

March 27, 2018
Seward County Board of Equalization

State of Nebraska)
County of Seward) ss.

A regular meeting of the Seward County Board of Equalization was convened in open and public session at 8:30 a.m. on March 27, 2018 in the Commissioner's room at the Seward County Courthouse. Notice of the meeting was posted on the Courthouse bulletin board and on the Commissioner's room door. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting for appearance before the Board. The Board of Equalization has the right to modify the agenda to include items of an emergency nature only at such public meeting.

The Seward County Board of Equalization convened on March 27, 2018 at 8:30 a.m.

Present: Chairperson: Whitney Fleischman
 Members: John Culver, Eugene Gausman, Diana Garske,
 Roger E. Glawatz
 County Clerk: Sherry Schweitzer
 County Assessor: Marilyn Hladky

The Chairperson noted that the public meeting information is posted as required by law and available for public distribution if requested.

The Pledge of Allegiance was recited.

Moved by Glawatz and seconded by Gausman to approve the minutes of March 13, 2018.

Affirmative Vote: Glawatz, Gausman, Culver, Fleischman

Abstain: Garske as she was not in attendance at said meeting. Motion Carried

Hladky informed the Board that a time and date needs to be set for a permissive exemption request for Great Plains Community Church.

Moved by Garske and seconded by Culver to set the date and time of April 24, 2018 at 8:30 a.m. for the Permissive Exemption Hearing for Great Plains Community Church.

Affirmative Vote: Garske, Culver, Gausman, Glawatz, Fleischman Motion Carried

Hladky then updated the Commissioners on activities of her office. She informed the Commissioners that she will be employing a previous employee to help her document all the changes she made to property cards.

Known items on the agenda for April 10, 2018 at 8:30 a.m. are as follows:

1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Discuss/Action - Approve Minutes of March 27, 2018
4. Discuss/Action - Assessor Information Update

Moved by Garske and seconded by Glawatz to adjourn at 8:45 a.m.

Affirmative Vote: Garske, Glawatz, Gausman, Culver, Fleischman Motion Carried

State of Nebraska)
County of Seward) ss.

