

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

COMMISSIONERS PROCEEDINGS

Madison, Nebraska

June 22, 2021

The Board of County Commissioners of Madison County, Nebraska met in regular session at 9:30 A.M.

Advance notice of meeting was published in the Thursday, June 17, 2021 edition of The Norfolk Daily News and posted on the Madison County website. A copy of said notice was provided to each Board member. An affidavit of acknowledgment of receipt of notice of meeting as published was executed.

Following a moment of Silence and the Pledge of Allegiance to the flag of the United States of America, Chairman Troy Uhlir called the meeting to order and notified the public of the copy of the Open Meetings Act posted in the meeting room.

Present: Commissioners Eric Stinson, Ron Schmidt, and Troy Uhlir and County Clerk Anne Pruss. County Highway Superintendent Richard Johnson, Norfolk Daily News reporter Jerry Guenther and WJAG reporter Cody Ronnfeldt were present until 12:10 P.M.

Commissioner Schmidt read the following consent agenda items into the record:

- 1) Approval of minutes of June 8, 2021 meeting
- 2) Approval of Maurer Family Farms, L.L.C. Lot Split in Section 7-23-3, which is located at 54066 839th Road, Meadow Grove
- 3) Reappointment of Larry Dittberner to serve as member Madison County Veteran Service Committee for a five year term from July 1, 2021 through June 30, 2026
- 4) Authorization for the County Board Chairman to execute an engagement letter with Morrow, Davies & Toelle, P.C. for audit services for the fiscal year ending June 30, 2021

Motion was made by Schmidt and seconded by Stinson to approve the consent agenda. Roll call vote: Ayes, Stinson, Schmidt, and Stinson. Nays, none. Motion carried.

Motion was made by Stinson and seconded by Schmidt to approve the regular agenda. Roll call vote: Ayes, Stinson, Schmidt, and Stinson. Nays, none. Motion carried.

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Steve Rames, President of the Norfolk Public Transportation Board and the City of Norfolk's Engineer, was present to provide a proposal for a new bus system to better serve in Madison County. Mr. Rames explained that the Norfolk Public Transportation Board is made up of other organizations that serve a lot of the same territory as they do and many of which serve out to four or seven counties. This board was formed back in 1972 and was originally known as the Community Concern of Norfolk and somewhere in the mid-90s they changed into the Norfolk Public Transportation. Historically their service has provided about 25,000 rides a year which is roughly 83 rides a day on average. Mr. Rames stated that their transportation serves more senior citizens and individuals who have disabilities. Currently, individuals who are needing to use their service have to schedule for a pickup at least 24 hours in advanced. Mr. Rames explained that they have been looking at their operations and services and would like to provide on demand response transit. On demand response is when the request is made the same day of service that's needed. Demand response transit means that individuals have to schedule their transportation at least 24 hours before. Currently their services are for demand response only.

Mr. Rames stated some reasons why people need public transportation could be that they have aged out of driving and don't have a license, they don't own their own transportation, lost their license, or they are disabled and are unable to drive. In early 2019 the organization expanded their operational boundaries from three miles radius around Norfolk to a 30 miles. A large portion of these individuals in this 30 mile radius are using the transportation for medical services. The Norfolk Public Transportation Board also keeps track of demographics of services. Currently about 1/3 of their riders are youth, which is great Mr. Rames said because this will prepare the youth to feel more comfortable in using mass transit as they are growing up to be adults. The board also tracks individuals that are needing a ride. Mr. Rames explained about 25% of their riders are using their services for employment. From April 2017 to April 2021 their ridership has gone up 95% which is about 40% higher for daily riders. Today, they are exceeding over 200 rides a day.

Mr. Rames stated that going forward they are looking to make some changes to their organization. First off they are changing their name from the Norfolk Public Transportation to North Fork Area Transit to be more reflective of its reach outside of the Norfolk area. He explained that they are currently looking at tele lift so individuals can call in to schedule their times for rides. Eventually they will also have a web portal that people will be able to go online and see what's available for rides to schedule or cancel their rides. Mr. Rames reported that they have spent the past 4 years really looking at Madison County's regional needs for transportation and it was found that grocery, pharmacy, and medical transportation were the most needed service for transportation. Corinne Donahue, a senior transportation planner at Olsson Associates in Omaha stated that for those who don't have a vehicle transportation can be a major issue. She explained that the

Department of Revenue has information available to the public to show what services are provided in every community no matter what their size may be. The state did a study about 5 years ago with 15 counties to determine the needs of transportation. For Madison County, it was found that there are a lot of individuals outside of the City of Norfolk that are needing to get to Norfolk and they don't have many options. Another factor was that a lot of people need to get to the City of Madison for the courthouse services. Ms. Donahue stated that as they look at services down the road they need to take the next step by talking to the communities to determine how often people are needing transportation.

Mr. Rames stated that one of the projects that they are looking at doing is a Flex Route System. He is hopeful that this system will be heavily used by people in the community but also tourists and people who are coming in from the surrounding region. Mr. Rames would like to get their website updated, additional bus stops, and representation of their business for their bus drivers, and really just getting their business rebranded. Currently, they are starting to finalize the operation components for the system and could possibly go live in January 2022 if they could secure the funding that is needed. There's a fleet of seven buses available for purchase that have less than 33,000 miles on them that they would like to purchase. However, if this doesn't happen they will have to purchase a new fleet which can take up to 12 months from order to delivery.

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Mr. Rames explained that they are looking at the brick and mortar that will house this system. They are going to be receiving some governmental funding that will help pay for the cost of the new building but are looking to receive more funding to help with their costs. When the FTA funds projects like this they like to look at what the organization needs today and what they will need in 40 years so they know that it will last. In the City of Kearney they built a similar building in 2013 that was designed by Wilkins Architecture Design Planning. Mr. Rames reported that they have decided to go with this same company to build their new facility because Wilkins is currently working on some other projects in the City of Norfolk. This facility is estimated to cost about \$6.5 million. The Norfolk Public Transportation Board is asking the County for \$1,000,000 to go towards some of the startup costs. For two years of operations it would be \$750,000 to support the startup costs and then \$125,000 each year for two years to get them operational and to allow them go out and find other sponsors to help with ongoing operational costs. They are also asking for local support to help with the cost of the Flex Route portion. This project is about \$150,000 and they are asking the County for \$75,000 to support the startup costs of the Flex Route. Mr. Rames explained that they would like to see the County to contribute at a much smaller value after the two years because when they apply for grants they like to see what the local support amount is. Mr. Rames clarified that about 57% of their funds will be federal funded, 17% state funded, and the local match equaling the state match. The other 10% of the funding will come from revenue generation through fares and fees. Mr. Rames stated that they do want to try and leverage these dollars into the federal match program.

The Flex Route system will be able to provide nine full-time benefit paying jobs and several part-time jobs. Mr. Rames explained that they want to meet the needs of all individuals in Madison County and having this brick and mortar, staff, and buses in place is what's really going to get them to meet these needs. Ponca Express also provides transportation in the City of Norfolk and Commissioner Ron Schmidt asked how these organizations would compete with each other. Mr. Rames explained that Ponca Express serves about a 200-mile radius and there is some overlap, however both entities are trying to coordinate their services. They have also been talking since September 2019 about combining the agencies together and expanding off of the Ponca Express site or if they should go on their own and build their own site. Mr. Rames thinks that they should have a decision in the next couple months once they've explored all their options and have evaluated their funding.

Chairman Troy Uhlir asked when the timeline would be that the rural communities would start having on demand transportation services. Mr. Rames stated that it really comes down to their number of drivers, availability, and efficiency. He explained that 3 years ago the cost for a one way ride was \$17. What has helped them get this cost down is that they brought in a dispatch software that they are able to push a button and it will optimize all the rides that are picking up and dropping off and then routes them in as few of buses as possible. Last month they were able to get their rides down to \$8.10 within the city limits of Norfolk with this dispatch software which is one of the benefits of demand response service. On demand service is about \$25-\$30 for a one way ride. Currently both the Ponca Express and Norfolk Public Transportation charge \$10 for a one-way trip outside of Norfolk that's within the 30 miles. Ms. Donahue explained that one of the challenges that they've heard from people in Madison County is that they need affordable transportation. She said that two trips to Norfolk to Battle Creek is \$40 and that could be someone's spending budget for the week and it's been used all on their transportation. One of their goals is to have a vehicle that is designated for County wide services which they would have to change their policy to over 30 miles. Mr. Rames stated that they need to get out to those rural communities to receive input on what they are needing because there could be some youth that need to get to the City of Norfolk for activities but may not have a ride.

