

## **PROCEEDINGS OF THE DODGE COUNTY BOARD OF SUPERVISORS**

Regular meeting of the Dodge County Board of Supervisors was called to order by Chairman Missel at 9:00 A.M. on Wednesday, February 28, 2018 in the Board Room on the Third Floor of the Courthouse, Fremont, Nebraska with the following members present: Weddle, Strand, Saalfeld, George, Beam and Missel. Absent: Vaughan. Prior to roll call, Chairman Missel announced the meeting to be an open public meeting and that the current open meeting laws were posted on the wall and available for anyone's review.

The Board unanimously declared the meeting legally convened.

The Board unanimously approved the agenda as printed and received and placed on file a letter from Fremont Health Board on their recommendation of the reappointment of Dr. Monty Sellon to another 6-year term on their board, term expiring March 31, 2024, a notice of a Public Information Open House Meeting held February 27, 2018 at Washington Elementary of Nebraska Department of Transportation on Projects NH-77-3(132) Inglewood – Fremont; CN 22569 & NH-77-3(136) US-77/Cloverly Rd., Inglewood; CN 225639, correspondence from Charter Communications regarding changes to channels, correspondence from Dodge County Title & Escrow Co., L.L.C. regarding the purchase of the Probation Office on West 23<sup>rd</sup> Street, correspondence from County Treasurer Dill regarding refund to Deer Pointe Corporation, due to the TERC's decision of years 2013, 2014 & 2015 and tax roll corrections and possible action on amount of \$1,120.64 due from Dodge County, a request to install stop signs at County Road 10 and County Road 26 Union Pacific Railroad crossing only to be in place until lights and gates are installed, Certificate of Insurance for the Townships of Hooper, Maple, Nickerson and Ridgeley, Moving Permit for Ellingson Companies to move a 550 Bron Plow w/o blade excavator over County Roads P, Q and 14 and Utility Installation Agreement with Great Plains Communications to install fiber optic cable in Section 10, T20N, R5E Webster Township County Road 4.

The Board unanimously approved the minutes of the February 14, 2018 meeting as printed.

At 9:05 A.M., the Board recessed as a Board of Supervisors and convened as a Board of Corrections. Chairman Missel dispensed with roll all members being present except for Supervisor Vaughan.

Under any items of discussion, Supervisor George, Chairman of the Finance Committee, commented that as of January 31<sup>st</sup> the Correction's Budget was overspent in the medical line by \$114,000 with a possibility of reaching \$300,000 by the end of the fiscal year. A total of \$140,000 was budgeted for prisoner medical expenses in this fiscal year.

A 9:08 A.M., Chairman Missel adjourned the Board as a Board of Corrections until Wednesday, March 14, 2018 at 9:05 A.M.

Immediately thereafter, the Board reconvened as a Board of Supervisors. Chairman Missel dispensed with roll all members being present except for Supervisor Vaughan.

The Board unanimously approved the wage and hour claims as submitted in the amount of \$186,593.55.

The Board unanimously approved the financial claims as submitted in the amount of \$352,274.52.

The Board unanimously accepted the recommendation of the Fremont Health Board of Trustees and reappointed Dr. Monty Sellon to another 6-year term on their board, term expiring March 31, 2024.

The Board unanimously passed a motion instructing County Treasurer Dill to refund Dodge County's portion of taxes in the amount of \$1,120.64 to Deer Pointe Corporation, due to the TERC's decision of years 2013, 2014 & 2015, to be refunded when all other refunds from other political subdivision have been received.

At 9:14 A.M., the Board unanimously passed a motion to go into closed session to discuss issues of security personnel.

At 9:36 A.M., the Board unanimously passed a motion to go back into open session from the discussion of security personnel. No action was taken or needed as a result of the closed session.

The Board unanimously passed a motion instructing County Highway Superintendent Huppert to perform a study, due to a request received to install stop signs at County Road 10 and County Road 26 Union Pacific Railroad crossing only to be in place until lights and gates are installed.

