

Commissioner's Record No. 25

MADISON COUNTY, NEBRASKA

BOARD OF EQUALIZATION

Madison, Nebraska

March 7, 2017

The Board of Equalization of Madison County, Nebraska met at 9:00 A.M.

Advance notice of meeting was published in the Thursday, March 2, 2017 edition of The Norfolk Daily News and posted on the Madison County website. 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 Christian Ohl 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 Christian Ohl, Jim Prauner, and Ron Schmidt, County Clerk Nancy Scheer, Deputy County Assessor Judy Bickley, and County Treasurer Donna Primrose.

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

Motion made by Schmidt and seconded by Prauner to approve the minutes of the February 7, 2017 meeting. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Chairman Prauner opened a public hearing at 9:02 A.M. to receive testimony regarding the following motor vehicle exemption applications:

Bright Horizons, 601 East Norfolk Avenue, Norfolk	2014 Dodge Caravan
Countryside Home, 703 North Main Street, Madison	2006 Dodge Van
Pentecostal Church of God, 215 West Norfolk Avenue, Norfolk	2015 Ford Van
The Salvation Army, 610 West Norfolk Avenue, Norfolk	2001 Ford Step Van

County Treasurer Donna Primrose reported that all organizations have previously been approved, except Pentecostal Church of God who is submitted an application for the first time. She explained that the application submitted by Pentecostal Church is requesting exemption for a 2015 Ford Van used for church events, church trips, and pastoral visits. Commissioner Prauner asked if documentation was submitted confirming that the church is tax exempt and Mrs. Primrose responded that no documents were submitted. Commissioner Schmidt stated that the applicant needs to be present or submit documents reflecting tax exempt status. County Clerk Nancy Scheer reported that a letter was mailed to the applicant requesting their attendance at the hearing. Mrs. Primrose reported that Pentecostal Church is a small building located at 215 West Norfolk Avenue beside the drive through of Wells Fargo Bank. Chairman Ohl asked if delaying a decision would cause a problem with licensing the vehicle and Mrs. Primrose responded that the vehicle is already licensed; so, if the Board of Equalization denies the application, the organization must pay the taxes. Commissioner Schmidt asked if other organizations need to prove their tax exempt status to the County Treasurer and Mrs. Primrose responded that exempt status must be submitted to the Board of Equalization.

No other public comments were received during the hearing. Chairman Ohl closed the hearing at 9:10 A.M.

After discussion, a motion was made by Prauner and seconded by Schmidt to approve the motor vehicle exemption applications for Bright Horizons, Countryside Home, and The Salvation Army. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Motion was made by Schmidt and seconded by Prauner to table the exemption application submitted by Pentecostal Church of God until a representative attends a hearing to answer questions. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Deputy County Assessor Judy Bickley submitted the following tax list corrections:

- #3209: Debra Kabes, Stanley and Hazel Blank Life Estate, 305 11th Street, Stanton, Nebraska 68779
Addition to the tax rolls in the amount of \$964.44 for correction to the 2016 real estate taxes due to cancellation of 2016 homestead exemption since the owner didn't occupy the house through August 15, 2016
- #3210: Mark Morris, 1111 Furnas Avenue, Lincoln, Nebraska 68521
Deduction from the tax rolls in the amount of \$71.46 for correction to the 2016 real estate taxes for removal of the "Assessed With" lot size and value
- #3211: Mark Morris, 111 Furnas Avenue, Lincoln, Nebraska 68521
Addition to the tax rolls in the amount of \$71.46 for correction to the 2016 real estate taxes to offset tax list correction #3210
- #3212: Karon Jansen, Delilah Johnson Life Estate, 501 North 28th Street, Norfolk
Addition to the tax rolls in the amount of \$1,351.76 for correction to the 2016 real estate taxes for removal of the homestead exemption due to death of the applicant prior to August 15, 2016
- #3213: Brede Farms LLC, 84040 547th Avenue, Battle Creek
Addition to the tax rolls in the amount of \$148.14 for correction to the 2016 personal property taxes after submission of the 2015 depreciation worksheet
- #3214: Brede Farms LLC, 84040 547th Avenue, Battle Creek
Addition from the tax rolls in the amount of \$187.50 for correction to the 2015 personal property taxes after submission of 2015 depreciation worksheet
- #3215: Scott Nelson, 82520 539th Avenue, Newman Grove
Addition to the tax rolls in the amount of \$276.02 for correction to the 2015 real estate taxes for adding a grain bin into tax district 97-13NG-LPN in October, 2014
- #3216: Scott Nelson, 82520 539th Avenue, Newman Grove
Addition to the tax rolls in the amount of \$254.44 for correction to the 2016 real estate taxes for adding a grain bin into tax district 13NG-LPN in October, 2014
- #3217: Garden Amusements, 1311 Parkview Drive, Norfolk
Addition to the tax rolls in the amount of \$58.10 for correction to the 2016 personal property taxes for adding equipment to property tax rolls in tax district NC-PD#1 after submission of the depreciation worksheet was reviewed
- #3218: Garden Amusements, 1311 Parkview Drive, Norfolk
Addition to the tax rolls in the amount of \$25.64 for correction to the 2016 personal property taxes for adding equipment to the property tax rolls in tax district Madison City after the depreciation worksheet was reviewed