Clerk of the District Court Monica Rotherham stated they have a lot of individuals who have issues with getting to and from court. She explained that there are individuals who don't know when they are going to jail or when they are going to get out of jail so having an affordable service that they didn't have to schedule their rides ahead of time would be very beneficial. They have referred a lot of individuals to Ponca Express because they know that they can rely on them to get these individuals to and from court. Mrs. Rotherham reported that most of these individuals do get discouraged by using public transportation because of the cost associated with it so she recommended that they take this into consideration. Mr.

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Rames stated that if there is a large need for this they can certainly work with it and make more of an on demand service. They have made a \$30 monthly unlimited rides pass in the past and that was a big hit. Senior Citizen also do receive half price rides. Commissioner Schmidt stated that he thinks this is a really great deal for the elderly that they can stay home but still be able to make it to their appointments with this type of transportation. Ms. Donahue agreed and said it really helps them keep their independence and makes them feel confident that they will make it to the grocery store, pharmacies, or doctors' appointments. Another perk is that Medicaid will help pay for these individuals rides for those who are on it.

Ms. Donahue stated that there are some communities within Nebraska that have a bus service come to them once or twice a week. She said they could do something like this that the bus comes to the City of Madison twice a week at a certain time, takes people to Norfolk for a certain amount of time to get their errands done and then would bring them back to Madison. Commissioner Schmidt asked if some of the funds that were given by the American Rescue Plan could be used to pay for the brick and mortar. Mr. Rames explained that they could use these funds but what they would like to have happen is the County Board see where the other communities could have these funds put into. Chairman Uhlir stated that it's important that we remember those individuals who need transportation and understand what their needs are. He explained that a lot of people thought that the Norfolk Public Transit was for the elderly or that it was only for the City of Norfolk however, it's for anyone within the 30 miles of the City of Norfolk and having the name changed to the North Fork Area Transit will help people better understand their services. Mr. Rames explained that they are working with a company to help them get rebranded and hope to have this completed by late September 2021. Chairman Uhlir stated that he thinks it's important to hear what the surrounding communities needs are in order to get a better idea of how the bus service will operate.

No action was taken.

Representatives from the Battle Creek, Madison, Tilden, and Newman Grove public libraries were present at the meeting to present their annual report. These libraries currently are having they summer reading program going on. Compared to last year dealing with COVID-19 the number of kids participating in the program has increased significantly this year. Lori Porter, Madison Public Library stated that this has been a really good program for kids and it is great to see the number of participants. She expressed their appreciation for the County's support in these libraries and helping provide funding for new technology and ancestry so they don't have to take away from their budget for buying books. Chairman Troy Uhlir asked how these libraries handled getting resources from the libraries to individuals last year during COVID. Ms. Porter said that they were able to do a lot of home delivery or curbside pickup at the libraries. They also would sanitize and quarantine all books that would come back to the libraries to help prevent any spread of germs. Some libraries are still doing home delivery and are continuing to quarantine and sanitize books. Commissioner Ron Schmidt was curious if there has been an increase in adults coming back to the libraries like they had before COVID. The library representatives explained that it's just now starting to pick up a little bit and a lot of the adults are coming to use the library computers or to rent out their hotspots to use internet in their own homes if they don't have internet. They are hopeful that the adult traffic will pick back up soon.

No action was taken.

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Kathryn Liebers, District 7 Probation Office was present at the meeting to share their proposal for purchasing a new phone system. Ms. Liebers explained that currently they have the same phone system as the courthouse and it is no longer supportive for their office. She stated that they did have their phones go down and found that the parts for the phone system are no longer made. Instead they had to use old parts that were previously used to try to fix the issue, however, when they called to test the phone they did not reach the probation office and it actually sent their phone call to a medical office in Grand Island. In order to resolve the issues that they are experiencing they will need to have a new phone system installed. Ms. Liebers stated that they are asking for about a \$30,000 increase to their budget during the upcoming year for the new phone system. These funds will cover the purchase of the phones, installation, and updates or corrections that Precision IT would need to perform on their servers. This phone system will address both the adult and juvenile offices. Ms. Liebers reported that they had requested for three bid proposals however, they had only received two. Priority Communications gave a bid of about \$26,000 and Applied Connective Technologies had a bid for about \$20,000. Ms. Liebers explained in order to get as close to the phone system that they have currently, they would need to go with the company who had the higher bid.

The past four years the probation office has been able to keep their budget steady at the same amount but they would like to see this new phone system be installed. Ms. Liebers discussed that the County is responsible for 63% of their overall budget during the upcoming year. She said looking at their final budget they expected it to be \$268,327 which leaves Madison County's cost to be roughly \$168,000. The last year Madison County was also responsible for 63% of the budget and spent about \$150,146 therefore, this year is not a huge substantial increase but about \$18,000. Ms. Liebers explained that in the Judicial District, the State of Nebraska's expense was about \$5.1 million which went towards personal services, employees' salaries and benefits, detention costs, and programming. Commissioner Schmidt questioned if the new phone system would be as good as the current system. Ms. Liebers stated that it will be very similar to their current phone system but there will still be some differences however, in the long run it will be much better than what they currently have. Chairman Uhlir stated that he was hopeful that the new system would be compatible with the courthouse so they are able to just pick up the phone, dial any extension in the courthouse without issue. He said if that doesn't occur that it's fine but it would be more of convenience to all offices without having to dial out the whole phone number. This will also be beneficial to the board to use this new phone system as a test run for the courthouse as the courthouse is in need of a new phone system as well.

Ms. Liebers stated that currently they have nine auto attendant mailboxes and they need to be able to add more. These auto attendants do all of their chemical tests, call-ins, and numerous announcements that are both in English and Spanish. Typically they can have anywhere 500 to beyond 700 people calling in for their testing time during the hours of 5:00 AM and 8:00 AM or in the afternoon from 2:30 PM to 5:00 PM. Testing times are from 5:30 AM to 8:30 AM and 3:00 PM to 7:00 PM, which explains why they have a significant amount of people calling in during a short time frame. On top of these phone calls, there are additional calls being made for regular business, clients, court, scanning, faxes, and interoffice calls so it's not just a regular phone system. Chairman Uhlir stated that the probation office also has to do their electronic monitoring through the phone system as well. Ms. Liebers stated that they currently are serving an average of 1,000 clients throughout the seven County district. They have about 140 juveniles with 70 to 80 of them being high risk or specialized population.

Chairman Uhlir asked if the COVID-19 pandemic had an impact on the probation office. Ms. Liebers stated that they did see a small impact but they did not close their doors and provided service the entire time. Business was done a little differently by doing more Zoom calls, meeting with people in their driveways, and curbside service to limit down the exposure of going out in the communities. They were also able to use the messaging system to help get messages out to people who were calling in if there were any new health and safety measures. Commissioner Schmidt suggested that the probation office find another business that is using this same proposed phone system to verify that it will do exactly what they need it to. However, Commissioner Stinson commented that there might not be many options out there for them to find another phone system due to them

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putting out there that they wanted three bid proposals but only received two. Ms. Liebers agreed and stated that they don't have a lot of options and that she has been working with Priority Communications for the past 12 years so she is very confident in the service that they will receive. County Clerk Anne Pruss stated that the courthouse uses Priority Communications for their phone issues also, and that they are a great company to work with that is available 24/7. Madison County is the hub for the District 7 Probation therefore, the other 6 counties need to review this proposal as well as they will have their own responsibilities with their budget. Ms. Liebers explained that if she breaks down her budget by service one of these counties may only have 8% of the overall budget. Looking at the other counties it's only increasing their budget by around \$2,000.

