

Commissioner's Record No. 26

MADISON COUNTY, NEBRASKA

COMMISSIONERS PROCEEDINGS

Madison, Nebraska

July 7, 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, July 1, 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 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. Absent: Commissioner Eric Stinson.

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

- 1) Approval of minutes of June 22, 2021 meeting
- 2) Acknowledge receipt of Continuation Certificate for Tim Means as Secretary/Treasurer of Meadow Grove Rural Fire District
- 3) Acknowledge receipt of Official Bond for John Klein as Secretary/Treasurer of Battle Creek Rural Fire Protection District
- 4) Acknowledge receipt of Continuation Certificate for James J. Marr as Treasurer of Norfolk Rural Protectors District
- 5) Approval of inter local agreement with Madison County Library Association
- 6) Approval of an election services agreement with Election Systems and Software, LLC and authorization for the County Board Chairman to execute said agreement
- 7) Appointment of Todd Volk to serve as Deputy Region 11 Emergency Manager from July 1, 2021 through December 31, 2022
- 8)

RESOLUTION #2021-29

WHEREAS, Check No. 21060307, dated June 22, 2021, and drawn on the General Fund in the amount of six hundred dollars and zero cents (\$600.00), was made payable to The Windshield Doctors, Inc., 307 East Omaha Avenue, Norfolk, Nebraska, and

WHEREAS, The Windsheild Doctors, Inc., requested cancellation due to incorrect amount paid,

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NOW, THEREFORE, BE IT RESOLVED that Check No. 21060307, dated June 22, 2021, and drawn on the General Fund in the amount of six hundred dollars and zero cents (\$600.00), is hereby cancelled.

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

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

The Elkhorn Logan Valley Public Health Department, ELVPHD, director Gina Uhing discussed that in the future they may need to find a different source for some of their funding. Ms. Uhing stated that the health department was formed in 2000 and an interlocal agreement was made with Madison, Stanton, Cumming and Burt counties. These four counties together serve about 56,000 people and deal with communicable disease tracking and emergency responses. Ms. Uhing stated that there are about 300-350 communicable diagnoses that come up in a year and a lot of times people don't know about these. She explained that this is because it is their job to be notified and then attack the situation from behind the scenes before it becomes a large scale situation. During the floods in 2019 the health department did private water testing and provided tetanus vaccines to first responders and people who were cleaning up their homes. The main office resides in Wisner however, they do have an office in Norfolk and Tekamah. Their office in Norfolk is being leased and did require a lot of work to make it suitable for them to be able to work in. During the beginning of the COVID-19 pandemic they had to add on addition to their Wisner office just to store their personal protective equipment.

For the past year the health department has been deal with COVID-19 pandemic and has been receiving governmental funding to help get through the pandemic. Ms. Uhing explained that back in April, the governor's office contacted the public health departments in the State of Nebraska to notify them that the Rainy Day Fund was going to be ending on June 30, 2021. This funding was all of the reimbursement dollars that they had been receiving for all of their pandemic related response and recovery. Although the funding is ending they still need to continue their services. Ms. Uhing reported that each time a nursing home has an outbreak of COVID they have to supply them with equipment to get them through the outbreak. Some nursing homes in the City of Norfolk have ordered up 98 boxes of gowns, which is about 10 pallets, from their office in Wisner. They then have to load these up in their small mini vans and make several trips back forth to deliver these. It was beneficial to have these extra funds to help support their costs of equipment and travels. The reasoning behind this fund ending was because the governor stated that there are now other valuable funding's through the American Rescue Act that the Counties would be receiving. Madison County is to receive about \$6.8 million from this act, although there still hasn't been any guidelines on how the funds can be spent used.

Ms. Uhing stated that she isn't currently asking the County for more funding but more of looking for guidance on how to handle this situation. The County currently does help with some funding for the health department and Ms. Uhing explained that she will have to be turning in her budget request before the deadline. Her concern is that without having the rules on how the Rescue Act funds can be spent she won't know what she can budget for this next fiscal year. Ms. Uhing stated that the health department still has an ample amount of funds that are coming to them, however

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these funds will only last for one year. The Rescue Act allows for more time to use the funding therefore it would be beneficial if the money could be used towards the health department. Ms. Uhing said that she is going around each of the four counties to receive input from them on how to handle their situation in the future. She explained that if she had to come up with an amount that they won't have access to in a year from now is about 7% of the funds that Madison County will be receive from the Rescue Act. Ms. Uhing would like to have a better understanding and the amount that would be proposed to the board by the next meeting on July 20. Things tend to change rapidly and she doesn't want to give incorrect information now and then have it be changed by the end of the day therefore, waiting until more guidelines have been in place will be better.