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- #3219: Garden Amusements, 1311 Parkview Drive, Norfolk
Addition to the tax rolls in the amount of \$6.68 for correction to the 2016 personal property taxes for adding equipment to the property tax rolls in tax district Tilden City after the depreciation worksheet was reviewed
- #3220: Garden Amusements, 1311 Parkview Drive, Norfolk
Addition to the tax rolls in the amount of \$228.56 for correction to the 2016 personal property taxes for adding equipment to the property tax rolls in tax district Norfolk City after the depreciation worksheet was reviewed
- #3221: Sunderman Family Farms LLC, 83386 556th Avenue, Norfolk
Deduction from the tax rolls in the amount of \$3,506.56 for correction to the 2015 real estate taxes due to a final decision of the Tax Equalization and Review Commission reducing the property valuation
- #3222: Stephen Sunderman, 83386 556th Avenue, Norfolk
Deduction from the tax rolls in the amount of \$3,017.04 for correction to the 2015 real estate taxes due to a final decision of the Tax Equalization and Review Commission reducing the property valuation

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

County Treasurer Donna Primrose reported that the annual tax sale was held on Monday, March 6, 2017 and a total of 58 buyers from approximately seven different companies, mostly from the Lincoln and Omaha area, attended the tax sale. She stated that one company brought in 18 buyers, another company brought in 11 buyers, and two other companies each brought in 10 buyers. She reported that the only local person who attended was an attorney who has a drainage ditch in the back of his property. She explained that the tax sale was completed in two hours and that letters will be mailed to the owners advising that the property was purchased since taxes were unpaid.

The Board of Equalization adjourned at 9:20 A.M.

ATTEST:

County Clerk Nancy Scheer

Christian Ohl, Chairman
County Board of Equalization

COMMISSIONERS PROCEEDINGS

Madison, Nebraska

March 7, 2017

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, February 2, 2017 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 Jim Prauner called the meeting to order and notified the public of the copy of the Open Meetings Act posted in the meeting room.

Present: Commissioners Christian Ohl, Jim Prauner, and Ron Schmidt, County Clerk Nancy Scheer, and County Highway Superintendent Richard Johnson. Zoning Administrator Heather McWhorter was present until 9:40 A.M. Norfolk Daily News reporter Jerry Guenther, WJAG reporter Paul Hughes, and US92 reporter Rachel Urbanski were present until 11:05 A.M. Commissioner Ohl left the meeting at 11:04 A.M.

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

- 1) Approval of minutes of the February 22, 2017 meeting
- 2) Acknowledge receipt of the Official Bond of Elleah Wiebelhaus as Treasurer of Educational Service Unit 8
- 3) Approve appointment of the following Extension Board members for 2017: Keith Dittrich, Juan Sandoval, Lynn Reynolds, Emily Freudenburg, Scott Owen, and Roger Echtenkamp

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

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

Pursuant to published legal notice in the Saturday, February 25, 2017 edition of The Norfolk Daily News, Chairman Prauner announced that a public hearing would be held to receive public comments regarding a Tower Development Permit application of Verizon Wireless Communications to place a cell tower on property in Section 35-23-1, which is located approximately 6½ miles South of the City of Norfolk on 556th Avenue.

Zoning Administrator Heather McWhorter reported that the applicant is requesting to build a 258 foot Verizon Wireless tower on a .19 acre tract of land that will be leased. She stated that the location meets all applicable setback requirements. She read the finding of facts as outlined on the proposed resolution. She reported that she contacted the Norfolk Airport Authority whose only request was that the applicant comply with Federal Aviation Administration Form 7460-1 for proposed construction. She stated that no one spoke in opposition at the Planning Commission hearing and the application was unanimously approved.

Chairman Prauner opened the public hearing at 9:34 A.M.

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Jeffrey Skinner, representing Verizon Wireless, spoke in support of the application. He reported that the tower will provide coverage and data transmission for everyone coming North and South between Madison and Norfolk since there is currently a large gap that exists. He explained that the tower will serve to replace the problem that exists and the tower is slated to be built in 2017, but is not assigned a construction date until the application passes zoning.

Chairman Prauner asked if the tower would have a generator on it and Mr. Skinner responded affirmative. Chairman Prauner asked if there was a need for a driveway to the tower site. Mr. Skinner responded that a new access will be constructed which will be an all-weather rock road with gates installed; so, this will be a good improvement for access into the property. Chairman Prauner asked how far the coverage will reach and Mr. Skinner responded that this is a difficult question to answer, but a site of the height of the proposed tower, which is stand alone and not tied into a network, would provide outside coverage to approximately 10 miles, but inside a building, metal shed, or basement, the coverage would drop to about 5 or 6 miles. He explained that there are sites all around the proposed tower location, so the distance may increase since the proposed tower is not a standalone site.

County Highway Superintendent Richard Johnson stated that he was in favor of the application because there is a lack of cell service in this area.

Commissioner Schmidt stated that he spoke to the landowner, Gary Brandl, and he supports the tower even though he will need to farm around the tower.

Chairman Prauner asked if other transmitters will be put onto the tower and Mr. Skinner responded that at the current time there aren't any other applicants; however, the tower is being built to hold three additional transmitters, for a total of four. He said that as applications are submitted, Verizon Wireless is happy to add additional equipment to the tower.

Commissioner Ohl asked if there are any concerns about access for neighbors that will cause issues for the owners or neighbors. Mr. Skinner responded that the proposed driveway remains on the same parcel; so, there are no access concerns. Ms. McWhorter stated that the renter of the property was at the Planning Commission hearing and asked several questions regarding grazing livestock and access and he was satisfied with the answers provided.