Motion was made by Schmidt and seconded by Stinson to approved District 7 Probation office to increase their budget for the purpose of purchasing a new telephone system for the 2021-2022 fiscal year's budget. Roll call vote: Ayes, Stinson, Schmidt, and Stinson. Nays, none. Motion carried.

President of the Madison County Historical Society Don Knapp was present to give explanation on why their funding is needed by the County. This year the Northeast Nebraska Model Railroad Association, NNMRA, became a part of the Madison County Historical Society Museum display. There are some plans for renovation of the annex building that will provide a second floor with a handicap accessible elevator to expand the updated electronic display of the NNMRA and provide more space to develop further displays from other Madison County towns, businesses, advertisements, churches, ethnic heritage, farms, and school displays. The Madison County Historical Society has been operating for over 93 years which dates back to 1928. The City of Madison decided to demolish the old Madison City Hall, volunteer fire station, and the small steal building that held the city office in 1992. They then built a new Madison City Office, library, and Historical Society Museum. The volunteer fire station and Madison Police department were then relocated to West 1st Street in Madison to an updated building. The Historical Society also has the Northeast Nebraska Telephone Pioneers Display due to them losing their building in Norfolk.

The NNMRA first started off in the basement of the old City of Norfolk Police Department and eventually had to move and did not have a building that they could move in to. Through some efforts by Carol Robertson, they were able to move their displays into the Madison County Historical Society. The railroad group agreed to have their display available for tours when requested entry is available for visitors which mostly occurs on Tuesday evenings from 7:00 PM to 9 PM. As the railroad display grew they were in need of a bigger space. Initially they thought of asking the City of Madison if they could purchase the unused land behind the library, however they were told that the land could not be sold by the City of Madison. Instead, they could build a building that would be available to for leasing out to a renter.

This satisfied the group's needs so a long term lease agreement was completed to the satisfaction of both groups. Mr. Knapp and Madison County Historical Society Treasurer Marilyn Moyer are now open to give tours since closing due to the recent COVID-19 pandemic. Mr. Knapp explained that they are open on Tuesday evenings but continue to make arrangements at different times for personal museum tours to accommodate individuals and very small groups. Prior to COVID they did have set hours at one time but they were only experiencing 10 to 15 people per month therefore, they've made it more upon request for tours. It was not worth their time to be open set hours because it is all ran by volunteers and they are an unpaid organization.

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Chairman Troy Uhlir asked if memberships to Historical Society were available to purchase in order help with funding. Mr. Knapp explained that they do have memberships available but they are almost nonexistent and haven't gotten much response from people wanting to purchase. The Board of Commissioners had reviewed the bills from the Historical Society that were sent in to be paid out of their budget and found that there have been some donations being made. Chairman Uhlir stated that he didn't think he was comfortable with giving the Historical Society money and then having it being given to other nonprofit organizations. Mr. Knapp explained that he hasn't had much for guidelines from the Commissioners therefore he has done what's always been done in the past. Unfortunately, this had not been questioned before and County Attorney Joe Smith recommended that there be an Interlocal Agreement in place to set guidelines on how things will occur with the funding from the County. Commissioner Ron Schmidt stated that the board was under an understanding the Historical Society was still not open due to the phone that's listed on the website goes straight to voicemail. Mr. Knapp explained that they are in the process of changing the contact phone and getting better advertisement so they can see more people coming in for tours.

County Clerk Anne Pruss questioned why the train club was a separate nonprofit organization and not as a whole with the museum. Mr. Knapp stated that originally they were a club outside of Historical Society and the club is actually a not for profit organization and the museum is a nonprofit. A not for profit organizations means that they cannot make any money off of their organization and nonprofits are able to generate revenue. When the railroad club got into an agreeance with the Historical Society, they had agreed to take the club under the wing and help purchase their supplies. Chairman Uhlir asked what the historical value of the train club has on Madison County. Mr. Knapp reported that if it wasn't for the club no one would come to the museum because there are a lot of people who bring their children to the museum just to see the train display. The current layout for the trains is loaned to the Historical Society and about 90% of the trains are owned by Mr. Knapp. The train club does not purchase running stock for the museum because they purchase it themselves. The Historical Society has helped take care of the bills for repairs or updates on the trains.

Commissioner Schmidt asked if it was an appropriate use of the County's funds for the Historical Society to partially go towards the train club's supplies for trains. County Attorney Joe Smith recommended considering separating the bills out for each organization and that they should not be using the funds given to them for donations. The train club doesn't apply for grants however, before Mr. Knapp got involved with the Historical Society there had been money put away for capital improvements and not for general fund and if it were used for general fund they would forfeit their plans for renovations on the building. City of Madison Mayor Alvin Brandl stated that he would like to see the museum have more set hours as the city office does have people coming in frequently that would like to see the museum. Mr. Brandl also said that when the Nebraska Life magazine did an article on the museum they had tons of people at the city office wanting to have tours but unfortunately no one was available to open it up for tours. Mr. Knapp's concerns with having more available hours would be that they needed to find paid staff to be there consistently and charge individuals for their tours but since they are not for profit organization they can't do this.

Mrs. Pruss was concerned with some of the claims that were being submitted were from the prior fiscal year. She explained that there were items purchased in the prior fiscal year but were paid in the current fiscal year and the county can't accept claims for the previous fiscal year. Chairman Uhlir agreed that making any changes this year isn't fair and that moving forward with an agreement needs to have guidelines in place. He recommended that the train group and the Historical Society get together to get things figure out to better advertisement for the museum, reliable contact phone numbers, and set hours for when the building will be open. Mr. Knapp stated that if he had the need to be open then he would definitely be open but they just aren't seeing that many people who are wanting to come to the museum. Chairman Uhlir stated that can be misleading to say because the County is helping fund their facility and if there's not a need for the museum then why is the County funding the organization. He said that he understands that there will be days that no one will come in for a tour but the County needs to see consistency of them

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being open in order to continue with funding. Mr. Knapp explained that two or three years ago the State of Nebraska ran program where they would get people to come and work so they were able to be open all the time. Unfortunately, the State discontinued this program and they were unable to find volunteers on their own to work in the museum. Chairman Uhlir suggested sending out an advertisement of looking for volunteers to work in the museum in hopes that would draw people to them. He said that the County isn't trying to micromanage how the Historical Society is handling their organization because they want to fund them but they would like to see that the funds are being used properly.

Commissioner Schmidt stated that he thought the agreement with the Historical Society and the County should include that the funding is based on the number of tours or that it's got to be open during certain times. It was suggested that having the set hours on the Historical Society's website for the museum would be beneficial to those who are coming to town and would like to see the museum an Google Search to find their hours that they are right there for them. The City of Norfolk's museum currently has paid staff that are knowledgeable of the history that's within the museum. It was asked how the County would support the Historical Society if they were to go down that path of hiring an employee and getting them aware of the history of what's in the museum. Chairman Uhlir explained that he thought of this too because if the County is going to require them to be open this much that some of the funds that aren't being spent could go back over to paying an employee.

Commissioner Schmidt stated that it would be interesting to see if the City of Madison could hire a part time employee during the designated hours but also be available if a tour comes up during the closed hour then the employee wouldn't have to be there all day and not people come in for a tour. Mr. Brandl stated that the City of Madison does want to see this museum open more to the public and they may even want to put some funding in with it as well to help keep the doors open. Chairman Uhlir clarified that the County by no means didn't want to fund the Historical Society but how the claims came in and were worded rose some questions on how the funding was being spent. The board wants this museum to be available to everyone and that it really is a neat piece of history. He explained that it's more of if the County gets audited and somebody asks a question that's what the main concern is for the board. As the County starts on the budgeting they will start moving forward on completing an agreement with the Historical Society.

Motion was made by Stinson and seconded by Schmidt to approved claim submitted for expense for the Madison County Historical Society for fiscal year 2020-2021. Roll call vote: Ayes, Stinson, Schmidt, and Stinson. Nays, none. Motion carried.