Commissioner Ron Schmidt asked what other sources of funding does the health department receive. Ms. Uhing explained that it changes all the time and it depends on if they're asked to do a special project or what is available from federal funding sources like the Centers for Disease Control and Prevention, CDC. She stated that there are some state funds that they receive also, but it just depends on the situation on how they are funded. Prior to the COVID pandemic, Ms. Uhing was able to apply for grants and different times of funding but now they are so busy with thing related to COVID that it has been difficult to find the time to apply, but she has been able to find ways to make ends meet without having to apply for grants. Chairman Troy Uhlir asked if the County is able to help the health department with some funding from the American Rescue plan, what will the funds be used for. Ms. Uhing reported that the longer they rent the building for their Norfolk office it is a money drain, therefore they would like to purchase it. When they moved into this building they did have the opportunity to buy the building however, it was during the brunt of the pandemic and they weren't sure what was going to happen in future and didn't think it was the right time to buy. She explained that the longer they rent and the rent increases they are losing money and it would be a cost savings in the long run to buy the building. Ms. Uhing stated that they do not plan to continue coming back each year for these extra funds, instead they would like to have it a onetime fund that will provide a long term of benefits. Currently, the ELVPHD has 28 employees but they are not all permanent full time staff. When the funding got pulled on June 30th, the governor did allow them to keep their five temporary employees for one more month to help with the transition. At the beginning of the COVID pandemic the health department had to double their staff in order to keep up with the amount of services that were needed.

Ms. Uhing asked to be on the agenda for the next board of commissioners meeting to give an estimate on what the Norfolk building would cost. Commissioner Schmidt stated that it would be wise to wait until then in hopes that they will receive rules on how the funds from the American Rescue Act can be spent. Ms. Uhing agreed and explained that they are in a lease through November therefore it's not an issue to wait but for budgeting purposes they would like to know what they will be able to have. Chairman Uhlir stated that he likes the fact that the health department is creating an income stream by purchasing the building. The County does know that these funds from the Rescue Act have to be used by 2026 but have to be spoken for by 2024. Chairman Uhlir said that he is hopeful that the rules on these funds will allow them to help the ELVPHD.

No action was taken.

Lowell Schroeder, representing Five Rule Rural Planning, presented an update to the county on the project for Madison County's Comprehensive Plan. Mr. Schroeder stated that their business is responsible for gathering information from the communities and receive public input to meet the requirements for a county comprehensive plan. At least once every 20 years, counties and cities are encouraged to update their comprehensive plans. Pierce County recently had updated their comprehensive plan and had this performed by the Five Rule Rural Planning therefore, Madison County selected them to update theirs. Madison County did receive a grant through the USDA Rural Placemaking Innovation

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Challenge that will help fund most of this project. A benefit with this grant is that the communities within Madison County are able to have their comprehensive plans updated as well. Mr. Schroeder explained currently they are starting to talk with the City of Madison and then Tilden and Meadow Grove to do the Entrepreneurial Community Process, ECAP. The ECAP is run by the University of Nebraska and they will be conducting a strategic planning process for the communities. Next year the communities of Newman Grove and Battle Creek will go through the ECAP process as well. This month's data will be collected on the streets, sidewalks, and existing land use in the surrounding communities to evaluate what needs to be updated.

Commissioner Schmidt stated that when Cherry County updated their comprehensive plan they adjusted their guidelines on building in a conservation area. He asked if this something that Madison County is able to do if there ever comes a time that someone wants to building a conservation that they have guidance on how to handle this situation. Mr. Schroeder advised that the public hearings that they will have, will allow them to determine if there is a need for something like this. Then they will be able to plan accordingly if building in a conservation area is needed to be added to the comprehensive plan. Chairman Uhlir stated that he is excited to see the end results and what the communities and the County come up with for updating. Commissioner Schmidt stated that one of his concerns is that as towns grow their territorial jurisdiction grow as well. This is concerning because as they grow there is pressure to allow competing residential located next to the agricultural uses such as feedlots. Mr. Schroeder explained that is a concern however, they plan to have a public hearing to share what they have come up with and citizens will be able to voice their concerns. This public hearing will be performed before the board of commissioners makes the final approval. Through the grant they often send out a survey to see what the highest priorities that are needed.

Mr. Schroeder stated that they now have a website that anyone can see what updates are being made in their communities and the County as a whole. On this website, people can enter their email address to subscribe to monthly updates. Located on this website there are separate tabs for the overall comprehensive project, Madison County and all its communities within, and Pierce County and its communities with in. Under the Madison County tab they have created the most current land use map based on their GIS map. Mr. Schroeder stated that he would like to get together with the board and discuss what else they would like to get on the GIS map such as all the bridges and roads in Madison County. This map and the comprehensive plan should also be helpful to the planning commission during some of their decision makings.

No action was taken.