BLACK HILLS ENERGY	UT	\$7,545.94	OFFICENET	SU	\$226.51
BLUE VALLEY BEHAVRAL HEALTH INCOR	SE	\$292.50	OREILLY AUTOMOTIVE INCORPORATED	RE	\$295.34
BLUESTEM FIBER LLC	UT	\$110.00	PAC N SAVE	SE	\$153.50
BOBS MOBIL	SE	\$184.00	PANKOKE,DAVID	FE	\$149.00
CARD SERVICES	FE	\$11.76	PAPER TIGER SHREDDING	SE	\$30.00
CATTLE NATIONAL BANK & TRUST	FE	\$138,271.81	PARAMOUNT LINEN UNIFORM RENTAL	SE	\$137.44
CBM FOOD SERVICE	SE	\$11,605.59	PENNERS TIRE AUTO INC	RE	\$5,553.26
CENTER FOR GREAT PLAINS STUDIES	FE	\$205.00	PETERSEN,C,JO	FE	\$1,887.87
CENTRAL RESTAURANT PRODUCTS	SE	\$111.23	PETTY CASH FUND	FE	\$2,412.04
CENTRAL SAND GRAVEL COMPANY	SU	\$14,610.48	PIZZA KITCHEN	FE	\$210.50
CHAPP, RANDALL	FE	\$540.00	PLATTE COUNTY DETENTION FACILITY	SE	\$175.00
CITY OF SEWARD	FE	\$10,008.54	PLATTE COUNTY SHERIFF DEPARTMENT	SE	\$7.00
CLAY COUNTY SHERIFF	SE	\$6.25	PLATTE VALLEY PRINTING	SU	\$729.96
CLERK OF THE DIST. COURT ASSOCIA	FE	\$75.00	PRECISION TOOL MACHINE	RE	\$19.00
CLERK OF THE DIST. COURT SEWARD	FE	\$613.00	MOMS MEALS	SE	\$115.40
COLONIAL CHAPEL FUNERAL HOME	SE	\$1,300.00	QUEST DIAGNOSTIC	SE	\$224.70
CROSS CREEK ANIMAL HEALTH CENTER	SE	\$300.00	QUILL CORPORATION	SU	\$209.93
CUMMINS CENTRAL POWER LLC	EQ	\$2,123.59	RAY ALLEN MANUFACTURING LLC	FE	\$769.55
DAMMAN,GREGORY,C	SE	\$3,435.54	RDO TRUCK CENTER COMPANY	RE	\$7,084.89
DAWSON COUNTY SHERIFF	SE	\$6.58	REDWOOD TOXICOLOGY LAB INC	SE	\$96.00
DENNIS SUPPLY	SU	\$1,808.40	REED ELECTRIC	SE	\$247.18
DUCTS ON DEMAND	SE	\$100.00	REGION FIVE SERVICES	FE	\$2,484.58
E NINE ONE ONE C/O SEWARD CO TR	SE	\$32,549.50	REGION FIVE SYSTEMS	FE	\$573.00
EAKES OFFICE PLUS	SU	\$2,174.60	RIXSTINE RECOGNITION	SU	\$144.25
EGAN SUPPLY CO	SU	\$758.53	RO'S LOUNGE	FE	\$81.60
ENCARTELE INCORPORATED	FE	\$3,491.94	SAFELITE FULFILLMENT INC	FE	\$78.93
ENGINEERED CONTROLS, INC	SE	\$402.00	SEWARD CO CHAMBER & DEVELOPMNT	SE	\$100.00
EQUIFAX WORKFORCE/TALX CORPOR	FE	\$73.65	SEWARD COUNTY COURT	SE	\$931.39
ESRI	FE	\$3,400.00	SEWARD COUNTY HEALTH CLAIM FUND	FE	\$129,972.99
FARMERS COOPERATIVE	SE	\$43,379.24	SEWARD COUNTY INDEPENDENT	SE	\$1,953.45
FASTENAL COMPANY	SU	\$114.31	SEWARD COUNTY PUBLIC TRANSIT	SE	\$24.00
FBINAA- NEBRASKA INC	FE	\$100.00	SEWARD COUNTY SHERIFF DEPARTMNT	SE	\$47.90
GALLS LLC	EQ	\$2,846.12	SEWARD CO SHERIFF UNCOLLECTED F	SE	\$287.00
GARCIA CLINICAL LABORATORY	SE	\$10.00	SEWARD COUNTY SINKING FUND	FE	\$4,000.00
GENERAL FIRE SAFETY EQUIPMENT CO	EQ	\$67.00	SEWARD ELECTRONICS	SU	\$51.19
GEOCOMM INCORPORATED	FE	\$1,127.00	SEWARD LUMBER HOME CENTER	SU	\$239.46
GOODWIN TUCKER GROUP	FE	\$327.50	SIMPLEMINDS PC SOLUTIONS	SE	\$1,270.00
GRAHAM TIRE LINCOLN NORTH	SU	\$536.08	SOARIN GROUP, LLC	SE	\$6,459.00
GRAINGER	SU	\$414.30	SPEECE LEWIS ENGINEERS INC	SE	\$3,850.00
GREAT PLAINS COMMUNICATIONS	UT	\$403.95	STANDLEY, ASHLEY	FE	\$80.00
HANSEN,TRISHA	FE	\$38.52	STATE OF NEBRASKA CENTRAL FINANCE	FE	\$85.64
HELMINK PRINTING	SU	\$608.00	STATE OF NE DAS ST ACCOUNTING	FE	\$1,152.00
HERPOLSHEIMERS INC	EQ	\$157.51	STATE OF NEBRASKA STATE PATROL	SE	\$456.00
HOMETOWN LEASING	FE	\$641.63	STEINMEYER, ZACH	FE	\$8.04
INDOFF INCORPORATED	SU	\$642.74	STITT,SHELLY Y	FE	\$10.00
INLAND TRUCK PARTS COMPANY	EQ	\$90.92	SUPPLYWORKS	SU	\$448.89
JD'S COFFEE SHOP LLC	FE	\$89.85	TELMATE LLC	FE	\$53.00
JOAKIM,JENNIFER	FE	\$247.00	TIME WARNER CABLE	UT	\$253.34
JOHNSON SAND AND GRAVEL	SU	\$10,634.88	TOP QUALITY GLOVES	SU	\$97.60
JONES AUTOMOTIVE	RE	\$3,106.35	TRUCK EQUIPMENT SERVICE CO INC	RE	\$120.50
JONES NATIONAL BANK AND TRUST CO	FE	\$138,271.81	TWIN RIVERS HEALTH CARE	SE	\$42.00
JONES NATIONAL BANK TRUST CO	FE	\$31,049.07	UNITED STATES POST OFFICE MILFORD	FE	\$25.00
JUNTO WINE	FE	\$438.00	UNL PRINT AND COPY SERVICES	SE	\$112.00
KERFORD LIMESTONE COMPANY	SU	\$28,062.04	URIBE REFUSE SERVICES, INC	UT	\$762.66
KINER SUPPLY COMPANY	SU	\$1,089.24	UROLOGY PC	SE	\$47.21
KONICA MINOLTA BUSINESS SOLUTION	SE	\$122.94	VANGUARD APPRAISALS INC	UT	\$781.25
KONICA MINOLTA PREMIER FINANCE	FE	\$108.45	VERIZON WIRELESS	UT	\$3,402.30