The board met to discuss salaries of appointed officials for the 2021-2022 fiscal year. Veterans Administrator Gregg Hanson explained that he had taken his budget to his board and they recently approved it for this next fiscal year. Commissioner Schmidt stated that the board is working with NACO to receive input on what the most suitable salary should be. Mr. Hanson stated that since COVID the numbers have stayed about the same for individuals utilizing their services although people are using email more frequently. He said that they see all ages of individuals who are looking for help for these veterans. Mainly it depends on what the Veteran's Affairs is doing on who is looking for services through Mr. Hanson's office.

County Weed Superintendent Don Svitak explained that he took his hourly wage times 2% and he believes that this wage should work within his budget this fiscal year. Chairman Uhlir explained that it could be possible but they are also working with NACO on salaries for appointed officials and would like to see what they come up with for their best recommendation. Mr. Svitak has been hiring for a part time seasonal sprayer and

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hasn't had much luck with having any applicants. He stated that right now there's so many bonuses going on to get people to apply to businesses that the Weed department is getting overlooked. Mr. Svitak explained that he's tried working with applicants in the past to get their certifications and a schedule that best suits them however, he's had many employees leave for a better full time opportunity. Commissioner Schmidt suggested that the vehicles that are used for spraying have a boom put on them instead of using a hand spray nozzle. He said that if we can't find a part time seasonal employee why not try to make his work more efficiently. Mr. Svitak stated that they determine how they do their spraying off of a certain amount of miles divided by so many miles per hour to meet the required number of hours. He explained that even with two sprayers they can't meet those hours so a third sprayer is needed.

County Clerk Anne Pruss asked if the County paid for the certification that's need to spray for weeds. Unfortunately, the County does not but Commissioner Schmidt said that the County pays for the road department's CDL license so maybe this should be put into consideration. It costs the individual \$60 to register for the spraying test and then \$90 is the licensing fee. Mr. Svitak said that the \$150 to receive the spraying license is cheaper than a college class. Commissioner Schmidt agreed however, he said that this could be another roadblock for getting people to apply for the position is that they are responsible for paying for the certification.

Planning and Zoning Administrator Heather McWhorter stated that she hasn't calculated her final budget yet however, the Comprehensive Plan was over budgeted therefore her budget will most likely decrease this fiscal year. There has been discussion on having one of the employees who works both in zoning and noxious weeds to be paid all under one department and line item. However, the Department of Agriculture keeps track of how many hours are being spent in noxious weeds so they still need to be separated. Mr. Svitak created a spreadsheet based on the employee's hours and her hourly wage to come up with one rate that she should be paid. Chairman Uhlir stated that he would like to take a look at this spreadsheet and see what they are able to do and verify it will fit into both departments' budgets. Mrs. Pruss stated that this employee currently has three line items, one for zoning and two in noxious weeds, and the two departments have different hourly wages. This makes it confusing when it comes to payroll knowing that the hours and wages are in the correct line items. Mr. Svitak explained that if she had one wage for both departments that they should be able to drop it down to one line item for zoning and one for weed to help limit the confusion.

No action was taken.

Review of the office budgets and fund balances for this current fiscal year was discussed amongst the County board. County Clerk Anne Pruss explained that what typically happens is the final expenditures are gone through to make sure that none of these offices have gone over what was budgeted. She stated that even if some of their line items have gone over budget these offices are fine as long as the total budget didn't go over. This gives the board an opportunity to transfer funds to the office that's in need to avoid having any issues of going over budget. The 2020-2021 fiscal year budget did not have any offices go over their approved amount. Mrs. Pruss stated that if an official were to go over their budget and budget authority isn't transferred then by resolution that official could be charged with a Class IV Felony. Chairman Troy Uhlir stated that it was great to see that no one went over budget because they had cut out about \$300,000 from the operating budget. The reasoning why it was decided to cut this much out was because there were a lot of offices each year trying to figure out how they were going to spend the rest of their money. Mrs. Pruss explained that she had also told the County offices to have their claims in by the first meeting in June so there weren't as many claims to approve at the last meeting in June. Commissioner Schmidt stated that he was thankful to see that no one went over budget due to the COVID

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pandemic no one knew what the year was going to bring.

County Highway Superintendent Richard Johnson reported that the County may have overestimated what was needed in the General fund because there was a lot of funds left over. Currently the Federal Aid fund doesn't have a cash reserve therefore Mr. Johnson recommended the board to look into that. However, the FAS fund has enough money left in it to complete the Old Hadar Road and a few other smaller projects. The Road Bridge Fund is about \$400,000 under what the cash reserve amount was estimated to be. Inheritance Fund is also sitting well and should have enough in it to start off the next fiscal year. Chairman Uhlir stated that the County along with many other Counties are to be getting some federal funds and he stated that they will have to watch what they use this money for. He also said that if they approve the budget for less money this fiscal they will have to prove that this federal funding didn't go towards offsetting the County's budget. The county has some ideas of what the federal funds can be used for but they are still waiting on further instructions.

No action was taken.

The following written reports and correspondence were reviewed:

- 1) Fund balance report
- 2) Clerk's May, 2021 fee report
- 3) County Clerk's report of unpaid claims as of June 15, 2021
- 4) 2nd quarter Board of Commissioners inspection of the Madison County Jail facility
- 5) Minutes of the June 10, 2021 meeting of the Madison County Veterans Service Committee
- 6) City of Norfolk public hearing notice regarding Heritage at Fountain Point, LLC, to consider a variance at the following property address as 3725 West Madison Avenue, Norfolk
- 7) City of Norfolk public hearing notice regarding Amendment to the Redevelopment Plan for the Legacy Bend Redevelopment Area of the City of Norfolk
- 8) City of Norfolk public hearing notice regarding West Highway 275 Phase II Redevelopment area.

The following claims were audited:

GENERAL FUND		
Total Net Payroll		167,448.63
Adobe Systems Incorporated	Software, Probation Office	815.52
American Family Life Assurance Company	Insurance Premiums	1,121.11
Appeara	Rug Service, Supplies, Public Defender	33.02
Appeara	Towel and Mop Service, County Jail	125.09
Kathy Baker	Professional Services	81.25

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Lucinda Bauer	Legal Services, Juvenile Court	40,570.18
Baxter Chrysler Dodge Jeep Ram	Vehicle, County Sheriff	28,226.00
Kenneth Bierman	Mileage, Veterans Service Office	4.48
Big Red Printing	Supplies, County Court	556.54
Big Red Printing	Supplies, County Sheriff	619.66
Big Red Printing	Supplies, County Attorney	562.03
Blue Cross Blue Shield of Nebraska	Insurance Premiums	5,048.36
Brogan Lamkli PC LLO	Legal Services, Juvenile Court	2,232.54
Brogan Lamkli PC LLO	Legal Services, County Court	1,017.05
John Buck	Mileage, Community Based Grant	123.20
Capital One	Supplies, Community Based Grant	378.60
Carney Law PC	Legal Services, Juvenile Court	2,002.35
Century Link	Telephone Service, Probation Office	692.83
Champs, Inc.	Repairs, County Jail	304.50
Maria Izabel Chavez	Interpreting Services, Public Defender	292.50
City of Madison	Utilities, Courthouse	1,377.71
City of Madison	Utilities, County Jail	3,241.01
City of Norfolk	Utilities, Probation Office	141.30
CMRS-FP	Meter Postage, County Sheriff	1,000.00
Colonial Life and Accident Insurance Company	Insurance Premiums	225.60
Constellation Newenergy	Gas Service, Courthouse	210.69
Constellation Newenergy	Gas Service, County Jail	422.32
Cor Therapeutic Services LLC	Professional Services	81.25
Cornhusker Auto Center	Vehicle Repairs, County Sheriff	519.75
Courtesy Ford	Vehicle Repairs, County Sheriff	54.50
Credit Management	Garnish of Wages	256.17
Cubby's	Fuel, Zoning Department	53.36
Cubby's	Fuel, Extension Office	21.93
Cubby's	Fuel, Noxious Weed Department	549.77
Culligan	Supplies, Community Based Grant	9.50
DAS State Accounting	Network Connection, County Clerk	41.60