The board discussed creating an agreement between the City of Madison, the Madison County Historical Society, and the County board on how funding should be for the historical society's museum. Madison County provides funds to the historical society to help with operations at their museum. The museum building is provided by the City of Madison and is located together with the Madison City Hall and public library. Chairman Troy Uhlir stated that he would like to see the museum have designated set hours instead of tours by appointment. Currently the museum is being ran by volunteers and in order to be open more hours they are going to need to find more help. County Clerk Anne Pruss asked if there is any other type of funding that the historical society is receiving that that could help pay for a part time employee to have the museum open more hours. Madison County Historical Society Treasurer Marilyn Moyer stated that their organization is ran by volunteers and for a long time it was only ran by one person. She explained that with giving tours and adding more artifacts to the museum that's being donated they don't have much time to be looking for federal or state funding.

Ms. Moyer reported that with new exhibits being developed they are running out of room and are needing more space for them to display the

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artifacts. The museum is not very handicap accessible and the historical society board members would like to better accommodate these individuals. Mr. Knapp reported that the museum did have regular hours prior to the COVID-19 pandemic but since then they have been by appointment only. Mrs. Pruss stated that a meeting with the City of Madison, Madison County board, and the historical society will be held on July 14th to further discuss the agreements between the three entities. In case of an audit it would be advised to have guidelines on how the funds are being dispersed.

No action was taken.

The following written reports and correspondence were reviewed:

- 1) Fund balance report
- 2) District Court fee report June, 2021
- 3) County Clerk's report of unpaid claims as of June 30, 2021
- 4) Sale of surplus property report
- 5) 3rd quarter Board of Commissioners inspection of the Madison County Jail facility

The following claims were audited:

	GENERAL FUND	
Total Net Payroll		161,436.30
Steven Abler	Mileage, Meeting Attendance, Zoning Department	19.60
Mark Albin	Legal Services, Juvenile Court	3,554.69
Albracht Disposal Service	Garbage Removal Services, Courthouse	114.00
Travis Amen	Mileage, Meeting Attendance, Zoning Department	75.40
American Family Life Assurance Company	Insurance Premiums	1,112.77
Antelope County Sheriff	Civil Process Fees, District Court	37.77
Appera	Rug Service, Supplies, Public Defender	33.02
Appera	Rug Service, Courthouse	74.36
ARL Credit Services	Garnish of Wages	412.88
Blue Cross Blue Shield of Nebraska	Insurance Premiums	139,479.45
Bomgaars	Supplies, Courthouse	7.99
Bomgaars	Supplies, Noxious Weed Department	45.98
Capital One	Supplies, County Attorney	76.59

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Carney Law PC	Legal Services, Juvenile Court	1,587.35
Tye Carter	Tutoring Services, Community Based Grant	739.50
Champs Inc.	Maintenance Contract Services, County Jail	2,500.00
Maria Izabel Chavez	Interpreting Services, Public Defender	65.00
City of Madison	Utilities, Courthouse	99.50
City of Madison	Utilities, County Jail	282.99
Colonial Life and Accident Insurance Company	Insurance Premiums	284.46
Credit Management	Garnish of Wages	256.17
Cuming County Clerk	Contract Services, Community Based Grant	1,016.02
DAS State Accounting	Telephone Service, Zoning Department	24.94
DAS State Accounting	Teletype Service, County Sheriff	262.29
DAS State Accounting	Teletype Service, County Jail	441.71
DAS State Accounting	Telephone Service, Noxious Weed Department	24.93
Eakes Office Solutions	Supplies, Courthouse	461.76
Eakes Office Solutions	Supplies, County Attorney	489.52
Egley, Fullner, Montag, Morland & Easland PC	Legal Services, Juvenile Court	5,121.48
Egley, Fullner, Montag, Morland & Easland PC	Legal Services, County Court	748.30
James Egley	Mileage, Mental Health	16.80
Ewalt Law Office PC LLO	Legal Services, Juvenile Court	2,303.25
Field's Hardware	Supplies, Courthouse	71.62
First Concord Benefits Group LLC	Administration Fees, Flex Plan	7,187.46
Four Seasons Lawn Service	Weed Control Services, Courthouse	2,000.00
Francotyp-Postalia Inc.	Equipment Rent, Public Defender	150.00
Yvonne Gerrard	Cleaning Services, Probation Office	272.50
Gordy's Towing & Repair	Repair Services, County Sheriff	831.89
Richard Grant	Mileage, Meeting Attendance, Zoning Department	71.13
Hollman Media	Website Updates and Hosting, County Sheriff	1,250.00
Jack's Uniforms & Equipment	Uniforms, County Sheriff	627.68
Justice Data Solutions Inc.	Annual Support Services, County Jail	2,400.00
Patricia Lacroix	Expert Witness Fees, Law Enforcement	968.00
Madison County Clerk	Tax Deposit, Retirement	85,821.59