Chairman Prauner asked if there will be significant amount of traffic entering and leaving the tower site on a regular basis. Mr. Skinner responded that the site will only be checked once a month since everything is remotely monitored from the nearest switch where they can see if anything goes offline. He said that someone will go to the tower site once a month to maintain the equipment, clean it up, and check the site.

No one spoke in opposition to the conditional use permit.

Chairman Prauner closed the hearing at 9:38 A.M.

After discussion, the following resolution was introduced:

RESOLUTION #2017-9

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR CERTAIN LAND LOCATED IN THE COUNTY OF MADISON, NEBRASKA UNDER AUTHORITY GRANTED BY THE MADISON COUNTY ZONING AND SUBDIVISION RESOLUTION AND LEGISLATIVE BILL 186 (1978)

WHEREAS, a recommendation has been received from the Madison County Joint Planning Commission and

WHEREAS, notice of public hearing was published in the Saturday, February 25, 2017 edition of The Norfolk Daily News, and a public hearing was held by law.

WHEREAS, the Madison County Joint Planning Commission and the Madison County Board of Commissioners have established the following Statement of Finding of Facts:

1. This application is consistent with the County of Madison Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map.
2. Property is zoned A-1 Agricultural Intensive.
3. Applicant will lease at .19-acre tract for location of tower from landowner.
4. The nearest residence is more than 1500 feet from the proposed tower site.
5. The proposed tower site is located beyond the 3.0-mile turning zone and outside the approach zone to the Norfolk Airport.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Madison County, Nebraska, hereby grants a Conditional Use Permit to Verizon Wireless Communications to construct and operate a Cellular Communication Tower under Article 6; Section 6.01, of the Madison County Zoning and Subdivision Resolution, on the following described land:

The South ½ of the Northwest ¼ & the Southwest ¼ of Section 35, Township 23 North, Range 1, West of the 6th P.M., Madison County, Nebraska.

This Conditional Use Permit shall be subject to the following conditions in addition to those established with the Madison County Zoning and Subdivision regulations:

1. This Conditional Use Permit shall be for a period of fifty-years and will become effective with the adoption of this resolution. This permit is subject to all of the Madison County Zoning and Subdivision Regulations and the governing powers of the State of Nebraska.
2. The applicant must provide a lease, purchase agreement or easement to secure rights to the required setbacks of one foot for every foot of height of the tower.
3. Applicant must conform to the regulations of the Federal Aeronautics Administration, which includes filing Form 7460-1. Documentation must be presented to Zoning Administrator prior to beginning construction.
4. All self-supporting lattice or guyed towers shall be enclosed within a security fence or other structure designed to preclude unauthorized access.
5. If the tower shall cease to be used for a period of one (1) year, the Madison County Zoning Administrator shall determine if the tower has been abandoned. Once the Zoning Administrator has determined the tower to be abandoned, the tower shall be removed in 75 days after receiving notice from the Zoning Administrator.
6. This tower may co-locate up to four individual antennas. Prior to installation of collocated antennas on the tower, a permit must be secured from the Madison County Zoning Administrator.
7. This conditional use permit shall become null and void if construction of the tower is not begun within one-year of the date of approval of this application.
8. This conditional use permit may be transferred in any manner to an individual, or a partnership or corporation other than Verizon Wireless Communications within the fifty-year time limit of this permit.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that upon taking effect of this Resolution, the above Conditional Use Permit shall be entered and shown on the Official Zoning Map of Madison County, previously adopted by reference, and said zoning map is hereby reincorporated as a part of the Madison County, Nebraska Zoning and Subdivision Resolution as amended.

Motion was made by Ohl and seconded by Schmidt that the foregoing resolution be adopted based upon the unanimous recommendation of the Planning Commission and the testimony presented during the hearing. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

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The Board considered an application for a Special Designated License for Fraternal Order of Eagles #1834 for an event scheduled on June 7-9, 2017 at The Norfolk Lodge.

Bobbie Lowery, representing Fraternal Order of Eagles #1834, appeared at the meeting. She reported that the Nebraska State Eagles Convention will be held June 7-9, 2017. She said that the Eagles have had a contract with the Norfolk Lodge for five years and they hope to have future conventions at this location. Chairman Prauner asked how many members belong to the Eagles Club and Ms. Lowery responded that she belongs to the Norfolk club, which is small; however, she represents all Eagles Clubs throughout the State and there are approximately 2,500 members. She reported that between 250 and 300 members attend the annual convention and they take over the entire Norfolk Lodge facility.

Chairman Prauner asked how the Eagles Club in Norfolk is doing and Ms. Lowery responded that the facility has been rented out more in recent months.

Commissioner Ohl expressed appreciation for having the Eagles State Convention hosted in Norfolk because it is great for the area. Ms. Lowery explained that the staff at the Norfolk Lodge are very good to them. She stated that they have searched for other facilities in the State of Nebraska to host the event; but, they can't find a facility that is large enough all under the same roof that has been as accommodating as the owner of the Norfolk Lodge.

Chairman Prauner asked if any violations have occurred and Commissioner Schmidt stated that according to the Sheriff's report there aren't any problems. County Clerk Nancy reported that the summary report signed by the Sheriff's Office Investigator Michael Bowersox reflected that the history of service calls shows no significant call history. In addition, the report reflected that calls for service during the previous Eagles Convention showed no significant call history; so, the conclusion was that there appears to be nothing in the examination that would suggest a reason for denying the application as requested.