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DAS State Accounting	Network Connection, County Treasurer	96.16
Larry Dittberner	Mileage, Veterans Service Office	28.00
Eakes Office Solutions	Equipment, Supplies, County Treasurer	3,915.07
Eakes Office Solutions	Supplies, Register of Deeds	485.05
Eakes Office Solutions	Supplies, County Assessor	421.99
Eakes Office Solutions	Furniture, Zoning Department	578.98
Eakes Office Solutions	Supplies, Clerk of District Court	141.66
Eakes Office Solutions	Supplies, Extension Office	51.96
Eakes Office Solutions	Supplies, Copier Contract, County Sheriff	977.74
Eakes Office Solutions	Supplies, County Jail	97.62
Eakes Office Solutions	Furniture, Supplies, Probation Office	1,564.20
Eastern Auto Service, Inc.	Vehicle Repairs, County Sheriff	79.82
Egley, Fullner, Montag, Morland & Easland PC	Legal Services, Juvenile Court	368.30
Elite Court Reporting Service, Inc.	Court Reporting Services, Law Enforcement	75.95
Farmers Pride	Fuel, County Sheriff	679.84
Field's Hardware	Supplies, Courthouse	6.99
Field's Hardware	Supplies, County Jail	44.90
First Concord Benefits Group LLC	Deductible Buy Down Costs, Flex Plan, Administration Fees	3,073.92
Ray Flood	Mileage, Veterans Service Office	30.24
Floor Maintenance & Paper Supply	Supplies, Extension Office	245.32
Floor Maintenance & Paper Supply	Supplies, Veterans Service Office	163.55
Francotyp-Postalia, Inc.	Equipment Lease, County Sheriff	588.00
Jan Fullner	Mileage, County Treasurer	33.87
gWorks	Maintenance Contract, County Assessor	5,465.00
gWorks	Hosting and Maintenance Fees, Reappraisal	19,860.00
Guaranteed Lawn Care	Lawn Care Services, Extension Office	147.00
Guaranteed Lawn Care	Lawn Care Services, Veterans Service Office	98.00
Hampton Inn	Lodging, County Clerk	216.00
Gregg Hanson	Mileage, Veterans Service Office	14.56
Bill Hatterman	Mileage, Veterans Service Office	17.92
Naomi Hemphill	Cleaning Services, Public Defender	80.00

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Terry Hochstein	Mileage, Veterans Service Office	14.56
Holiday Inn Kearney	Lodging, County Board	229.90
Holiday Inn Kearney	Lodging, County Jail	89.95
Jack's Uniforms & Equipment	Uniforms, County Sheriff	230.84
Jack's Uniforms & Equipment	Uniforms, County Jail	484.53
Nancy Jochum-Schramm	Deposition, Law Enforcement	44.85
John's Disposal Inc.	Waste Removal Services, Probation Office	140.00
Justice Works	Subscription, Public Defender	150.00
Lynette Kasik	Phone Usage Reimbursement, County Sheriff	50.00
Keenan Law, PC LLO	Legal Services, Juvenile Court	405.65
Kiesler Police Supply	Supplies, County Sheriff	4,974.90
Lakeview Title Company	Search Fees, Noxious Weed Department	50.00
Lampli, Locke & Beaudette Law Office	Legal Services, County Court	2,993.01
Leadsonline LLC	Equipment, County Sheriff	3,296.00
Lutheran Family Services of Nebraska	Professional Services, Community Based Grant	406.25
Madison County Clerk	Payroll Taxes, Retirement	91,407.66
Madison County Historical Society	Lease, Utilities, Supplies, Insurance, Box Rent, Phone Service	12,766.61
Madison County Sheriff Inmate Fund	Telephone Service, Supplies, County Jail	67.54
Madison County Sheriff	Civil Process Fees, County Court	1,122.32
Madison County Sheriff	Civil Process Fees, District Court	581.16
Madison County Sheriff	Civil Process Fees, Mental Health	88.80
Madison County Treasurer	Cash-in-Lieu Reimbursement	119.05
Madison National Life Insurance Company, Inc.	Insurance Premiums	279.93
Christal McDonald	Transcript, Law Enforcement	87.00
Menards	Supplies, Zoning Department	56.66
Menards	Supplies, Noxious Weed Department	56.65
Motorola Solutions	Computer Equipment, Dispatch Center	41,727.26
Moyer, Moyer & Lafleur	Legal Services, Juvenile Court	493.15
Nationwide Retirement Solutions	Deferred Compensation	1,255.00
Nebraska Child Support Payment Center	Garnish of Wages	257.08
Nebraska Health and Human Services	State Institution Costs	732.00

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Nebraska Public Power District	Utilities, Zoning Department	51.13
Nebraska Public Power District	Utilities, Probation Office	349.25
Nebraska Public Power District	Utilities, Noxious Weed Department	124.09
Norfolk Area Shopper	Advertising Costs, Noxious Weed Department	190.00
Norfolk Daily News	Advertising Costs, County Treasurer	81.64
Norfolk Daily News	Advertising Costs, Public Defender	136.04
Norfolk Daily News	Publication Costs, Reappraisal	8.74
Norfolk Daily News	Subscription, Publication Costs, Extension Office	190.63
Norfolk Daily News	Advertising Costs, County Sheriff	710.63
Norfolk Daily News	Publication Costs, Law Enforcement	93.38
Norfolk Daily News	Publication Costs, County Offices	197.49
Northeast Nebraska Juvenile Services Inc.	Boarding Juveniles, Juvenile Detention	6,090.00
Brian Nykodym - Nykodym Lawn Services	Lawn Care Services, Public Defender	372.00
One Office Solution	Supplies, County Clerk	28.56
One Office Solution	Supplies, Furniture, County Treasurer	457.95
One Office Solution	Supplies, Furniture, Register of Deeds	684.79
One Office Solution	Supplies, Furniture, County Assessor	1,879.21
One Office Solution	Furniture, Zoning Department	134.50
One Office Solution	Furniture, Noxious Weed Department	134.50
One Office Solution	Supplies, County Sheriff	144.48
Osborne Motors Inc.	Vehicle Repairs, County Sheriff	54.50
PCS Mobile	Equipment, County Sheriff	906.11
Pip Marketing Signs Print	Supplies, County Treasurer	2,885.67
Pitney Bowes Inc.	Equipment Rent, Zoning Department	67.96
Precision IT	Computer Equipment, County Sheriff	5,734.00
Precision IT	Computer Equipment, Probation Office	2,844.00
Donna Primrose	Mileage, County Treasurer	626.96
Anne Pruss	Mileage, County Clerk	91.84
Redwood Toxicology Lab, Inc.	Drug Testing, Probation Office	359.25
Reserve Account	Meter Postage, County Offices	20,000.00
Reserve Account	Meter Postage, Zoning Department	300.00