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Madison County Sheriff Inmate Fund	Supplies, County Jail	23.28
Madison County Sheriff	Civil Process Fees, County Court	417.30
Madison County Sheriff	Civil Process Fees, District Court	376.10
Madison County Sheriff	Civil Process Fees, Mental Health	159.19
Madison County Treasurer	Cash-in-Lieu & Insurance Reimbursement	308.88
Madison National Life Insurance Company Inc.	Insurance Premiums	292.79
Mahoney Fire Sprinkler, Inc.	Repairs, County Jail	565.00
Christal McDonald	Court Reporting Services, Mental Health	100.00
Midtown Health Center	Quarterly Funding, Administrative Fees, General Assistance	29,598.92
Moyer, Moyer & Lafleur	Legal Services, Juvenile Court	277.40
Moyer, Moyer & Lafleur	Legal Services, County Court	894.10
Nationwide Retirement Solutions	Deferred Compensation	1,255.00
Nebraska Association of County Officials	Semi-Annual Membership Dues	3,224.12
Nebraska Child Support Payment Center	Child Support	257.08
Nebraska Public Power District	Utilities, Extension Office	259.19
Nebraska Public Power District	Utilities, Veterans Service Office	172.79
Norfolk Daily News	Publication Costs, County Offices	157.88
Northeast Nebraska Area Agency on Aging	Annual Appropriation	17,647.00
Northeast Nebraska Economic Development Dist.	Annual Membership Dues	905.00
Valorie Olson	Court Reporting Services, Mental Health	50.00
Olson's Pest Technicians	Pest Control Services, Extension Office	39.00
Olson's Pest Technicians	Pest Control Services, Veterans Service Office	26.00
One Office Solution	Supplies, Public Defender	83.86
One Office Solution	Furniture, County Jail	309.99
One Office Solution	Copier Contract, Veterans Service Office	12.38
Merlin Oswald	Mileage, Meeting Attendance, Zoning Department	177.04
PCS Mobile	Repairs, County Sheriff	210.75
Michael Petersen	Contract Services, Community Based Grant	120.00
Jim Prauner	Mileage, Meeting Attendance, Zoning Department	107.80
Precision IT	Supplies, County Board	34.99
Precision IT	Equipment, County Attorney	150.00

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Precision IT	Supplies, County Jail	29.99
Precision IT	Supplies, Probation Office	39.98
Precision IT	Contract Services, County Offices	6,180.50
Presto-X	Pest Control Services, Public Defender	59.00
Quinn's Quality Reporting Ltd.	Deposition, Law Enforcement	92.25
Region 4 Behavioral Health System	Quarterly Services	19,248.25
Mary Rohrich	Cleaning Services, Probation Office	72.50
Judy Schroeder	Prior Service Benefits	66.00
Secretary of State	Supplies, County Clerk	50.00
Melanie Smith	Mileage, Mental Health	16.80
Joseph Smith	Mileage, Law Enforcement	581.28
Sparklight	Internet Service, Extension Office	145.81
Stonacek Funeral Chapel	Cremation Services, General Assistance	630.00
Ryan Stover	Mileage, Mental Health	16.80
Stratton, DeLay, Doele, Carlson, Buettner etal	Legal Services, District Court	608.55
Summit Food Service LLC	Inmate Meals, County Jail	7,732.66
The Windshield Doctor	Repairs, County Sheriff	60.00
U Save Pharmacy	Medication, County Jail	2,978.31
US Bank Corporate Payment System	Fuel, Supplies, County Sheriff	359.86
Daisy Valle	Cleaning Services, Probation Office	145.00
Verizon Wireless	Telephone Service, Reappraisal	40.01
Verizon Wireless	Telephone Service, County Attorney	40.01
Verizon Wireless	Telephone Service, Juvenile Accountability	67.48
Verizon Wireless	Telephone Service, Community Based Grant	169.52
Verizon Wireless	Router Services, Courthouse	80.02
Vision Service Plan	Insurance Premiums	481.48
Waupaca County Clerk of Courts	Copies, Law Enforcement	18.75
	Total General Claims with Payroll	<u>523,082.28</u>

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ROAD/BRIDGE FUND

Total Net Payroll		37,816.88
Albracht Disposal Service, Inc.	Garbage Removal Services	40.00
American Family Life Assurance Company	Insurance Premiums	470.68
Battle Creek Light & Power	Utilities	215.56
Aaron Beckman	Parts	212.52
Lillian Bierman	Clay	4,395.00
Blue Cross Blue Shield of Nebraska	Insurance Premiums	33,378.92
Bomgaars	Shop Supplies	406.25
City of Madison	Utilities	465.08
Colonial Life and Accident Insurance Company	Insurance Premiums	454.18
Constellation Newenergy	Gas Service	44.53
Dale Johnson Ent. Inc.	Gravel	13,731.55
DAS State Accounting	Telephone Service	25.28
Dinkel Implement Company	Parts	617.73
Eco Water Systems	Shop Supplies	45.95
Micah Ellenberger	Parts	384.74
Roger Ellenberger	Trucking Services	3,490.00
First Concord Benefits Group	Flex Plan, Administration Fees	637.32
Island Supply Welding Company	Shop Supplies	28.80
Kelly Supply Company	Parts	7.72
Ken's Trailer Sales & Repair	Parts	48.00
Kimball Midwest	Shop Supplies	290.23
Loup Power District	Utilities	72.43
Madison County Clerk	Tax Deposit, Retirement	19,535.79
Madison National Life Insurance Company Inc.	Insurance Premiums	43.67
Matheson Tri-Gas Inc.	Shop Supplies	278.53
Matteo Sand & Gravel Co., Inc.	Gravel	4,054.80
Menards	Shop Supplies	79.74
Nationwide Retirement Solutions	Deferred Compensation	1,175.00
Nebraska Child Support Payment Center	Garnish of Wages	287.55