Highway Superintendent Huppert updated the County Board on issues with the recent ice, equipment repairs and changes made to the Dodge shop. He also mentioned he was getting a second opinion on a possible bad cylinder on the Ford pickup he currently drives.

At 9:44 A.M., Chairman Missel adjourned the Board as a Board of Supervisors until Wednesday, March 14, 2018 at 9:00 A.M. and called for a recess of the Board until 10:00 A.M., the scheduled time to meet as a Board of Equalization.

At 10:00 A.M., the Board convened as a Board of Equalization. Chairman Missel dispensed with roll all members being present except for Supervisor Vaughan.

The Board unanimously approved tax roll corrections #4876 thru #4879.

The Board unanimously received and placed on file a letter from Property Tax Administrator Ruth Sorensen to Dodge County Assessor Churchill regarding Vanguard Costing Service. The letter confirmed that the Vanguard manual may be used in lieu of the Marshall and Swift Valuation Services in Nebraska.

The Board unanimously received an Application for Exemption (form 457) of Fremont Church of the Nazarene of Fremont, Nebraska on a 2017 Chevrolet Truck and passed a motion accepting the recommendation of the County Treasurer and granted the exemption.

The Board unanimously received and placed on file a Letter of Certification from County Assessor Churchill on 2018 New and Reaffirmed Permissive Exemptions for Tax-Exempt Status.

The Board unanimously received the request of Fremont Area Habitat for Humanity for the waiver of the December 31, 2017 deadline for filing their Exemption Application Form 451 for parcel #270024479 and passed a motion waiving the deadline so the County Assessor may consider their application.

In separate motions, the Board unanimously received and placed on file Exemption Applications (forms 451) of Fremont Area United Way on Parcel #270137314 - Turner Square Sub Lot 2 (TL 568 2.13A) Blk 225 & Vac Sts, located at 445 E. 1<sup>st</sup> St., Fremont NE, Good Neighbor Fremont/East Central District Health Dept on Parcel #270131481 – Shalimar 1<sup>st</sup> Add'n Lt 1 & S 35' Lt 4 Shalimar 3<sup>rd</sup> Add'n located at 2740 N Clarkson St, Fremont NE (form also included Parcel #270131481 – Shalimar 1<sup>st</sup> Add'n Lt 1 & S 35' Lt 4 Shalimar 3<sup>rd</sup> Add'n located at 2740 N Clarkson St, Fremont NE) and of Iglesia del Dios Vivo El Buen Pastor on Parcel #270132916 – E 73' of Lts 5-7, Blk 3, located at 402 2<sup>nd</sup> St., Snyder NE.

At 10:05 A.M., Chairman Missel opened the Public Hearing on the exemption application of Fremont Area United Way on Parcel #270137314 - Turner Square Sub Lot 2 (TL 568 2.13A) Blk 225 & Vac Sts, located at 445 E. 1<sup>st</sup> St., Fremont NE. Supervisor George questioned why a portion of the property where office space was being used by Shawn May was considered a part of the exemption. He felt it should be excluded since it was not being used by the Fremont Area United Way. With no one present to explain the concerns, the Board unanimously passed a motion to continue the hearing at a time when someone could explain Supervisor George's concerns.

Next, Chairman Missel opened the Public Hearing on the exemption application of Good Neighbor Fremont/East Central District Health Dept on Parcel #270131481 – Shalimar 1<sup>st</sup> Add'n Lt 1 & S 35' Lt 4 Shalimar 3<sup>rd</sup> Add'n located at 2740 N Clarkson St, Fremont NE. With no testimony given for or against the exemption, Chairman Missel closed the hearing. The Board unanimously passed a motion to accept the

recommendation of the County Assessor and approved the exemption of the property for 2018.

