

CHADRON, NEBRASKA

February 02, 2011

DAWES COUNTY BOARD OF EQUALIZATION

The Public convened meeting of the Dawes County Board of Equalization in regular session was commenced at the hour of 9:00 A.M. on the 2nd day of February 2011 and published pursuant to public notice as required by law and or posted. The meeting was called to order by Commissioner Johnson. Roll was called and the following Commissioners were present: Commissioners' Johnson, Stewart and Swinney. Also present was Cheryl Feist, Dawes County Clerk; Lindy Coleman, Assessor; Adam Edmund, Deputy County Attorney, Chris Fankhauser and Larry Olson. The Pledge of Allegiance was recited by those present. Per LB 898 the Chairman announced the location of posted information concerning the Open Meetings Act. Copies of the Act are available upon request by anyone attending the meeting. Motion by Stewart, seconded by Swinney, approving the Agenda as presented. Roll call vote, Ayes: Stewart, Swinney and Johnson. Nays: None. Motion carried. Minutes of the January 07, 2011 meeting were reviewed. Motion by Swinney, seconded by Stewart, approving minutes with the following correction to wit: sale instead of sell as published. Roll call vote, Ayes: Swinney, Johnson and Stewart. Nays: None. Motion carried. The Assessor presented tax correction #'s 4552-4553 for the Boards review and approval. Motion by Stewart, seconded by Swinney, directing the Chairman to sign the corrections. Roll call vote, Ayes: Johnson, Stewart and Swinney. Nays: None. Motion carried. Kerri Rempp joined the meeting in progress.

At 9:07 A.M. Mark Loose, Nebraska Department of Revenue, met with the Board. Also present was Nancy Fisher, Jim O'Rourke, Gary D. Fisher, Mark Haynes and Wayne Fisher. Mr. Loose shared responsibilities of the Board of Equalization and the Assessor. He reported the Assessor must set value levels by March 19th of each year. He informed those present the Board can petition TERC (Tax Equalization Review Commission) to adjust subclasses of land. Discussion ensued re: the possibility of establishing another market area in Northern Dawes County. Mr. Loose reported this is done by the Assessor, not the Board of Equalization. A statistical review of sales would be required to determine whether or not a new market area would benefit all citizens. Scott Cotton joined the meeting. He went on to explain that one sale does not set market value. Gary Fisher reported there is no subclass for timber. Again, Mr. Loose indicated to those present the Assessor has the authority to create a subclass if warranted. Mark Haynes asked about looking across county lines re: assessments. Mr. Loose reported the Assessor and/or the State look at uninfluenced lands when setting valuations. Mr. Haynes asked if all sales should be considered in the assessment process. Mr. Loose indicated that documented/verified sales are used. Mr. Loose went on to say that if all individuals would cooperate with the Assessor's office, assessments would be more uniform. Mr. Fisher submitted a letter containing information relevant to nine sales in Dawes County and asked the letter become part of these minutes and be available for public inspection during normal business hours. A copy of the letter will be available in the Clerk's Office.

There being no further business to be conducted by the Dawes County Board of Equalization a motion to adjourn at 9:33 A.M. was made by Commissioner Stewart, seconded by Swinney. Roll call vote, Ayes: Stewart, Swinney and Johnson. Nays: None. Motion carried. The next Dawes County Board of Equalization will be March 02, 2011 at 9:00 A.M. A current Agenda to the Board of Equalization proceedings is kept on file in the County Clerk's office during normal business hours for inspection, but the Agenda will close by 3:00 P.M. on February 25, 2011. The

Agenda may be modified to include items of emergency nature. The meetings of the Dawes County Board of Equalization are open to the public.