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Nebraska Public Power District	Utilities	123.68
Ned Porn Construction Inc.	Concrete Repairs	6,400.00
Nextlink Internet	Internet Service	15.00
NMC Exchange LLC	Parts	133.40
Norfolk NAPA	Shop Supplies	636.78
One Office Solution	Shop Supplies	80.30
Powerplan	Parts	585.01
Prime Sanitation	Garbage Removal Services	58.50
Priority Communications & Solutions	Repair Service	113.00
RDO Truck Centers	Parts, Repair Service	4,061.28
Road Builders Machinery & Supply	Parts, Repair Service	10,950.51
Rose Equipment Inc.	Parts	39.60
Stanley Petroleum Maintenance Inc.	Repair Service	121.00
T-Bone North	Fuel, Oil, Repair Service	11,762.99
Truck Center Companies	Shop Supplies	54.00
Village of Meadow Grove	Utilities	70.00
Vision Service Plan	Insurance Premiums	144.56
West Hodson Lumber & Concrete Inc.	Asphalt Materials	5,286.00
WJAG	Tower Rent, Utilities	1,500.00
Zoubek Oil Company Inc.	Fuel	5,217.79
	Total Road/Bridge Claims with Payroll	<u>170,087.83</u>

VISITORS PROMOTION FUND

Norfolk Area Visitors Bureau	Administration Fees	872.84
	Total Visitors Promotion Fund	<u>872.84</u>

VISITORS IMPROVEMENT FUND

Norfolk Area Visitors Bureau	Administration Fees	3,121.88
	Total Visitors Improvement Fund	<u>3,121.88</u>

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911 EMERGENCY FUND		
Century Link	Telephone Service	792.45
Frontier	Telephone Service	164.10
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Total 911 Emergency Fund		956.55
LAW ENFORCEMENT OPERATING FUND		
Madison County Sheriff Inmate Fund	Supplies, County Jail	29.34
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Total Law Enforcement Operating Fund		29.34
DRUG COURT FUND		
Mathew McManigal	Supplies	60.00
Premier Biotech Inc.	Drug Screening	324.67
Putters	Supplies	35.00
		<hr/>
Total Drug Court Fund		419.67

Motion was made by Uhlir and seconded by Schmidt 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 11:07 A.M. to Tuesday, July 20, 2021 at 9:30 A.M.

ATTEST:

County Clerk Anne M. Pruss

Troy Uhlir, Chairman
County Board of Commissioners

BOARD OF EQUALIZATION

Madison, Nebraska

July 7, 2021

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

Advance notice of meeting was published in the Thursday, July 1, 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 Ron Schmidt, and Troy Uhlir, County Assessor Jeff Hackerott, County Treasurer Donna Primrose, and County Clerk Anne Pruss. Absent: Commissioner Eric Stinson.

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

Chairman Schmidt opened a public hearing at 1:05 P.M. to receive testimony regarding the following motor vehicle exemption applications:

Mid Nebraska Lutheran Home 109 North 2nd Street, Norfolk
Lutheran Heights Baptist Church P.O. Box 1311, Norfolk
Orphan Grain Train, Inc. 601 West Phillip Avenue, Norfolk

2007 Dodge Van and 2001 Chevrolet pickup
2014 Ford Van
2006 Toyota Van, 1996 Ford Van, 1993 Ford Flat-bed Truck, 1998 International Truck, 1993 ASVE Dump Truck, (3) 2007 S&W 2-wheel Trailer, 2011 ASVE Flatbed Trailer, 2002 S&W Enclosed Trailer, 2000 Supreme Enclosed Trailer, 1993 Great Dane Refer Trailer, 2006 Homemade Kitchen Trailer, 2006 S&W Car Trailer, 2006 Gooseneck Office Trailer, 2007 Ford Van, 2006 S&W Enclosed Trailer, 1997 United XT XU Utility Trailer, 2009 Haulmark Enclosed Trailer, 2007 INMI Enclosed Trailer, 2014 Home Made Chapel, 2011 Home Made Shower Trailer, 2005 H&H Trailer, 2001 Cargo Mate Utility Trailer, 2014 Cargo Mate Utility Trailer.

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 1:10P.M.