A Public Hearing was held on the exemption application of Iglesia del Dios Vivo El Buen Pastor on Parcel #270132916 – E 73' of Lts 5-7, Blk 3, located at 402 2<sup>nd</sup> St., Snyder NE. With no testimony given for or against the exemption, the Board unanimously passed a motion closing the public hearing, accepted the recommendation of the County Assessor and approved the exemption for 2018.

In separate motions, the Board unanimously received and placed on file Exemption Applications (forms 451) of Midland University on Parcels #270050190 – E 57' W 115' Lot 5, Block 1, Parcel #270014399 – Lot 242 & W 16' Lot 241 & S ½ Alley on N. Collage Park and Parcel #270014413 – Lot 244 & S ½ Alley on N. College Park, Fremont NE and of Good Neighbor Fremont/East Central District Health Dept. on Parcel #270133651 – Lot 1, Shalimar Second Addition, Fremont Nebraska (form also included Parcel #270131481 – Shalimar 1<sup>st</sup> Add'n Lt 1 & S 35' Lt 4 Shalimar 3<sup>rd</sup> Add'n located at 2740 N Clarkson St, Fremont NE).

At 10:15 A.M., Chairman Missel opened a Public Hearing on the exemption applications of Midland University on Parcels #270050190 – E 57' W 115' Lot 5, Block 1, Parcel #270014399 – Lot 242 & W 16' Lot 241 & S ½ Alley on N. Collage Park and Parcel #270014413 – Lot 244 & S ½ Alley on N. College Park, Fremont NE. County Assessor Churchill explained these parcels include three houses for students. With no other testimony on the exemptions, Chairman Missel closed the hearing. The Board unanimously passed a motion to accept the recommendation of County Assessor Churchill and approved the exemptions for 2018.

Chairman Missel opened another Public Hearing on the exemption application of Good Neighbor Fremont/East Central District Health Dept. on Parcel #270133651 – Lot 1, Shalimar Second Addition, Fremont, Nebraska. County Assessor Churchill remarked this vacant lot was purchased in 2017 and will be reviewed in the near future with a possible recommendation of denial if no building permit is issued for development. With no further testimony, the hearing was closed by Chairman Missel and the Board unanimously passed a motion to accept the recommendation of County Assessor Churchill and approved the exemption for 2018.

The Board unanimously received and referred to the County Attorney correspondence from Nebraska Tax Equalization & Review Commission regarding notice of hearings for appeals 17C 0016, 17C 0017 & 17C 0018 of Fremont Golf Club.

At approximately 10:15 A.M., Chairman Missel reopened the Public Hearing on the exemption application of Fremont Area United Way on Parcel #270137314 - Turner Square Sub Lot 2 (TL 568 2.13A) Blk 225 & Vac Sts, located at 445 E. 1<sup>st</sup> St., Fremont, Nebraska. Shawn Shanahan, Executive Director of the Fremont Area United Way, was now present. After explaining to Ms. Shanahan of Supervisor George's concerns, she

responded by commenting they did not know the parcel where someone has an office was a part of the transaction. She also did not know when the property was gifted to them. That was why the application was submitted after the first of the year rather than last year. After knowing that a portion of the property was not used by the charitable organization, County Assessor Churchill changed her recommendation to a partial exemption, removing the portion of the property that contained the office from the exemption. Ms. Shanahan commented they have not received any rents for that portion of the property. County Assessor Churchill explained it still did not meet the requirements for an exemption. With no further testimony, Chairman Missel closed the public hearing. The Board unanimously passed a motion to accept County Assessor Churchill's verbal recommendation and approved a partial exemption for 2018 to Fremont Area United Way on Turner Square Sub Lot 2 (TL 568 2.13A) Blk 225 & Vac Sts, Fremont, Nebraska, but waived the penalty as assessed by the County Assessor due to this being the first time they had filed their application late.

At 10:30 A.M., Chairman Missel adjourned the Board as a Board of Equalization until 10:00 A.M. on Wednesday, March 14, 2018.

Sharon K. Neuhalfen  
Deputy County Clerk