultural purposes and will be returned to greenbelt. Gaines noted there are fairways clearly defined on the property and added

that this is a classification issue regarding the greenbelt. Discussion on valuation can occur in June if the landowner feels the property has been "overvalued."

Guy Lammle, 10325 E. Celestial Drive, Scottsdale, Arizona, appeared and said the Conservation Reserve Program (CRP) was disallowed approximately five years ago on the parcel due to numerous volunteer cedar and thorn trees. He stated the past five years has been spent getting the ground to the point that it could be farmed. Lammle discussed the improvements and expense involved in developing a golf course and said he has not yet made a decision to follow through with this plan. He noted the lack of success of golf courses in Lincoln and said he may decide to use the land as a sod farm. Lammle disagreed with the Assessor's determination that only 35.5 acres qualified as agricultural use and felt greenbelt would be more appropriate for the 65 acres which is pasture and trees. He requested that the greenbelt be granted through 2017 to allow him to determine the best use of the property going forward.

In response to Avery's inquiry regarding if any crops are being grown, Lammle responded hay and a tree nursery have been planted.

Schorr requested that Lammle clarify the areas on the map that was submitted with the appeal letter (Exhibit A). Lammle said the areas outlined in red are being considered for the golf course. He stated inside the perimeter is hay and trees.

Gaines presented a map utilized by the Assessor's Office showing the areas in green as the area that would still qualify as agricultural land (Exhibit B).

Rob Ogden, Chief Field Deputy County Assessor/Register of Deeds, said the areas in question are the areas that have been developed to some degree as a golf course and are not being used for agricultural purposes. He stated the issues that Lammle has with the increased valuation can be addressed in June during the formal valuation protest period.

Amundson questioned if any sod or trees had been sold. Lammle answered no.

Wiltgen clarified the purpose of the greenbelt, per State Statute, is to provide a benefit to landowners who are actually in the production of agriculture.

Ogden presented the Community Unit Plan (CUP) map filed in 2011 for the land to be developed as a golf course (Exhibit C). He said development of the land did not begin until just recently.

Dave Derbin, Deputy County Attorney, stated under the current statute to qualify for greenbelt the land must be primarily used for agricultural or horticulture, thus, the question for the Board is, "What is the current use of the land?"

Gaines said the Assessor's Office does recognize that there are 35 acres being used primarily for agricultural purposes as of January 1, 2017 which will be returned to greenbelt. He stated the entire 100 acres was initially disqualified.

Avery asked if the decision regarding greenbelt designation is subjective and if there are any objective standards. Gaines said the standard is how the land is primarily being used on January 1.

Ogden confirmed that the entire property was walked and assessed before sending the statement of disqualification.

MOTION: Schorr moved to disqualify that portion of the greenbelt valuation.

Derbin said since this is a protest (appeal) of the Notice of Disqualification, he would recommend that the Board either affirm or deny the appeal.

Schorr withdrew her motion.

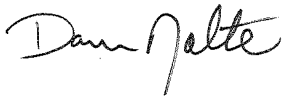
MOTION: Schorr moved and Brinkman seconded to deny the appeal. Schorr, Amundson, Brinkman and Wiltgen voted yes. Avery voted no. Motion carried 4-1.

4) PUBLIC COMMENT:

No one appeared for public comment

5) ADJOURNMENT

MOTION: Schorr moved and Brinkman seconded to adjourn the Lancaster County Board of Equalization meeting at 10:27 a.m. Amundson, Avery, Brinkman, Schorr and Wiltgen voted yes. Motion carried 5-0.



Dan Nolte, County Clerk



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EXHIBIT
A





Lancaster County Assessor GIS Map

16-12-300-003-000



Printed: Feb 06, 2017

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