After discussion, a motion was made by Schmidt and seconded by Ohl to approve the Special Designated License for Fraternal Order of Eagles #1834 for an event scheduled on June 7-9, 2017 at the Norfolk Lodge for the State Eagles Convention. Roll call vote: Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Terry Baxter, NIRMA Law Enforcement and Safety Specialist, met with the Board to give a presentation on Courthouse security. The following were in attendance: County Treasurer Donna Primrose, Register of Deeds Nancy Gross, County Sheriff Vern Hjorth, Clerk of the District Court Monica Rotherham, County Judge Donna Farrell Taylor, and District Judge James Kube.

Mr. Baxter reported that when he presents a report on Courthouse security analysis, he asks that it be completed in executive session pursuant to Section 84-712.05, Section 8, which outlines that records pertaining to the security of public property and persons may be withheld from the public. He stated that he can present the information at a public meeting if it's the desire of the Commissioners; but, the report looks at commendable actions and recommendations.

Chairman Prauner asked if a brief presentation could be given in open session followed by recommendations given in executive session. Commissioner Ohl stated that he wants to make sure they honor the time of the officials who are in attendance, but make sure that nothing is being presented that could potentially be harmful. Mr. Baxter stated that giving the report in executive session is for the protection of the County.

Mr. Baxter reported that he completed a security assessment of the Courthouse in December, 2015 as requested by the County. He stated that Commissioner Schmidt was present during the walk-through. He explained that in today's society there are a lot of issues that relate to workplace violence and security. He said that when Courthouses were built they weren't constructed for security; however, the Madison County Courthouse is an excellent setup as it relates to security. He reported that when he completed the assessment, he looked at commendable actions, which are things that have already been put into place and implemented. Mr. Baxter reported that Madison County is way above a lot of counties in the way the building is designed, the way that the offices are set up, and some of the actions that the County takes. He stated that he made some recommendations for the County to consider. He explained that there is nothing in the Nebraska Revised Statutes that requires Courthouse security, other than the Sheriff's office needs to be present during District Court sessions, and in County Court when requested. He stated that the Nebraska Judicial System put together standards that they like to see when Courthouses are built. Mr. Baxter reported that the U.S. Marshall Service completes courthouse security assessments and looks at the Court system, inmates, and public access and he also looks at these items, but also takes in the whole concept of the facility. He stated that the County is fortunate that the Sheriff's office is located close because some Sheriff's offices are located off premise creating a longer response time. He reported that he has completed numerous assessments across the State and is responsible for 81 counties in Nebraska. He said that he has completed approximately 35 county assessments and is receiving more requests. He said that Madison County is ahead of many counties when it relates to the structure and what measures have already been put into place.

Commissioner Schmidt stated that there are some concerns about Courthouse security with regard to the general public entering the Courthouse. He said that the Sheriff's department is doing a good job of screening people going into the courtrooms; however, he knows that there are other courthouses who screen everyone who enters the building. Mr. Baxter explained that screening everyone when entering the building is a security enhancement that should be discussed. He said that the Commissioners don't want to get into screening procedures that the Sheriff has established. He said that he could discuss this in more detail in executive session.

Motion was made by Ohl and seconded by Schmidt to recess into executive session to hear a report on Courthouse security analysis pursuant to Section 84-712.05 (8) with the elected officials, Judges, and County Engineer present. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

The Board recessed at 9:52 A.M. for a report from Terry Baxter on a Courthouse security assessment.

Motion was made by Schmidt and seconded by Ohl to recess from executive session. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

The Board recessed at 10:30 A.M. No action was taken.

Chairman Prauner announced that the County has a need for a triple-axle side dump trailer and there is a trailer that will be selling a public auction being held on March 16, 2017 in South Sioux City.

Motion was made by Ohl and seconded by Prauner to appoint Commissioner Ron Schmidt to attend and place a bid at an auction being conducted by Taylor and Martin on March 16, 2017.

During discussion on the motion, Commissioner Ohl asked if a maximum amount should be set and Commissioner Schmidt responded that he has a maximum amount in mind which is not the full value of the trailer; but, if he buys the trailer he wants to buy it at a reasonable cost. Chairman Prauner asked if the amount would be under \$50,000 and Commissioner Schmidt responded that the amount would be under \$40,000. Chairman Prauner asked if this amount should be stipulated in the motion.

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After discussion, Commissioner Ohl amended his motion to appoint Commissioner Ron Schmidt to attend and place a bid at an auction being conducted by Taylor and Martin on March 16, 2017 and set the maximum bid amount at \$50,000. Chairman Prauner seconded the motion. Roll call vote: Ayes, Ohl, Prauner, and Schmidt. Nays, none. Motion carried.

Extension Educators Lee Sherry and Wayne Ohnesorg and County Attorney Joseph Smith were present for discussion on potential relocation of the Extension office within the Life Long Learning Center. Mr. Smith reported that he put this item on the agenda.