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

Hearings were conducted on property valuation protests as follows:

- Protest #2021-12: Maria Babel, 113 North 5th St., P.O. Box 125, Newman Grove Railroad Addition Lot 2, Blk 18
- Protest #2021-13: Maria Babel, 113 North 5th St., P.O. Box 125, Newman Grove Railroad Addition Lot 22, Blk 2
- Protest #2021-14: Maria Babel, 113 North 5th St., P.O. Box 125, Newman Grove S B Cains Second Addition Lot 5, Blk 3
- Protest #2021-15: Maria Babel, 113 North 5th St., P.O. Box 125, Newman Grove Railroad Out Lots S 63 Ft N 129 Ft Lot 6
- Protest #2021-16: Maria Babel, 113 North 5th St., P.O. Box 125, Newman Grove Railroad Addition Lot 21, Blk 2

Chairman Schmidt opened a hearing at 1:11 P.M. Ms. Maria Babel appeared at the hearing to offer verbal testimony. Ms. Babel explained that when she completed the property valuation protest document for #2021-15 the home needed new doors, siding, wiring, and gutters. She was currently living at this residence until June 13. After she submitted the document this property had a fire. Ms. Babel sold this house to the neighbor and is unaware if the house will eventually be demolished. Since the fire Ms. Babel moved into #2021-13 and this home also needs new siding, windows, doors, gutters, and repairs to the front porch. Protest #2021-14 does currently have tenants that live in it but Ms. Babel has told them to move out so she can fix the basement due to the damages that occurred during the floods in 2019. Protest #2021-15 also has residence that are currently living in it and also needs a new foundation, windows, and doors. Ms. Babel explained that #2021-16 has one tenant in this home but it was a very small house at 650 square feet and does need new gutters. Chairman Schmidt closed the hearing at 1:17 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 Schmidt to set 2021 valuation at \$11,000. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

- Protest #2021-17: Gene Zohner, c/o Rod Zohner, 54613 836 ½ Rd., Battle Creek N1/2 NW1/4 35-23-3 80 AC

Chairman Schmidt opened a hearing at 1:30 P.M. Mr. Rod Zohner appeared at the hearing to offer verbal testimony. Mr. Zohner stated that Gene moved into the nursing home four years ago and no one has lived in the home since. The electricity and water have been shut off since the vacancy. There is a grain bin and auger on the property however, it has not been used in five years and the auger does not run. Mr. Zohner stated that the property would be worth more if the building was gone. Chairman Schmidt closed the hearing at 1:32 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 Schmidt to set 2021 valuation at \$440,316. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

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Protest #2021-18: Samway Solutions, c/o Carol Samway, 8028 Fillmore St., Omaha
Horrs Suburban Lots Lots 17, 18, 19, 20 & Pt Lot 21 Less Pt to State (35-24-1)

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 stated that this the Road Builder's building which is a heavy equipment repair shop. This building is 5,740 square feet and stands about 22 feet high. Mr. Hackerott explained that this is a newer building and was built in 2015. Chairman Schmidt closed the hearing at 1:43 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 Schmidt to have no change to 2021 valuation. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

Protest #2021-19: Chad Paulsen, 4510 N. Airport Rd., Norfolk
W1/2 NE1/4 NW1/4 & PT W1/2 SE1/4 NW1/4 6-23-1 39.34 AC

Chairman Schmidt opened a hearing at 1:56 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 a 40 acre piece of farm land that the owner uses for grazing cattle. The owner documented that he is seeing an increase in the property and is asking to have this reconsidered. Mr. Hackerott stated that the land has water on it and needs to be further accessed by him. Chairman Schmidt closed the hearing at 1:57 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 Schmidt to set 2021 valuation at \$298,736. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

Protest #2021-20: Alvin Willems, 8389 Kentland Ave., West Hills, CA
PT SW1/4 NE1/4 & PT N1/2 S1/2 10-23-1 166.58 AC

Chairman Schmidt opened a hearing at 2:01 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. County Assessor Jeff Hackerott stated this is an odd shaped parcel that is about 166 acres and sits between South 1st Street and Highway 81. This farm is predominantly grass and trees with an old farm site but Mr. Hackerott was unable to get up close to the buildings to assess. Mr. Willems documented that the property is over 100 years old and hasn't had any enhancements since 1945 and does not believe the property value should increase. Chairman Schmidt closed the hearing at 2:03 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 Schmidt to have no change to 2021 valuation. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

Protest #2021-21: Dan and Joleen Sholes, 2107 Sunset Ave., Norfolk
Wagners Addition E1/2 Lot 17 & All Lot 18 (Tract One-Drenkows L B Change-1996)

Chairman Schmidt opened a hearing at 2:08 P.M. Mr. Dan Sholes appeared at the hearing to offer verbal testimony. This is a ranch style home that was built in 1961 and sits on a lot and a half. Mr. Sholes stated that they moved into the home in 2002 and have only updated the kitchen and bathroom since then. Mr. Sholes explained that he was refinancing his house to receive a lower interest rate and the home appraised at \$185,000 and the tax base is at \$199,000. Mr. Sholes stated that he would like to see that number come down to match what the home is appraised at. Chairman Schmidt closed the hearing at 2:12 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 Schmidt to set 2021 valuation at \$189,086. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