ATTEST: _____

DAWES COUNTY BOARD OF EQUALIZATION

Dawes County Clerk Cheryl Feist

=====
=====

CHADRON, NEBRASKA

February 02, 2011

DAWES COUNTY BOARD OF COMMISSIONERS

The Public convened meeting of the Dawes County Commissioners meeting in regular session was commenced at the hour of 9:34 A.M. on the 2nd day of February 2011 in the Commissioner's room and published pursuant to public notice as required by law. The meeting was called to order by Commissioner Johnson. Roll was called and the following Commissioners were present: Commissioners' Johnson, Stewart and Swinney. Also present was Cheryl Feist, Dawes County Clerk, Adam Edmund, Deputy County Attorney, Chris Fankhauser, Kerri Rempp, Scott Cotton and Larry Olson. Per LB 898 the Chairman announced the location of posted information concerning the Open Meetings Act. Copies of the Act are available upon request by anyone attending the meeting. Motion by Swinney, seconded by Stewart, approving the Agenda. Roll call vote, Ayes: Stewart, Swinney and Johnson. Nays: None. Motion carried. Minutes of the January 19, 2011 meeting were reviewed. Motion by Stewart, seconded by Swinney, approving the minutes as published. Roll call vote, Ayes: Swinney, Johnson and Stewart. Nays: None. Motion carried. Claims were reviewed. Motion by Stewart, seconded by Swinney, approving all claims as submitted. Roll call vote, Ayes: Johnson, Stewart and Swinney. Nays: None. Motion carried. Correspondences received included: NACo re: 2011 membership and legislative updates. The Board took no action on the NACo membership. Public comment ensued with Larry Olson expressing concern with insufficient insulation re: windows project and the size of window going into the existing frames. Scott Cotton reported tax valuations will determine if future Ag Producers stay and/or come to Dawes County. He also offered his services in the event the Board needs them.

At 10:05 A.M. Julie Butler, HR Director, met with the Board. A policy change to the existing compensation time was discussed. Commissioner Stewart indicated more flexibility in the time frame to use compensation time is needed. Commissioner Swinney suggested Roads Department Employees be able to cash in a portion of compensation time if needed. A committee will be formed to update the personnel policy manual. No official action will be taken until such time the new Highway Superintendent is hired. Commissioner Swinney will head the personnel policy committee. The Board recessed at 10:32 A.M. and reconvened to regular session at 10:38 A.M.

At 10:39 A.M. Mike Provance met with the Board. Also present was Larry Provance and Dave Coe. Mr. Provance asked the Board why the County always accepts low bid on projects then does change orders to meet bid specifications. Dave Coe informed those present the windows project original bid called for a transom. The State Energy Office approved the County's grant request and SHPO (State Historical Preservation Officer) immediately became involved. The Courthouse is listed on the National Historic Preservation List. He went on to say that SHPO wouldn't approve the bid specifications with a transom. Quaker Windows manufactures a ninety inch (90") window so spacers are necessary for Quaker to warranty the windows. The only windows affected are located on the first and second floors of the Courthouse. SHPO has also required insulation be installed in the area right above the lowered ceiling. The grant mandates that all changes be approved prior to implementation so a change order will be required for the spacers. Discussion ensued. Commissioner Swinney went on record as being against change orders on projects. Mr. Provance asked that the County take more time to study bid specifications before awarding future projects so others have the opportunity to bid.

At 11:00 A.M. Dave Coe met with the Board. Mr. Coe presented change order #2 re: spacers instead of a transom as SHPO wouldn't approve a transom. Motion by Stewart, seconded by Swinney, approving change order #2 in the amount of \$2925.00. Roll call vote, Ayes: Stewart and Johnson. Nays: Swinney. Motion carried. Mr. Coe also presented a proposal to address SHPO's insulation requirement per Amendment No. 1 in the amount of \$2850.00. If accepted, a change order will be necessary. Mr. Coe suggested staining approximately eighty-seven square feet (87') of wood at a cost of \$2100.00. If accepted, a change order will be necessary.