Extension Educator Lee Sherry reported that approximately two weeks ago Northeast Community College Associate Vice-President Eric Johnson met with her and Wayne Ohnesorg. She stated that during a walk-through of the Extension Office, Mr. Johnson told them that they needed to purge and get rid of some things. She explained that the Extension Office doesn't have the budget to get rid of things even though items may only be used two or three times during the year. She said that she simply listened and didn't make any comments. She further reported that during the discussion, Mr. Johnson said that they needed to switch offices with another department because the Extension Office was designed to be one office. Ms. Sherry explained that the Extension Office has shared office space with the University of Nebraska very well during the past years. She reported that Mr. Johnson said that the Extension Office doesn't need on-site storage; however, they have three storage rooms that they use items from every day. She reported that they met with Dr. Chipps and Commissioner Ohl last summer and there wasn't any discussion about changing offices. She explained that she told Dr. Chipps that they need the classroom which they control the schedule because people don't plan extensively in advance and sometimes call the day prior to an event where they need classroom space and normally the Extension Office can accommodate groups on short notice; but, Northeast Community College can't accommodate people on short notice. She explained that Mr. Johnson said that the Extension Office doesn't a classroom, but only needs office space. She said that she felt like Mr. Johnson didn't understand the role of the Extension Office as an education facility; so, this is why she talked to County Attorney Joseph Smith since she didn't know what the legal aspect of the lease entailed.

Mr. Smith stated that relocation of the Extension Office to the Life Long Learning Center was very controversial. He asked when the lease expires and Ms. Sherry replied that the lease expires in November, 2017. Mr. Smith stated that he understands that the space that has been offered to the Extension Office is too small for their needs and Ms. Sherry responded that the space offered doesn't have any storage and no educational classroom. Mr. Smith asked how much the Extension Office pays for the space and Ms. Sherry responded that the operating/maintenance fees are approximately \$50,000 annually for 2,200 square feet. Mr. Smith stated that the Board needs to consider either moving to a smaller space or moving to another location. He said that if the office is moved to another location, they need to think about the people who are being served. He said that when discussions started on relocation of the Extension Office, it was controversial because the County provided some financing for a building; but, now that is coming to an end.

Commissioner Ohl asked Mr. Smith to confirm that the County has certain responsibilities to provide space for the Extension Office and Mr. Smith confirmed that this statement was correct. Chairman Prauner asked if the lease was reviewed and Mr. Smith said if the lease expires, it expires. Commissioner Schmidt said that the lease was for 20 years and started in 1997. He asked if the County put money into the Life Long Learning Center and Chairman Prauner responded affirmative. County Highway Superintendent Richard Johnson stated that his recollection is that the County paid higher than normal rent to get the building constructed and theoretically the rent should have decreased when the 20 year lease expired. Mr. Smith stated that he didn't put the item on the agenda to start a fight. Chairman Prauner stated that the County needs to do something before the lease expires in November, 2017. He said that he has office space in Newman Grove that would be free.

Mr. Smith explained that the County has the option to move to a smaller space in the Life Long Learning Center, negotiate and stay in the current space, or have the Board start looking at other locations. Ms. Sherry stated that she looked at another location with Commissioner Ohl; however, it didn't meet their needs because there wasn't adequate parking. She said that if they have a meeting with 100 people attending, they need adequate parking, so parking may be an issue. She said that they like the space they are currently using and up until now it's been very compatible. She said that moving to another space in the same facility, especially if it's smaller, is not a good option.

Commissioner Ohl explained that, in an effort to be prepared for the lease expiring, they discussed this issue about a year ago to make sure if the Extension Board was required to make a decision they had information and knowledge and were aware of other potential facilities that may be available to accommodate the Extension Office. Mr. Smith said that he is curious about how competitive the rent is at other locations and Commissioner Ohl stated that some of the facilities that they looked at had an option to acquire and it became a complicated issue since both the Extension Board and County Board are involved.

Ms. Sherry reported that the facilities that they inspected were for purchase opposed to renting. She stated that they are looking to the Commissioners for guidance. Commissioner Schmidt reported that Region IV owns a former public school building located on Miller Avenue and Region IV is trying to rent or sell the building. He suggested that the Extension Office staff look at the building because he doesn't know if this building would be a feasible option. Ms. Sherry stated that she considered the former Hastings Book store building and Chairman Prauner stated that the Hastings Book store is a very large space.

Commissioner Ohl stated that to this point there has been a great partnership between Northeast Community College and the Extension Office and it is the Extension Office's desire to remain there. Ms. Sherry concurred with the statement. Chairman Prauner stated that it makes him upset that the College would approach the Extension Office staff without talking to the Commissioners since the County Board helped start the facility. Ms. Sherry stated that the County has been paying the lease for many years.

Mr. Smith stated that there is time to discuss this issue since the lease doesn't expire until November. Ms. Sherry stated that the Extension Office needs to have some direction from the Board. Chairman Prauner stated that the County needs to inquire about the cost of a future lease. Ms. Sherry stated that she asked about a new lease and Eric Johnson said that Northeast Community College would give a 90 day notice on what the new lease will be and she told him that 90 days doesn't give her adequate time because the Extension Office budget needs to be prepared in June for approval by the Extension Board prior to submitting to the County Board.

Mr. Smith said that the County doesn't have a lot of options if the space offered for the new lease is too small. Ms. Sherry stated that the space offered is not configured for the needs of the Extension Office because it has a very small Board room and no on-site storage.

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Mr. Smith inquired who comes to meetings scheduled in the Extension Office classroom and Ms. Sherry responded that they host child care classes, co-parenting classes, 4-H club meetings, Master Gardeners' meeting, and pesticide and chemigation training. Wayne Ohnesorg explained that up to 130 people attend the pesticide meetings. Ms. Sherry reported that 4-H club meetings may have 30 to 50 people in attendance. Mr. Smith explained that he wanted an idea of the number of people using the classroom because last time there were arguments about agricultural use; but, it likely has changed through the years. Ms. Sherry stated that since Norfolk is a hub they get a lot of people from other counties using the classroom.