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Protest #2021-22: Joshua O'Brien, P.O. Box 1057, Madison
Northern Heights Addition Lots 15 & 16

Chairman Schmidt opened a hearing at 2:20 P.M. Mr. Joshua O'Brien appeared at the hearing to offer verbal testimony. Mr. O'Brien stated that the sketch of the property shows the correct dimensions but the building information that describes the square footage of floors is incorrect. County Assessor Jeff Hackerott reviewed the property on July 2. Mr. O'Brien explained that the home only has a partial basement and is 780 square feet. He stated that the basement is unfinished as the exterior walls are bare blocks, no paint, and there isn't insulation on those exterior walls. There is a supporting wall in the center of the basement and it is still drywall. On the original valuation it showed that this home was a two story home however, it is more of a loft area and not a living space. Mr. O'Brien commented also that the prior evaluation showed that there was living space in the garage but this is incorrect as it is just a storage shelf. Mr. O'Brien stated that he took an average of the living space of the neighboring homes in order to calculate the value of the house that he is requesting. Chairman Schmidt closed the hearing at 2:27 P.M. Motion was made by Uhlir and seconded by Schmidt to table Protest #2021-22. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

Protest #2021-23: Larry Babel, 208 S. Maple, P.O. Box 272, Plainview
A C Johnsons Addition Lot 3, Blk 1

Protest #2021-24: Larry Babel, 208 S. Maple, P.O. Box 272, Plainview
Railroad Addition Lots 9 & 10, Blk 14

Protest #2021-25: Larry Babel, 208 S. Maple, P.O. Box 272, Plainview
Hauges Church Addition Lot 12, Blk 2

Chairman Schmidt opened a hearing at 2:34 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. County Assessor Jeff Hackerott stated that #2021-23 Juan tried to get in contact with Mr. Babel via phone and email in order to do an interior inspection and did not received a response from him yet. This is a rental property and Juan was able to get in contact with the tenant but could only do an exterior inspection. The tenant informed him that she was paying rent for \$550 a month and that no remodeling has been done inside besides new flooring, new kitchen, and one bathroom downstairs. She said the home is in need of many repairs. On the exterior inspection a lot of dry rot was found. Protest #2021-24 is also a rental house and Juan visited the location on June 30th but was unable to get in contact with the owner. Juan noted that there was a dog barking inside and two vehicles were parked outside but no one answered the door therefore an interior inspection was not performed. Juan was able to confirm that there was deferred maintenance on the exterior of the home. Protest #2021-25 is another rental home and the owner was not able to be contacted. Exterior wise this is best of the three houses. Juan visited the site on June 30th and was able to speak with the tenant and she stated that kitchen looked like it was from the 1980's and there are no built in appliances. The tenant reported that her son had built an average size room in the front left corner of the basement otherwise the basement was unfinished. She confirmed that the number of bedrooms and bathrooms were correct however, the toilet in the basement is not functional. Juan was not able to go inside to verify the condition as the tenant stated she had an unfriendly dog. Chairman Schmidt closed the hearing at 2:40 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 Schmidt to set 2021 valuation at \$18,889 for Property Protest #2021-23. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

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County Assessor Jeff Hackerott recommended revising the valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to set 2021 valuation at \$20,671 for Property Protest #2021-24. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

County Assessor Jeff Hackerott recommended revising the valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to set 2021 valuation at \$46,076 for Property Protest #2021-25. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

Protest #2021-26: Gregory Garside, 595 Bald Eagle Blvd., Ashland
Hillview Addition Lot 22 Less Pt To State

Chairman Schmidt opened a hearing at 2:58 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. County Assessor Jeff Hackerott stated that Juan was able to assess the home on July 6th with Joyce Ahlman who is the property owner's mother and she lives at this property. Juan was able to do a full assessment of the property and found that there is water in the basement. Ms. Ahlman reported to Juan that it has been years since she had been in the basement and there was a waterline leaking but it had been repaired. There is some moisture coming into the house from a window in the basement as there was some water marks on the wall. The basement was finished at one time but due to the water damages it has not been repaired nor used but does have a fan that runs constantly. Chairman Schmidt closed the hearing at 3:00 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 Schmidt to set 2021 valuation at \$108,280. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

Protest #2021-27: Louis Brtek Trust, 801 Logan St., Norfolk
Lous Replat Lot 2, Blk 1

Chairman Schmidt opened a hearing at 2:46 P.M. Mr. Louis Brtek and daughter Mary Kiker appeared at the hearing to offer verbal testimony. Ms. Kiker stated that it was written down that the house is a 3 bedroom and 1 bathroom bath but it is actually only 2 bedrooms and 1 bathroom. The house was a garage and then was later converted into a house in 1980 and hasn't been updated since then. It is a single story home on a slab living area with a one car garage. Ms. Kiker explained the property does not have a paved driveway or road near the home but yet is valued at a higher amount than it should be. This is a rental property but the owners rented to their own family. Although it is one unit with a shared deck it does have separate water and electrical meters. Chairman Schmidt closed the hearing at 2:49 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 Schmidt to set 2021 valuation at \$108,688. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