KRACL, DENISE J	FE	\$270.75	VILLAGE OF GARLAND	FE	\$58.58
LANCASTER COUNTY SHERIFF	SE	\$206.71	VILLAGE OF UTICA	FE	\$47.04
LANGE, ANDREW	FE	\$503.50	VIRTUAL IMPRESSIONS INCORPORATED	UT	\$20.00
LAUBER FUNERAL SERVICE INC	SE	\$1,300.00	VISA	FE	\$2,702.53
LINDAU, LISA	FE	\$66.90	VOSS LIGHTING	RE	\$85.50
MCKESSON MEDICAL SURGICAL	SU	\$1,298.31	VRBKA, AMY	FE	\$19.26
MEDICAL ENTERPRISES INCORPORATED	SU	\$35.00	WALMART COMMUNITY BRC	FE	\$497.29
MEMORIAL HEALTH CARE SYS CLINIC	SE	\$409.50	WELLS FARGO FINANCIAL LEASING	FE	\$198.15
MEYER AUTOMOTIVE INCORPORATED	RE	\$1,584.81	WINDSTREAM	UT	\$4,968.06
MID AMERICAN BENEFITS INC FLEX	FE	\$140.25	WOLVERTON, JAY	FE	\$6.42
MID AMERICAN INSURANCE GROUP INC	FE	\$36,719.42	YODER, DOUG	FE	\$41.73
MIDWEST AUTO PARTS	SU	\$846.71	3RD MILLENNIUM CLASSROOMS	FE	\$60.00
MIDWEST AUTOMOTIVE	RE	\$78.40	SALARIES	FE	\$446,548.43
MIDWEST DOOR AND HARDWARE	FE	\$202.00			
MIDWEST OFFICE AUTOMATION	SE	\$99.98	GROSS SALARIES INCLUDE DEDUCTIONS TO:		
MIDWEST PUMP AND EQUIPMENT CO	SE	\$607.50	AFLAC		
MIDWEST RIGHT OF WAY SERVICES INC	SE	\$1,947.50	COLONIAL SUPPLEMENT INSURANCE		
MIPS INC	SE	\$1,237.41	MID AMERICAN CO WISCONSIN		
MOTOROLA	SE	\$6,165.60	PRINCIPAL LIFE INSURANCE CO-SBD		
NAT'L CHILD SUPPORT ENFORCEMENT	SE	\$100.00	PRINCIPAL LIFE GROUP VISION		
NAVIS, DAWN	FE	\$360.00	WADDELL & REED		

Affirmative Vote: Garske, Gausman, Culver, Fleischman, Glawatz Motion Carried

Bob Dahms, Seward County Treasurer and Sherry Leising, Deputy County Treasurer were present to discuss the resolution passed last week involving investing County funds with NPAIT which it was modified during passage. His name was crossed off the resolution in Section 2A. He supplied an email from NPAIT that asked the Board to re-consider the resolution. He stated the County Attorney's Office did not want his name included in the resolution due to possible risks. He cited several reasons in which he feels his name should be on the resolution so he can make changes, if need be, due to staffing changes. Leising explained the balancing process for the office. She stated every process is checked and doubled checked and explained the reason she suggested using NPAIT as a means of investing for Seward County. Chairman Glawatz stated the item will be put on the agenda next week so more discussion can occur.