Commissioner Schmdit stated that, in his opinion, Northeast Community College needs to come to the Commissioners and explain the future lease so Board members can ask questions. Commissioner Ohl suggested the discussions could continue outside the Board meeting so no public disagreements occur. He said that the desire is to maintain a good relationship and it sounds like the desired solution is to remain at the Life Long Learning Center. Commissioner Schmidt recommended appointing one Commissioner to meet with Northeast Community College representatives.

Ms. Sherry explained that she isn't trying to criticize Northeast Community College because they've had an awesome partnership; but, the idea of moving to a smaller space isn't great. Commissioner Ohl stated that they are dealing with a couple of great problems because Northeast College has seen significant growth over the years and provides great service to the area and region while the Extension office has great services and good programs offered on a regular basis. He stated that ultimately he hopes that they will come to a resolution.

Commissioner Schmidt stated that currently the County leases 2,200 square feet at a cost of approximately \$50,000 annually which is about \$22.00/square foot. He said that the cost of the lease is very expensive. Chairman Prauner reported that some office space can be leased for \$15/square foot. Mr. Smith stated that he understands that the requirements of the Extension Office are at least 2,200 square feet, on-site storage, and a classroom. Chairman Prauner stated his understanding was that the lease rate would decrease at the end of the 20 year lease. Ms. Sherry stated that they don't want to leave the Life Long Learning Center, but want to be a partner.

Chairman Prauner appointed Commissioner Ohl to work with Northeast Community College to negotiate a solution on the lease of office space for the Extension Office at the Life Long Learning Center.

Norman Small, GIS Specialist for the Assessor's Office, presented a proposal for the sesquicentennial celebration for the Courthouse. He explained that he proposes that a display would be open from March through August to coincide with the 150th birthday of the State of Nebraska on March 1st and ending with the sesquicentennial celebration of the City of Madison. He reported that he would be the project coordinator and the design would be based on the German May Pole which dates back to the 16th century. He said that the placards would be attached to the clock pole in the middle of the atrium. He presented a picture showing the decorations during the Christmas season including poinsettias, greenery, and lights. He reported that the work to organize the display would be done after working hours with volunteer time, including the graphic designs which he is doing on his own time by talking to the various departments. Mr. Small submitted copies of two completed designs which will be printed on photo paper in either portrait or landscape and will be attached to collapsible, bendable rods that can be attached to the clock pole in three tiers with zip strips over bubble wrap that will cover the clock pole to prevent any damage. He stated that the placards can be viewed from any direction in the atrium. He reported that he has all the floral items and lights to be used; however, he asked for additional assistance from the Commissioners to cover the cost of the flexible rods, zip strips, and bubble wrap. He estimated that the cost would range between \$50 and \$75. Mr. Small reported that he is creating placards for 20 different departments. He submitted proposed placards for the Commissioners and Highway Department and requested approval or suggestions for changes.

Mr. Small requested the Commissioners to have an official unveiling of the display to the public at the end of the March 21, 2017 Board meeting. He requested that the media wait until March 21, 2017 to provide details on the sesquicentennial display.

Chairman Prauner authorized Norman Small to proceed with the sesquicentennial display in the Courthouse. Each Board member personally contributed \$20 for costs associated with the sesquicentennial display.

The following written reports and correspondence were reviewed:

- 1) Fund balance report
- 2) County Sheriff February, 2017 fee report
- 3) Clerk of the District Court February, 2017 fee report
- 4) Sale of surplus property report

The following claims were audited:

GENERAL FUND

Total Net Payroll		144,112.46
Air & Fluid Management	Repairs, Courthouse	900.00
American Family Life Assurance Co.	Insurance Premiums	1,109.10
Apex Therapy Services, LLC	Medical Evaluation, Community Based Grant	428.75
Appeara	Mat Service, Public Defenders	29.91
B & B Cycle, Inc.	Repairs, Noxious Weeds	293.98
Black Hills Energy	Gas Services, Zoning Department	22.84
Black Hills Energy	Gas Services, Noxious Weed	22.83
Black Hills Energy	Gas Services, Veterans Service	63.40
Blue Cross Blue Shield of Nebraska	Insurance Premiums	129,362.30
Bob Barker Company Inc.	Supplies, County Jail	185.51
Bomgaars Supply	Supplies, Noxious Weeds	16.06
Bessie Bove	Prior Services, Courthouse	12.00
Brandl Electric	Repairs, Courthouse	278.30