Protest #2021-28: Eugene Johnson, 208 North 1st St., Newman Grove
Railroad Addition Lot 11, Blk 16

Chairman Schmidt opened a hearing at 3:15 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. County Assessor Jeff Hackerott stated that Juan visited the property on June 30 to do an examination of the interior and exterior of the

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property. The exterior of the house has been very well kept up but the interior does have some issues. It was found that there is an excessive amount of termite damage that goes all the way up to the eave. Mr. Johnson stated to Juan during the assessment that the only updates that had been done to the home was a walk in tub for his father when he did live in the home. However, this home has been vacant for about 10 year and the water and electricity has been shut off. The basement does have moisture coming inside which is a great habitat for termites to live. Mr. Johnson reported to Juan that he would like to talk to the fire department to see if they would be able to burn the house down due to all of the termite damage. Chairman Schmidt closed the hearing at 3:17 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 Schmidt to set 2021 valuation at \$20,156. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

Protest #2021-29: Clinton Broberg, 82958 534th Ave., Newman Grove
Railroad Addition Lot 5, Blk 16

Chairman Schmidt opened a hearing at 3:05 P.M. Mr. Clinton Broberg appeared at the hearing to offer verbal testimony. This home is a ranch style home with 2 bedrooms and 1 bathroom that was built in 1963. The basement does have another 3/4 bathroom but it is somewhat dysfunctional. Mr. Broberg's mother used to live in this home but no one has lived in this home since 2000. Mr. Broberg stated that he hasn't been able to make any updates to the home so it is starting to deteriorate. The garage needs shingles as there are some missing. Mr. Broberg reported that the house needs new light fixtures, outdoor carpet work, sidewalk repair, and paint. County Assessor Jeff Hackerott reviewed the property on July 2 and found that the house does have an updated metal roof and it is still all original inside of the home. Mr. Hackerott reported that on the North side of the house the side walk and stoop have pulled away from the house about 2-3 inches therefore it is allowing rainfall to go down the foundation and into the basement. Chairman Schmidt closed the hearing at 3:11 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 Schmidt to set 2021 valuation at \$62,958. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

Protest #2021-30: Virgil and Janelyn Papstein, 1002 East Sycamore Ave., Norfolk
Meadow Ridge - Phase 2 First Addition Lot 5A, Blk 4

Chairman Schmidt opened a hearing at 3:19 P.M. Mr. Virgil Papstein appeared at the hearing to offer verbal testimony. Mr. Papstein stated that this is a 2 bedroom and 1 3/4 bathroom house with no basement that was built in 2004. Mr. Papstein stated that he purchased the property for \$152,000 and the value has increase 7.75% in the one year that he has lived there but he has not done any updates since he purchased the home. Juan visited the residence on June 29 for an inspection and verified that the house is in great condition and did not notice anything out of the ordinary of normal wear over the years. Chairman Schmidt closed the hearing at 3:23 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 Schmidt to set 2021 valuation at \$152,000. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

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Protest #2021-31: Alan Wiegard, 83530 Hwy 81, Norfolk
Pasewalks Second Addition Lot 11, Blk 2

Protest #2021-32: Alan Wiegard, 83530 Hwy 81, Norfolk
Durlands Suburban Lots E1/2 S 50 Ft Lot 6

Chairman Schmidt opened a hearing at 3:34 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Schmidt read the protest form. County Assessor Jeff Hackerott stated that these are both rental houses that are located in Norfolk. Juan reviewed the property on July 1 and was able to get an assessment on the interior and exterior of the property protest #2021-31. This house has been completely gutted on the inside and the owner did not give any specifications as to when they plan to finish the home. Property protest #2021-32 is a bungalow style house that was built in 1958 and is only 884 square feet. Juan was able to visit with the tenant and was able to do an evaluation of the interior and exterior of the house. He found the home to be in normal condition and has two bedrooms and one bathroom. The kitchen currently has its original cabinets. The basement is not finished but does have a toilet and separate laundry area. The City of Norfolk removed a tree in the front yard but they did not install the dirt correctly afterwards which left a big divot in the yard. Chairman Schmidt closed the hearing at 3:37 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 Schmidt to set 2021 valuation at \$27,200 for Property Protest #2021-31. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

County Assessor Jeff Hackerott recommended revising the valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt no change to 2021 valuation for Property Protest #2021-32. Roll call vote: Ayes, Schmidt, and Uhlir. Nays, none. Absent: Stinson. Motion carried.

The Board of Equalization recessed at 3:42 P.M. to Tuesday, July 9, 2021 at 9:00 A.M.

ATTEST:

Anne Pruss
Madison County Clerk

Ronald Schmidt, Chairman
County Board of Equalization