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Sanne Repair	Vehicle Repairs, County Sheriff	2,038.22
Kelli Scheffler	Transcript, District Court	22.50
Security Shredding	Shredding Services, County Attorney	35.00
Security Shredding	Shredding Services, District Court	35.00
Short Stop	Fuel, County Sheriff	416.90
SMC Direct LLC	Drug Testing, Probation Office	423.78
Sparklight	Fax Line Services, Public Defender	66.62
Splash Plumbing	Repairs, Courthouse	854.11
Stealth Broadband	Internet Service, Probation Office	334.40
Stealth Broadband	Internet Service, Courthouse	2,483.38
Stonacek Funeral Chapel	Cremation Services, General Assistance	2,200.00
Summit Food Service LLC	Inmate Meals, County Jail	7,585.74
Donald Svitak	Dues, Noxious Weed Department	15.00
The Windshield Doctors	Vehicle Repairs, County Sheriff	600.00
Thompson Reuters-West	Subscription, Public Defender	384.41
Tilly's	Fuel, County Sheriff	150.88
US Bank Corporate Payment System	Uniforms, Meals, Fuel, County Sheriff	891.73
US Bank Corporate Payment System	Repairs, Supplies, Fuel, Juvenile Accountability	228.96
US Bank Corporate Payment System	Computers, Community Based Grant	771.96
Vanguard Appraisals Inc.	Appraisal Services, Reappraisal	20,200.00
Verizon Wireless	Telephone Service, County Sheriff	1,777.96
Verizon Wireless	Telephone Service, Law Enforcement	51.23
Verizon Wireless	Telephone Service, Noxious Weed Department	49.21
Vision Service Plan	Insurance Premiums	442.58
Waste Connections	Waste Removal Services, Extension Office	19.19
Waste Connections	Waste Removal Services, Veterans Service Office	12.80
Wex Bank	Fuel, Reappraisal	100.16
Wex Bank	Fuel, County Sheriff	3,005.95
Elizabeth Wilke	Contract Services, Community Based Grant	195.00
Zee Medical Service	Supplies, County Sheriff	43.40
Zee Medical Service	Supplies, County Jail	286.90

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Total General Claims with Payroll 556,420.09

ROAD/BRIDGE FUND

Total Net Payroll		36,805.39
Advance Auto Parts	Parts	89.69
Advanced Fire & Safety Inc.	Inspection Services	48.50
American Family Life Assurance Company	Insurance Premiums	709.44
Axles & Gears Inc.	Parts	350.00
B's Enterprises, Inc.	Culvert Pipe	61,096.00
Bauer Built Tire	Tire Repairs	5,609.04
Blue Cross Blue Shield of Nebraska	Insurance Premiums	1,132.29
Colonial Life and Accident Insurance Company	Insurance Premiums	70.28
Constellation Newenergy	Gas Service	62.02
Cornhusker International Trucks, Inc.	Parts, Repair Service	526.73
Cubby's Inc.	Fuel	502.54
D & L Towing and Recovery LLC	Towing Services	542.50
Dale R. Johnson Ent. Inc.	Gravel	26,961.08
Fastenal Company	Parts	25.30
Field's Hardware	Shop Supplies	85.95
First Concord Benefits Group	Flex Plan, Administration Fees	892.12
gWorks	Annual Subscription	612.00
Heartland Fire Protection	Inspection Services	218.50
Husker Steel	Bridge Materials	595.92
Island Supply Welding Company	Shop Supplies	324.55
J & A Traffic Products	Signs	14,331.25
JD Industrial	Parts	349.10
Kelly Supply Company	Parts	269.25
M & M Farm Supply	Shop Supplies	81.00
Madison County Clerk	Payroll Taxes, Retirement	18,888.05
Madison National Life Insurance Company Inc.	Insurance Premiums	48.36
Matteo Sand & Gravel Co., Inc.	Gravel	1,932.76

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Meisinger Oil Company	Fuel	9,411.93
Menards	Shop Supplies	58.82
Nationwide Retirement Solutions	Deferred Compensation	1,175.00
Nebraska Child Support Payment Center	Garnish of Wages	287.55
Nebraska Powder Coasters LLC	Repair Service	600.00
Nebraska Public Power District	Utilities	189.65
NMC Exchange LLC	Parts	1,217.27
One Office Solution	Shop Supplies	94.22
Pioneer Telephone Company	Telephone Service	31.59
Power Plan	Parts, Repair Service	1,188.05
Radio.comm	Radio Repairs	78.80
RDO Truck Centers	Parts, Repair Service	902.55
Rockmount Research & Alloys, Inc.	Parts	131.90
Spencer Quarries, Inc.	Rock	1,403.95
Stealth Broadband	Telephone Service	632.61
Theo's Corner	Fuel	208.14
Truck Center Companies	Parts, Shop Supplies	239.45
Verizon Wireless	Telephone Service	161.07
Vision Service Plan	Insurance Premiums	115.82
Weldon Parts, Inc.	Parts	316.14
Zee Medical	Shop Supplies	86.00

Total Road/Bridge Claims with Payroll 191,690.12

FEDERAL AID SECONDARY FUND

A & R Construction, Inc.	Paving Project	743,374.43
Madison County Treasurer	Interfund Transfer to Road/Bridge Fund	452,000.00
Western Engineering Co., Inc.	Asphalt Overlay Projects	<u>2,044,571.41</u>
	Total Federal Aid Secondary Fund	3,239,945.84

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VISITORS PROMOTION FUND

Norfolk Area Visitors Bureau	Administration Fees	10,943.14
	Total Visitors Promotion Fund	<u>10,943.14</u>

VISITORS IMPROVEMENT FUND

Norfolk Area Visitors Bureau	Administration Fees	8,921.50
	Total Visitors Improvement Fund	<u>8,921.50</u>

REGISTER OF DEEDS PRESERVATION & MODERNIZATION FUND

Eakes Office Solutions	Supplies, Register of Deeds	384.56
Marathon	Supplies, Register of Deeds	128.00
One Office Solution	Supplies, Register of Deeds	167.57
Precision IT	Equipment, Register of Deeds	59.00
	Total ROD Preservation & Modernization Fund	<u>739.13</u>

DRUG TESTING FUND

Nebraska Public Health Environment Lab	Drug Testing	105.00
Premier Biotech	Supplies	381.37
	Total Drug Testing Fund	<u>486.37</u>

INHERITANCE TAX FUND

Madison County Treasurer	Interfund Transfer to Federal Aid Secondary Fund	1,200,000.00
	Total Inheritance Tax Fund	<u>1,200,000.00</u>

911 EMERGENCY FUND

Electronic Engineering	Repairs	269.95
Stealth Broadband	Connection Fees	280.00
	Total 911 Emergency Fund	<u>549.95</u>

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LAW ENFORCEMENT OPERATING FUND

Madison County Sheriff Inmate Fund	Cable TV Services, Supplies	166.15
	Total Law Enforcement Operating Fund	166.15

DRUG COURT FUND

Matthew McManigal	Supplies	260.00
Putters	Supplies	140.00
Redwood Toxicology Lab	Drug Testing	46.00
	Total Drug Court Fund	446.00

Motion was made by Schmidt and seconded by Stinson to approve the claims as audited and authorize the County Clerk to issue checks for payment of said claims. Roll call vote: Ayes, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

The Board adjourned at 12:25 P.M. to Tuesday, July 7, 2021 at 9:30 A.M.

ATTEST:

County Clerk Anne M. Pruss

Troy Uhlir, Chairman

BOARD OF EQUALIZATION

Madison, Nebraska

June 22, 2021

The Board of Equalization of Madison County, Nebraska met at 1:00 P.M.

Advance notice of meeting was published in the Thursday, June 17, 2021 edition of The Norfolk Daily News. A copy of said notice was mailed to each Board member. An affidavit of acknowledgment of receipt of notice of meeting as published was executed. Chairman Ron Schmidt called the meeting to order and notified the public of the location of the information regarding the Open Meeting Act posted in the meeting room.

Present: Commissioners Eric Stinson, Ron Schmidt, and Troy Uhlir, County Assessor Jeff Hackerott, County Treasurer Donna Primrose, and County Clerk Anne Pruss.

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Motion made by Uhlir and seconded by Schmidt to approve the agenda for the meeting. Roll call vote: Ayes, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

County Assessor Jeff Hackerott submitted the following tax list corrections:

- #3697: Grey & Kristy Parr, 2505 South 13th Street, Norfolk, Nebraska
Deduction to the tax rolls in the amount of \$35.46 for correction to the 2020 personal property taxes corrected due to an item being double taxed.
- #3698: NSP LLC, 11506 Nicholas Street, Suite 100, Omaha, Nebraska
Deduction to the tax rolls in the amount of \$24,323.26 for correction to the 2019 real estate taxes due to TERC decision.
- #3699: Kustom Pest Control, 55421 837th Road, Norfolk, Nebraska
Addition to the tax rolls in the amount of \$32.44 for addition to the 2021 personal property taxes due to sale of equipment on July 1, 2021.
- #3700: Kustom Pest Control, 55421 837th Road, Norfolk, Nebraska
Addition to the tax rolls in the amount of \$52.26 for addition to the 2020 personal property taxes due to the submission of 2020 Depreciation worksheet.
- #3701: Terri Ewin, 3207 South 12th Street Trailer 101, Norfolk, Nebraska
Addition to the tax rolls in the amount \$13.80 for addition to the 2020 personal property taxes due to demolition of a mobile home.