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John Buck	Contract Services, Community Based Grant	52.50
Cableone	Internet Services, Probation Office	255.00
Carney Law, PC	Legal Services, County Court	8,185.10
CBM Managed Services	Meals, County Jail	7,409.98
Champs	Maintenance Contract, County Jail	2,166.00
Maria Izabel Chavez	Mileage, Interrupting Services, Public Defender	1,425.00
City of Crofton	Contract Services, Community Based Grant	132.75
City of Madison	Utilities Service, Courthouse	1,944.24
Colonial Life and Accident Insurance	Insurance Premiums	284.98
Connecting Point	Equipment, Probation Office	618.00
Connecting Point	Web Hosting, Contract Services, Courthouse	126.70
Copple, Rockey, McKeever & Schlecht PC, LLO	Legal Services, District Court	641.91
Copycraft Printing	Supplies, County Jail	72.80
Wendy C. Cutting	Transcript, County Court	58.50
DAS State Accounting	Telephone Service, Zoning Department	26.29
DAS State Accounting	Teletype Service, County Sheriff	262.29
DAS State Accounting	Telephone Service, Law Enforcement	84.70
DAS State Accounting	Teletype Service, County Jail	441.71
DAS State Accounting	Telephone Service, Noxious Weed	26.30
Douglas County Court	Certified Copies, County Court	2.00
Eakes Office Solutions	Supplies, Extension Office	8.80
Eakes Office Solutions	Supplies, County Jail	61.99
Eakes Office Solutions	Supplies, Copier Maintenance, Probation Office	137.72
Egley, Fullner, Montag and Hockabout	Legal Services, County Court	550.80
Electrical Engineering & Equipment Co.	Supplies, Courthouse	236.58
Crystal M. Elznic	Refund Premium	20.00
Esri	Software, Zoning Department	400.00
Ewalt Law Office PC, LLO	Legal Services, County Court	2,108.25
Faith Regional Psychiatric Services	Psychological Services, Community Based Grant	175.00
Field's Hardware	Supplies, Courthouse	9.87
Field's Hardware	Supplies, County Jail	10.48
First Concord Benefits Group	Administration Fees, Flex Plan	2,120.35
Fitzgerald, Vetter, Temple & Bartell	Legal Services, District Court	1,083.16
Floor Maintenance and Paper Supply	Supplies, Courthouse	300.00
Floor Maintenance and Paper Supply	Supplies, County Sheriff	511.49
Pam Foltz	Mileage, Extension Office	142.91
Frontier	Telephone Service, Courthouse	1,038.40
Dan Fullner	Mileage, Mental Health	21.40
Galls/Quartermaster	Supplies, County Sheriff	66.46
Leo Gonzalez	Mileage, Extension Office	154.08
William J. Greenough	Equipment, County Sheriff	221.29
Charlie Hendrix	Contract Services, Community Based Grant	160.00
Jasmine Hjorth	Mileage, Juvenile Accountability	129.67
Jack's Uniforms & Equipment	Clothing, County Sheriff	107.89
Nancy Jochum-Schramm	Court Reporting Services, Mental Health	150.00
K & M Reporting	Certified Copies, Law Enforcement	142.50
K & M Reporting	Court Reporting, Mental Health	50.00
Madison County Clerk	Tax Deposit, Retirement	79,514.11
Madison County Clerk of District Court	Filing Fees, District Court	987.00
Madison County Sheriff Inmate Fund	Supplies, County Jail	116.72
Madison County Sheriff	Civil Process Fees, County Court	589.19
Madison County Sheriff	Civil Process Fees, District Court	326.42
Madison County Sheriff	Civil Process Fees, Mental Health	123.65
Madison County Sheriff	Medical Testing, County Court	15.00
Madison National Life Insurance Co Inc	Insurance Premiums	146.86
Manatron, Inc.	Annual Support, County Assessor	3,241.01
Mike Mapel	Contract Services, Community Based Grant	67.50
Dustin Martin	Mileage, Community Based Grant	37.50
Benjamin McBride	Contract Services, Juvenile Accountability	60.46
Benjamin McBride	Contract Services, Mileage, Community Based Grant	217.00
Menards	Supplies, Capital Acquisitions	246.00
MIPS Inc.	Data Processing, County Clerk	605.69
MIPS Inc.	Equipment Lease, Data Processing, Register of Deeds	518.00
Morland, Easland, and Lohrberg	Legal Services, County Court	2,861.85
National Enterprise Systems	Garnishment of Wages	214.55
National Sheriff's Association	Membership Dues, County Sheriff	115.00
Nationwide Retirement Solutions	Deferred Compensation	2,205.00
Nebraska Child Support Payment Center	Garnishment of Wages	200.00
Nebraska Public Power District	Utilities, Veterans Service Office	40.39
Maria Nievas Salavera	Mileage, Juvenile Accountability	172.63
Norfolk Auto Center	Repairs, County Sheriff	345.26
Norfolk Daily News	Publication Costs	1,936.60