At 11:30 A.M. Becky Paulsen, Weed Superintendent, Zoning and Floodplain Manager, met with the Board. Resolution No. 05-2011 adding Section 60.3 regulations of the NFIP (National Flood Insurance Program) to existing floodplain regulations was introduced by Commissioner Swinney. The motion was seconded by Commissioner Stewart. Roll call vote, Ayes: Swinney, Johnson and Stewart. Nays: None. Motion carried. Ms. Paulsen reported she has been attending seminars relevant to weed control and zoning. In other business the Board discussed the 2011 Holiday schedule. Motion by Stewart, seconded by Swinney, approving half (1/2) days on April 22, 2011 and December 23, 2011 in observance of Easter and Christmas. Roll call vote, Ayes: Johnson, Stewart and Swinney. Nays: None. Motion carried. The Courthouse will close at noon on April 22, 2011 and December 23, 2011. Commissioner Swinney reported there is a semi-truck in District 2 that will cost more to fix than it's worth. Discussion ensued. The semi-truck will be put on surplus. He also reported Steve Marchant wants an auto gate installed and asked what the policy has been on this. Commissioner Stewart indicated either the County or the landowner installs these. Commissioner Johnson reported District 3 would like to purchase a plasma cutter. It was decided by general consensus of the Board that District 3 can continue using the existing plasma cutters in Districts 1 and 2 when needed. Discussion ensued regarding Road Crew Members taking a pickup home. The Board left this to the discretion of the Crew Chiefs when conditions warrant such. The Board received one (1) RFP (Request for Proposal) from Blaine Yardley to prepare the One/Six Year Road Plan for Dawes County. Motion by Stewart, seconded by Swinney, accepting Blaine Yardley's proposal of \$20.00 per hour plus mileage reimbursement. Roll call vote, Ayes: Stewart, Swinney and Johnson. Nays: None. Motion carried. The Board reviewed all input received from Districts 1, 2, and 3 regarding work done and work to be completed. The Board compiled a listing based off information received which will be forwarded to Mr. Yardley. Legislative updates were discussed at length amongst the Board Members.

There being no further business before the Dawes County Board of Commissioners a motion to adjourn at 1:48 P.M. was made by Commissioner Stewart, seconded by Swinney. Roll call vote, Ayes: Swinney, Johnson and Stewart. Nays: None. Motion carried. The next regular meeting will be February 16, 2011 beginning at 9:00 A.M. The meeting will be held in the Commissioners room at the Courthouse. A current agenda for the meeting is kept on file in the County Clerk's office during normal business hours for inspection, but will close by 3:00 P.M. on Friday, February 11, 2011. The Agenda may be modified to include items of emergency nature. The meetings of the Dawes County Commissioners are open to the public.

Disclaimer: A complete text of all Resolutions passed by the Board is available upon request in the County Clerk's office during normal business hours.

ATTEST: _____

DAWES COUNTY COMMISSIONERS

Cheryl Feist

Dawes County Clerk

February 02, 2011 the following claims were audited, allowed and warrant orders drawn on their respective

Accounts: Key for Claims: 100=General Fund; 200=Roads Fund; 990=Visitors Fund; 1100=Reappraisal Fund; 1900=Veterans Aid Fund; 2360=Drug Fund; 2500=Grants Fund; 2700=Inheritance Fund; 1275=Health Claims Fund; 2910-911=Emergency (Communications); 2913=Wireless Communications; 4000=Courthouse Bond Payment Fund.

FUND	NAME	TOTCLAIMS
100	AFLAC	\$358.22
100	AMERITAS LIFE INSURANCE CORP	\$5,734.86
100	ARMSTRONG EXTINGUISHER SERVICE INC	\$324.00
100	ARROW BUILDING CENTER	\$137.84
100	AS CENTRAL SERVICES	\$210.50
100	AXIS CAPITAL INC	\$459.22
100	BOB BARKER COMPANY INC	\$487.38
100	ROBERT HARDY	\$270.00
100	CHADRON HOME CENTER	\$96.55
100	CHADRON MEDICAL CLINIC	\$170.00
100	CLERK OF NEBRASKA COURT OF APPEALS	\$125.00
100	CRAWFORD CLIPPER/HARRISON SUN	\$28.00
100	DAWES CO TREASURER/FUND 1275	\$16,744.09
100	DAWES COUNTY DISTRICT COURT	\$545.00

100	DAWES COUNTY TREASURER	\$570.00
100	DAWES COUNTY 125 CAFETERIA PLAN	\$204.00
100	DELL MARKETING LP	\$505.98
100	DIXIE EATON	\$25.00
100	DAVE EUBANKS	\$670.00
100	FLEET SERVICES/EXXONMOBIL	\$184.08
100	FARM PLAN	\$20.63
100	FIRST BANKCARD/BARBARA J SEBESTA	\$3.20
100	FIRST NATIONAL BANK, NORTH PLATTE	\$8,993.44
100	FIRST WIRELESS,INC	\$1,134.70
100	FP MAILING SOLUTIONS	\$110.85
100	GMC OF CHADRON	\$14,020.14
100	HENCEY PLUMBING & HYDRONICS,INC	\$320.85
100	MAXINE W HOLMES	\$100.00
100	IDEAL LINEN SUPPLY,INC	\$50.82
100	JAY KING	\$16.00
100	LINCOLN REGIONAL CENTER	\$317.21
100	LOUP VALLEY LIGHTING INC	\$212.75
100	DAWN MEISTER	\$394.10
100	MIDWEST SPECIAL SERVICES	\$221.27
100	LORRAINE A MILES	\$100.00
100	MIPS INC	\$748.93
100	PAMELA MORENO	\$345.00