After discussion, a motion was made by Uhlir and seconded by Stinson to approve the foregoing tax list corrections as submitted. Roll call vote: Ayes, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

A notification was given to the County on the Extension and Veteran Service building that's shared with Sterling computers about a valuation change. This building is located at 1305 South 13th Street, Norfolk, Parcel No. 590042238. Due to this being a rental property there are taxes that need to be paid on it. County Clerk Anne Pruss explained that what the County collects for rent is what they pay for taxes. Unfortunately, the County

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just completed a contract with Sterling Computer that is not due for renewal until 2024. County Assessor Jeff Hackerott explained that after reading the contract it looks to be that about 28% of the building is being leased out to Sterling Computers.

Motion was made by Stinson and seconded by Uhlir to approve the valuation change for 1305 South 13th Street (Parcel No. 590042238). Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

County Assessor Jeff Hackerott presented the following documents that were accepted by the Board as part of the official record for all property valuation protest hearings conducted in 2021:

- 1) Rules and Regulations of the Tax Equalization and Review Commission (TERC)
- 2) Written statement of the basic procedures used to send valuation notices
- 3) Copy of Notice of Valuation Change
- 4) Omitted and Undervalued Property Listing
- 5) Generalized overview of the procedures used in Madison County Assessor's Office to determine value of real property
- 6) Nebraska Assessor's Reference Manual
 - A) Article 15 of Nebraska Statutes, Chapter 77
 - B) Real Property Appraisal Regulations: 44-001 through 44-005
 - C) County Officials Regulations: 49-001 through 49-010
 - D) Real Property Regulations: 40-001, 003, 004, 008, 010, 011, 012 and 013
- 7) I.A.A.O. Textbooks: Property Appraisal and Assessment Administration, Property Assessment Valuation, and Mass Appraisal of Real Property, and IAAO Glossary for Property Appraisal and Assessment
- 8) Tax Equalization and Review Commission General Orders #4 through #8
- 9) Tax Equalization and Review Commission: Findings and Orders – Statewide Equalization
- 10) Madison County Sales Record, (Residential, Commercial, Agriculture).
- 11) Copy of Madison County Measures of Central Tendency as required under Nebraska Revised Statute §77-1315(4) (2000 Cum. Supp., as amended by Nebraska Laws L.B. 170 § 6)
- 12) Copy of Property Valuation Protest Form 422
- 13) Nebraska Agricultural Land Valuation Manual
- 14) Map of Madison County Agricultural Market Areas
- 15) Copy of confidential intra-office spreadsheet of adjustments made by location
- 16) Copy of Ag land values spreadsheet – 3 year comparison
- 17) Copy of Ag land values spreadsheet – values by market area
- 18) Agland (AGLND) soil table and LVG (SOILSYM) table from Vanguard CAMA system

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- 19) Soil Survey of Madison County published by US Dept. of Agriculture / Soil Conservation Service
- 20) 2021 Reports and Opinions of the Property Tax Administrator
- 21) Copy of Nebraska Administrative Code, Chapter 1; TERC Enabling Authority
- 22) "Real Property Valuations and Damage Due to Natural Disasters" Notification from P.A.D. dated June 10, 2011
- 23) Nebraska Farmer article "Chinese wheat demand props up recent rally." Dated June 2021

- 24) Nebraska Farmer article "Buyers outnumber sellers in land market." Dates June 2021
- 25) Nebraska Farmer article "Demand for farmland pushing prices to near 2014 levels." Dates June 02, 2021
- 26) Nebraska Farmer article "Land prices continue to climb." Dated May 27, 2021
- 27) Nebraska Farmer article "Higher farmland prices make it a sellers' market." Dates April/May 2021
- 28) Norfolk Daily News article "Ready to buy a home? The trick is finding or affording one." Dated April 10, 2021.
- 29) Norfolk Daily News article "Existing home sales and prices rise again." Dated February 25, 2021.
- 30) Norfolk Daily News article "Despite pandemic, construction industry hot in Northeast Nebraska." Dated February 25, 2021.
- 31) Farm & Ranch Marketplace article "Farmland values in Nebraska, Iowa, Wyoming, South Dakota." Dated February 5, 2021.
- 32) Norfolk Daily News article "Existing home sales rose to highest in 14 years." Dated January 23, 2021.
- 33) Fair & Equitable "Median house prices end year with a 14% jump." Dated January 2021.
- 34) U.N.L. Department of Agricultural Economics "Financial Outlook for 2015 Production Agriculture in Nebraska" dated April 8, 2015
- 35) U.N.L. Department of Agricultural Economics "2016 Trends in Nebraska Farmland Markets: Farming and Ranching on the Margin" dated March 9, 2016
- 36) U.N.L. Department of Agricultural Economics "2015 Trends in Nebraska Farmland Values and Rental Rates Reflect changes in Agricultural Commodity Prices" dated March 4, 2015
- 37) U.N.L. Department of Agricultural Economics "2014 Nebraska Farmland Values and Rental Rates: dated July 2, 2014
- 38) U.N.L. Department of Agricultural Economics, "Nebraska Farm Real Estate Market Highlights 2011-2012" dated June 2012
- 39) U.N.L. Department of Agricultural Economics, Cornhusker Economics "Land Booms, Bubbles and Busts: Some Beginning Year 2013 Reflections" dated January 16, 2013
- 40) U.N.L. Department of Agricultural Economics, Cornhusker Economics "Agricultural Land Values and Cash Rental Rates Continue to Climb" dated March 20, 2013

Motion was made by Uhlir and seconded by Stinson to accept the County Assessor's 2021 property valuation protest hearings. Roll call: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

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County Assessor Jeff Hackerott explained that once every four years, organizations are required to file a Form 451 exemption application form and the following three years a form can be submitted to re-affirm that the applicant is requesting continued exemption. He reported that organizations qualify for exemption if the property is:

- 1) Owned by educational, religious, charitable or cemetery organizations
- 2) Used exclusively for educational, religious, charitable or cemetery organizations
- 3) Not owned or used for financial gain or profit to either the owner or user
- 4) Not used for the sale of alcoholic beverage for more than 20 hours per week; and
- 5) Not owned or used by an organization which discriminates in membership or employment based on race, color, or national origin

Chairman Schmidt opened a public hearing at 1:12 P.M. to receive testimony regarding exemption applications submitted by educational, religious, and charitable organizations. Paul Warneke originally appeared on May 25, 2021 and after discussion this exemption was tabled. Mr. Warneke appeared at the hearing to testify on property owned by Orphan Grain Train, Inc.:

Orphan Grain Train, Inc. Parcel 590170457(PT NE1/4 36-24-1 14.40 AC), Norfolk

Paul Warneke representing Orphan Grain Train testified in support of the approval exemption application for their organization. Mr. Warneke stated that he previously thought this property was given as a gift to their organization. After further investigation it was found that the property was still listed as the previous owner's at the Register of Deeds. Mr. Warneke stated that he has now received the correct paperwork and filed it with the Register of Deeds last week to have the Organ Grain Train as the property owner. County Assessor Jeff Hackerott reported that he recommended approval of the application. Hearing was closed at 1:17 P.M.

After discussion, a motion was made by Stinson and seconded by Uhlir to accept the recommendations of the County Assessor and the approval of full exemption the foregoing exemption applications. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Chairman Schmidt opened a public hearing at 1:17 P.M. to receive testimony regarding the following motor vehicle exemption applications:

Community Concerns of Norfolk, Inc., 222 North 4th Street, Norfolk	2006 Ford Econoline Van, 2015 Dodge Caravan
Midtown Health Center, Inc., 302 West Phillip Avenue, Norfolk	2020 Dodge Cargo Can
Victory Road Assembly of God, Inc., 200 North Victory Road, Norfolk	2017 Ford Econoline Bus

County Treasurer Donna Primrose reported that the vehicle exemption applications are for renewals. No public comments were received during the hearing. Chairman Schmidt closed the hearing at 1:19 P.M.