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Northeast Community College	Maintenance, Operating Fees, Extension Office	4,146.25
Northeast Nebraska Assoc. County Officials	Registration Fee, County Officials	275.00
Northeast Research & Extension Center	Postage, Telephone, Supplies, Extension Office	760.77
One Office Solution	Equipment Maintenance, County Assessor	172.30
One Office Solution	Supplies, Public Defender	24.47
One Office Solution	Supplies, County Sheriff	139.99
Pell Reporting Inc.	Transcript, County Courts	91.65
Sherry Peterson	Fuel, Juvenile Accountability	20.00
Sherry Peterson	Mileage, Community Based Grant	286.09
Premier Biotech	Medical Supplies, Community Based Grant	1,022.55
Racom Corp	Equipment Repair, County Sheriff	736.25
Ramada Inn - Kearney	Lodging, Noxious Weed	140.00
Reynoldsons	Fuel, Zoning Department	78.34
Monica J. Rotherham	Mileage, Clerk of District Court	30.50
Sanne Repair	Repairs, County Sheriff	9,064.45
Judy Schroeder	Prior Services Benefits, Courthouse	11.00
Scottsbluff County Court	Certified Copies, Law Enforcement	1.50
Security Shredding Services	Shredding Services, Probation Office	367.50
Lee Sherry	Lodging, Meals, Mileage, Extension Office	256.59
Stratton, DeLay, Doele, Carlson & Buettner, PC, LLO	Legal Services, District Court	266.20
Stratton, DeLay, Doele, Carlson & Buettner, PC, LLO	Legal Services, County Court	4,573.85
Daniel K. Sturgis, PH. D.	Psychologist Evaluation, District Court	500.00
Donald Svitak	Mileage, Noxious Weeds	163.71
T. O. Haas Tire	Repairs, County Sheriff	567.42
The Change Companies	Supplies, Community Based Enhancement Grant	1,475.44
The Zone	Contract Services, Community Based Grant	663.30
United States Postal Service	Postage, Probation Office	597.25
US Bank Corporate Payment System	Fuel, County Sheriff	289.01
US Bank Corporate Payment System	Travel Expense, County Jail	75.00
US Bank Corporate Payment System	Lodging, County Attorney	318.60
US Bank Corporate Payment System	Fuel, Community Based Grant	100.00
Verizon Wireless	Telephone Services, Reappraisal	40.01
Verizon Wireless	Telephone Services, Extension Office	192.68
Verizon Wireless	Telephone Services, County Sheriff	1,444.04
Verizon Wireless	Telephone Services, Law Enforcement	72.91
Verizon Wireless	Telephone Services, Community Based Grant	441.66
Verizon Wireless	Internet Services, Courthouse	78.04
Vision Service Plan	Insurance Premiums	393.58
Walmart	Supplies, Juvenile Accountability	69.90
Walmart Pharmacy	Medical Supplies, General Assistance	249.48
Wentling Law Office	Legal Services, County Court	537.10
Zee Medical Services, Inc.	Supplies, County Jail	164.55
Zee Medical Services, Inc.	Supplies, Noxious Weeds	156.10
81 Auto Glass	Repairs, County Sheriff	20.00

ROAD/BRIDGE FUND

Total Net Payroll		29,981.22
American Family Life Assurance Company	Insurance Premiums	618.75
B's Enterprises Inc.	Culverts, Grader Blades	12,009.00
Battle Creek Municipal Light & Power	Utilities	201.17
Bauer Built Tire	Repairs	6,274.54
Black Hill Energy	Utilities	329.83
Blue Cross Blue Shield of Nebraska	Insurance Premiums	31,622.41
Bomgaars	Supplies	897.00
Carhart Lumber Company	Supplies	178.81
City of Madison	Utilities	654.46
City of Newman Grove	Utilities	61.00
Colonial Life and Accident Insurance	Insurance Premiums	153.37
Connecting Point	Internet Service	15.00
Dale R. Johnson Ent. Inc.	Gravel	13,046.52
DAS State Accounting	Telephone Service	24.44
Eastern Nebraska Telephone Company	Telephone Service	52.11
Engineered Specialties LLC	Parts	1,648.26
Fastenal Company	Parts	30.42
Field's Hardware	Supplies	90.93
First Concord Benefits Group	Flex Plan, Administration Fees	351.07
Frontier	Telephone Service	178.53
Island Supply Welding Co.	Supplies	69.65
Johnson Engineering Company	Engineering Services	7,860.00
Kelly Supply Company	Parts	31.48
Loup Power District	Utilities	186.85

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MADISON COUNTY, NEBRASKA

Madison County Clerk	Tax Deposit, Retirement	16,016.81
Madison National Life Insurance Co. Inc.	Insurance Premiums	37.76
Mainelli Wagner & Associates, Inc.	Consulting Services	1,167.50
Matheson Tri-Gas Inc.	Supplies	202.29
Matteo Sand & Gravel Co. Inc.	Gravel	3,078.36
Menards	Supplies	1,346.69
Nationwide Retirement Solutions	Deferred Compensation	235.00
Nebraska Public Power District	Electric Services	138.60
NMC Exchange L.L.C.	Parts, Repairs	1,080.07
Norfolk NAPA	Parts	1,006.48
Northeast NE Assn County Officials	Registration Fee	25.00
Powerplan	Repairs	690.02
Prime Sanitation	Garbage Services	53.75
Radio.comm	Radio Repair	354.73
Rise Broadband	Internet Service	122.35
Road Builders Machinery & Supply	Parts	137.55
Seals and Service Inc.	Parts, Repairs	408.20
T-Bone North	Fuel	4,618.43
Truck Center Company	Parts, Repairs	967.46
Village of Meadow Grove	Utilities	74.00
Vision Service Plan	Insurance Premiums	68.10
Zoubek Oil Company Inc.	Fuel	3,745.84
FEDERAL AID SECONDARY FUND		
Madison County Treasurer	Interfund Transfer	1,000,000.00
Mainelli Wagner & Associates Inc.	Consulting Services	19,116.00
VISITORS PROMOTION FUND		
Norfolk Area Visitor Bureau	Administration Fees	6,854.83
VISITORS IMPROVEMENT FUND		
Norfolk Area Visitor Bureau	Administration Fees	15,335.17
REGISTER OF DEEDS PRESERVATION & MODERNIZATION FUND		
MIP Inc.	Data Processing Costs	463.08
CDBG # 2 FUND		
Northeast Nebraska Economic Development District	Administration Fees	345.00
911 EMERGENCY FUND		
Century Link	Telephone Services	781.57
Frontier	Telephone Services	164.10
LAW ENFORCEMENT OPERATING FUND		
Madison County Sheriff Inmate Fund	Supplies	8.00

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

The Board adjourned at 11:53 A.M. to Tuesday, March 21, 2017 at 9:30 A.M.

ATTEST:

County Clerk Nancy Scheer

Jim Prauner, Chairman
County Board of Commissioners