100	NACO	\$160.00
100	NE CHILD SUPPORT PAYMENT CENTER	\$190.00
100	NE PUBLIC HEALTH ENVIRONMENTAL LAB	\$84.00
100	NEBRASKA ASSOC OF COUNTY OFFICIALS	\$83.16
100	NEBRASKA DEPARTMENT OF REVENUE	\$1,039.39
100	NEBRASKA PUBLIC POWER DISTRICT	\$17.89
100	NEBRASKA SAFETY & FIRE EQUIP INC	\$287.00
100	NEBRASKA TOTAL OFFICE/ASSESSOR	\$387.54
100	NEBRASKA TOTAL OFFICE/SHERIFF	\$164.64
100	NEBRASKA TOTAL OFFICE/TREASURER	\$10.66
100	NORTHEAST WISCONSIN TECH COLLEGE	\$30.00
100	OUTLAW PRINTERS,INC	\$54.00
100	PANHANDLE SALES AND SERVICE	\$23.50
100	HERB L PETERSEN	\$207.00
100	PRIDE	\$3,000.00
100	QUALITY TIRE	\$169.95
100	QWEST	\$644.82
100	QWEST	\$166.21
100	RAPID CITY JOURNAL/COMMISSIONERS	\$2.57
100	RAPID CITY JOURNAL/TREASURER	\$49.34
100	REGIONAL WEST PHYSICIANS CLINIC	\$125.00
100	MALYCHANH SAYAKOUNE	\$51.60
100	SCOTTS BLUFF CO DETENTION CENTER	\$240.00

100	SCOTTS BLUFF COUNTY SHERIFF	\$22.32
100	BARBARA SEBESTA	\$376.39
100	SHELL FLEET PLUS-VETERANS	\$259.72
100	SHELL FLEET PLUS/WEED	\$391.73
100	HARRIS W SNYDER	\$325.50
100	SOURCEGAS	\$840.87
100	STEREO AM 610 KCSR	\$170.00
100	UNIVERSITY OF NE-LINCOLN CAR RENTAL	\$234.50
100	VERIZON WIRELESS/SHERIFF	\$483.83
100	WALMART COMMUNITY	\$192.64
100	PAUL WESS, PUBLIC DEFENDER	\$44.00
200	AFLAC	\$220.96
200	AMERITAS LIFE INSURANCE CORP	\$548.46
200	CATERPILLAR ACCESSACCOUNT CORP	\$3,212.35
200	CHADRON WHOLESALE	\$29.61
200	DAKOTA SUPPLY GROUP	\$149.70
200	DAWES CO TREASURER/FUND 1275	\$1,359.15
200	DAWES COUNTY TREASURER	\$100.00
200	DAWES COUNTY TREASURER	\$10.00
200	FARM PLAN	\$34.65
200	FIRST NATIONAL BANK, NORTH PLATTE	\$1,347.50
200	HILLS TIRE & SUPPLY	\$260.95
200	MEDICAL ENTERPRISES,INC	\$93.00

200	NEBRASKA DEPARTMENT OF REVENUE	\$257.95
200	NORTHWEST RURAL PUBLIC POWER DIST	\$135.11
200	OVERHEAD DOOR CO OF RAPID CITY	\$950.00
200	QWEST	\$205.31
200	QWEST	\$18.38
200	SOURCEGAS	\$421.36
1900	DAWES CO TREASURER/VETERANS AID	\$688.46
2910	BRUCE HILL FURNITURE,INC	\$358.00
2910	TONY SERBOUSEK	\$150.00
2910	WALMART COMMUNITY/E911	\$39.16
2910	XEROX CORPORATION	\$676.65

Disclaimer: A complete list of all employees & claims are available at the Dawes Co Clerk's Office.