Schweitzer informed the Commissioners that because of the Justice Center Bond, there needs to be a disclosure document uploaded to the Municipal Securities Ruling Board. She created and uploaded the document by the April 1 deadline on behalf of Seward County.

Commissioners Reports:

Commissioner Culver reported he attended the Blue Valley Community Action Meeting, met with constituents, and attended the Planning & Zoning Board of Adjustment Meeting.

Commissioner Fleischman reported she dealt with various correspondences and also visited with a constituent involving zoning.

Commissioner Gausman reported he met with the Highway Supt., a constituent, and looked at claims and various correspondences.

Commissioner Garske reported she dealt with various correspondences.

Commissioner Glawatz reported he attended a Visitors Committee meeting, dealt with constituents and dealt with various correspondences.

Commissioner Culver reported on the Commissioner Room Remodel item on the agenda. He was trying to get another laminate sample for matching the additions being made for the table. He said he would wait until those things are done before contacting an electrician. He reported he had not heard anything from the county IT person regarding changes needed for the room.

The Commissioners recessed at 9:29 a.m.
The Commissioners reconvened at 9:50 a.m.

Georgia Stockley, Highway Supt. gave information about awarding the bid for culvert bids.

Moved by Fleischman and seconded by Gausman to postpone awarding the culvert bids until April 10th, 2018 pending more information is received from the Highway Supt.

Affirmative Vote: Fleischman, Gausman, Culver, Garske, Glawatz Motion Carried

Moved by Garske and seconded by Fleischman to approve the right of way request from Windstream Nebraska LLC in the SE ¼ of Section 1 Township 9 North, Range 3 East of the 6th p.m.

Affirmative Vote: Garske, Fleischman, Gausman, Culver, Glawatz Motion Carried

Moved by Fleischman and seconded by Garske to open the public hearing at 10:00 a.m. for a Conditional Use Permit for Installation and Use of a Telecommunication Tower in the NE ¼ & S ½ of Section 23 Township 9 North Range 4 East of the 6th p.m. which is subject to the Comprehensive Plan and Land Use Matrix.

Affirmative Vote: Fleischman, Garske, Culver, Gausman, Glawatz Motion Carried

Becky Paulsen, Weed/Zoning Administrator informed the Board about the Planning and Zoning Board recommendation.

No one appeared at said hearing to speak in favor of or in opposition of said request.

Moved by Fleischman and seconded by Gausman to close the public hearing at 10:02 a.m.

Affirmative Vote: Fleischman, Gausman, Garske, Culver, Glawatz Motion Carried

Paulsen read the Findings of Fact questions which the Commissioners answered and completed.

Moved by Garske and seconded by Gausman to adopt Resolution No. 3364 in regard to a Condition Use Permit for Installation and use of a Telecommunication Tower in the NE ¼ & S ½ of Section 23 Township 9 North Range 4 East of the 6th p.m. which is subject to the Comprehensive Plan and Land Use Matrix.

RESOLUTION NO 3364 OF THE SEWARD COUNTY BOARD OF COMMISSIONERS

WHEREAS, Diversified Telecom Services has applied for a Conditional Use Permit to construct a new Telecommunications Tower, and

WHEREAS, The property is described as Precinct P, in the NE 1/4 & the S1/2, of Section 23, Township 9N, Range 4E, Seward County, Nebraska, and

WHEREAS, The Planning Commission held a public hearing to consider the application at a regular meeting February 26, 2018, and

WHEREAS, Notice of the public hearing was published in the Seward County Independent, the Milford Times and posted on the property, and

Upon Review of all the necessary facts, the Seward County Board of Commissioners makes the following findings that:

1. The use, in all other respects, conforms to the applicable regulations of the district in which it is located. Applicant went through the Zoning process
2. The use has adequate water, sewer, and drainage facilities.
Currently in Place
3. The use is in harmony with the character of the area and the most appropriate use of the land. land is currently used as a follow field
4. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the county. _____
5. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
no evidence of property value diminishing
6. The use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.

7. The use has adequate utilities, access roads, and drainage facilities.

8. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

9. The use does not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

10. The use does not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.

11. The use does not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.

12. The use does not involve any direct or reflected glare, which is visible from any adjoining property or from any public street, road, or highway.