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Motion was made by Uhlir and seconded by Stinson to approve the motor vehicle exemption applications as submitted. Roll call vote: Ayes, Schmidt, Stinson, Uhlir. Nays, none. Motion carried.

Hearings were conducted on property valuation protests as follows:

Protest #2021-1: Devon Wegner, 701 P St., Ste 105, Lincoln

North Highway 81 Plaza Lot 6 Less A Tract 215.95 Ft x 78.79 Ft x 215.46 Ft x 73.56 Ft (Tract 2-Lot Boundary Change)

Chairman Schmidt opened a hearing at 1:18 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. County Assessor Jeff Hackerott stated that this is a commercial vacant property and sits behind Midwest Health Partners. This property is not landlocked but doesn't have any visibility from the front and has one access road. Chairman Schmidt closed the hearing at 1:19 P.M. County Assessor Jeff Hackerott recommended revising the valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Stinson to set the 2021 valuation at \$87,224. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2021-2: Kristine Elliott, 55419 835th Rd., Norfolk

Durlands First Addition Lot 7, Blk 2

Chairman Schmidt opened a hearing at 1:22 P.M. No one appeared at the hearing to offer verbal testimony. County Assessor Jeff Hackerott stated that this house needs some interior updating. This house is about 1,800 square feet and was built in 1906. The basement is an old brick foundation and it is beginning to mortar and calcify therefore it's starting to cave in. Chairman Schmidt closed the hearing at 1:22 P.M. Mr. Hackerott recommended revising the valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to set the 2021 valuation at \$73,787. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2021-3: Stephen and Nancy Buss, 1204 W. Madison Ave., Norfolk

Haases Suburban Lots E1/2 S 140 Ft Lot 2, Blk 7

Chairman Schmidt opened a hearing at 1:29 P.M. No one appeared at the hearing to offer verbal testimony. County Clerk Anne Pruss indicated that Mr. Buss had called and asked to withdraw his property protest. Chairman Schmidt closed the hearing at 1:29 P.M. Motion was made by Stinson and seconded by Uhlir to have Protest #2021-3 withdrawn. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2021-4: Timothy Ganser, 804 Park Ave., Apt. 205, Norfolk

Railroad Addition Lot 8, Blk 21

Chairman Schmidt opened a hearing at 1:40 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. County Assessor Jeff Hackerott reported that this is a two story home that was built in the 1900's. Mr. Ganser is from Omaha and gave Mr. Hackerott permission to look at the property through the windows. Mr. Hackerott stated that this home is in the middle of a complete remodel and it appeared that the kitchen and bathroom have been gutted. Chairman Schmidt closed the hearing at 1:41 P.M. County Assessor Jeff Hackerott recommended revising the valuation based upon a physical inspection of the property. Motion was made by Stinson and seconded by Uhlir to reduce the 2021 valuation at \$34,720. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

Protest #2021-5: Edwin Ferris, 1407 Hayes Ave., Norfolk
Durlands First Addition Lot 4, Blk 12

Chairman Schmidt opened a hearing at 1:30 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the statement that was included on the protest form. County Assessor Jeff Hackerott stated that Mr. Ferris's property protest application is misleading. Mr. Hackerott visited the property and spoke with the neighbor who advised that he didn't think the front main house was occupied. There is a house begin the main house and the neighbor stated that he believes that house does have someone living in it as he has seen people come and go and has seen lights on in the home. Mr. Hackerott stated that there was a window air conditioner running when he visited the property but no was there at the current time. He believes that possibly the wrong parcel number was put on this application. Mr. Hackerott previously spoke with Mr. Ferris and he explained that building had been condemned for two years and was demolished the first week of June 2021. Mr. Ferris also told Mr. Hackerott that he planned to move the garage to a different county. Chairman Schmidt closed the hearing at 1:31 P.M. County Assessor Jeff Hackerott recommended no change to the 2021 property valuation. Motion was made by Schmidt and seconded by Uhlir for no change in the 2021 valuation. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2021-6: Blackman Boys Ent, Wade Blackman, 1224 W. Michigan Ave., Norfolk
Glenwood Addition Lot 2, Blk 9

Chairman Schmidt opened a hearing at 2:04 P.M. No one appeared at the hearing to offer verbal testimony. County Assessor Jeff Hackerott stated that this property was a house with a detached garage. When Mr. Hackerott went to take picture the house had been removed but the concrete slab and garage was still standing. Mr. Hackerott explained that he is unaware of what the future plans are for this property. Chairman Schmidt closed the hearing at 2:05 P.M. County Assessor Jeff Hackerott recommended the board to give consideration to land use change of the property. Motion was made by Schmidt and seconded by Uhlir to set the total valuation of the entire parcel at \$26,993. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Protest #2021-7: James Arens, 301 Aspen Dr., Norfolk
Hillside Terrace Addition Lots 8, 9 & Pt 10, Blk 11 (Tract A – Lot Boundary Change)

Chairman Schmidt opened a hearing at 1:53 P.M. Mr. Arens appeared at the hearing to offer verbal testimony. Mr. Arens stated that he had not been in this home since his son moved into it. In December 2020, he was given word that his son had passed away. Once Mr. Arens was able to get back into this house he found the home to be in poor condition. The home had several animals that lived in it and did a lot of damage. Through further investigation he found that there were eight broken windows, nine broken doors, holes in the walls all throughout the house, toilet was broken, and the bath tub was plugged so water had overflowed and leaked down into the basement through the insulation. Mr. Arens stated that he believes it is going to cost him about \$30,000 to \$40,000 to get the house back in order. Mr. Hackerott reviewed that the home was built in the early to mid-1960s and does have a newer roof but the interior does show some wear. Chairman Schmidt closed the hearing at 1:56 P.M. County Assessor Jeff Hackerott recommended revising the valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to set 2021 valuation at \$111,023. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

- Protest #2021-8: Brandon Doke, 559526 Hwy 275, Norfolk
Flemings Subdivision of Lots 6 & 7 Lot 9
- Protest #2021-9: Brandon Doke, 559526 Hwy 275, Norfolk
Riverside Park Addition Lot 1 & E 5 Ft Lot 2, Blk 10
- Protest #2021-10: Brandon Doke, 559526 Hwy 275, Norfolk
Sunset Additional Lot 12, Blk 2
- Protest #2021-11: Brandon Doke, 559526 Hwy 275, Norfolk
S A Seals Addition Lot 2, Blk 3

Chairman Schmidt opened a hearing at 2:20 P.M. No one appeared at the hearing to offer verbal testimony. Mr. Hackerott was able to go property #2021-8 but could only assess the exterior of the building. This property was purchased for \$65,000 and it is being requested that the assessed value be less than the purchase price. Mr. Hackerott stated that #2021-9 is a 1,000 square foot house that is over 100 years old. Owner paid \$73.25 per square foot and is asking for \$65 square foot to get the value down to \$65,000. Property #2021-10 is a home that was built in 1952 that has 3 bedrooms and 1 1/2 bath. This home is 864 square foot and does come with a raised porch. Mr. Doke purchased the home for \$80,000 and is requesting to have the assessed value be lower than the purchase price. Mr. Hackerott did not get to this property to review but owner had previously stated that the home does have a fully finished basement. Mr. Doke purchased this home for \$80,000 and is requesting to have the assessed value be lower than the purchase price. Chairman Schmidt closed the hearing at 2:30 P.M. Motion was made by Uhlir and seconded by Stinson to table the property valuation protest for all submitted. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

The Board of Equalization recessed at 2:32 P.M. to Tuesday, July 7, 2021 at 1:00 P.M.

ATTEST:

Anne Pruss
Madison County Clerk

Ronald Schmidt, Chairman
County Board of Equalization