13. The use does not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion. Traffic flow will not increase on a daily basis
14. The use does not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments. Electrical grid is in place

Specific Findings of fact Allowable in A-1 District.
Currently Zoned A-1

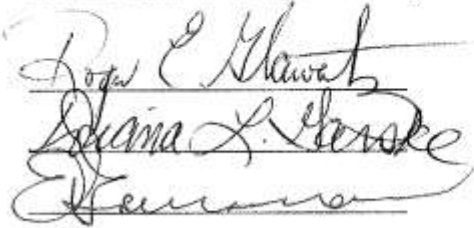
This Conditional Use Permit is applicable to the Tower Only.
Every item, dish or antenna mounted on this tower, or boxes mounted on the ground requires a Separate Development Permit Each.

A Conditional Use Permit may be granted for a Telecommunication Tower in the designated zoning district. The following special conditions have been considered:

1. ___ The effects on the adjacent property, traffic.
2. ___ The public necessity and advantage.
3. ___ The immediate and long term effect on the environment and the public.
4. ___ The concern for public safety.
5. ___ The application includes documents to indicate conformance to all applicable governmental regulations and standards.
6. ___ The application includes any affidavits or permits from the Environmental Protection Agency and/or the Nebraska Department of Environmental Quality, FAA and FCC in the event an approval is required by these agencies.
7. ___ A decommission plan

FURTHER recommend specific conditions that are necessary or desirable to address the most appropriate use of the land, the conservation and stabilization of the value of property, the provision of adequate open space for light and air, concentration of populations, congestion of public streets, and the promotion of the general health, safety, welfare, convenience, and comfort of the public
_____ NONE _____

DATED THIS 27th day of March , 2018



Motion by: Garske Seconded by: Gausman
Ayes: Diana L. Garske, Eugene Gausman, Whitney Fleischman, John K. Culver,
Roger Glawatz, Chairperson, Board of Commissioners
Dated: March 27, 2018 ATTEST: Sherry Schweitzer, Seward County Clerk

During discussion on the motion, Commissioner Culver reported that the 911 Director would be in favor of approving this request for the construction of a tower for mounting a repeater on said tower for communication purposes.

Affirmative Vote: Garske, Gausman, Culver, Fleischman, Glawatz Motion Carried

Moved by Gausman and seconded by Fleischman to open the public hearing at 10:14 a.m. in regard to an application for Rezoning land from A-1 District to TA-1 District in the SW ¼ of Section 26, Township 12 North, Range 4 East of the 6th p.m.

Affirmative Vote: Gausman, Fleischman, Culver, Garske, Glawatz Motion Carried

Becky Paulsen, Weed/Zoning Administrator informed the Board about the Planning and Zoning Board recommendation.

Jon Hempel, who applied for the Re-Zoning permit, gave information about the intention of the previous land owner, the work he has done since he has bought the property, especially work with the water issues. He also gave information about water and wells in the area in question and pictures depicting plans of his development. He feels he has made changes to the land responsibly and that his request should be approved.

The Commissioners asked questions and more discussion followed. Deputy County Attorney Dalton said that the information Mr. Hempel has furnished needs to be reviewed and recommended not acting on it until everybody has reviewed it.

Moved by Fleischman and seconded by Garske to close the public hearing at 11:08 A.M.

Affirmative Vote: Fleischman, Garske, Gausman, Culver, Glawatz Motion Carried

The Commissioners will review the information and will discuss it again on April 17, 2018 at 10:00 a.m.

Known items on the agenda for Board of Commissioners on April 3, 2018 are as follows:

8:30 a.m.

1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Discuss/Action - Public/Officials/Boards
4. Discuss/Action - Approve minutes of March 27, 2018

Other Business Matters to Address When Time Allows

5. Commissioners Reports
6. Discuss/Action - Commissioner Room Remodel

9:00 a.m. Discuss/Action - IT Update

9:30 a.m. Discuss/Action - Authorize Chairman to sign Memorandum of Understanding with Crete Police

Moved by Fleischman and seconded by Garske to adjourn at 11:14 a.m.

Affirmative Vote: Fleischman, Garske, Culver, Gausman, Glawatz Motion Carried

State of Nebraska)
County of Seward) ss.

I, Sherry Schweitzer, the undersigned County Clerk of Seward County, Nebraska do hereby certify the foregoing minutes are true and are part of the official records of this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 3rd day of April 2018.

County Clerk

Chairperson