



Colfax County Board Minutes



October 11, 2016
Commissioners Meeting
Minutes

A meeting of the Board of Commissioners of Colfax County, Nebraska was held in the Commissioners Room of the County Courthouse, Schuyler, Nebraska on the 11th day of October, 2016. The County Board of Commissioners met at 8:30 a.m. Present were: Mike Dvorak, Jerry Heard and Gil Wigington, County Commissioners, Rita M. Mundil, County Clerk and Denise J. Kracl, County Attorney. Notice of this meeting was given in advance thereof by posting written notice in at least three different public places as shown by the Certificate of Posting Notice. Availability of the proposed agenda was communicated in the advance notice and in the notice to the board. Copies of the Open Meetings Act were posted and available to the public. All proceedings shown were taken while the meeting was officially convened and open to the public.

The chairman stated a copy of the Open Meeting Act statute is posted and available to the public.

Motion Dvorak; second Wigington to approve the agenda. Voting YES: Dvorak, Heard and Wigington. Voting NO: None. Motion carried.

Motion Wigington; second Dvorak to approve the minutes of 9/27/16. Voting YES: Heard, Wigington and Dvorak. Voting NO: None. Motion carried.

The general assistance clerk gave a report of the activities of her department, no need to enter into executive session.

The clerk provided the board with a copy of her monthly fees and STOP Revenue received.

The board received a copy of the monthly fee report from the district court clerk.

The August inmate log from Platte County was provided to the board and placed on file.

The vet service officer provided his September Veteran Service Office report which will be placed on file.

The sheriff's September monthly report was provided to the board and placed on file.

The county attorney gave a report of the activities of her department.

The weed superintendent gave a report of the activities of his department; he is currently spraying trees under the bridges.

The board provided an opportunity for county employee's to attend an "Agenda-less meeting".

Abby Hegemann with Alley/Poyner/Macchietto Architecture reviewed the draft of the façade restoration study with the board which is about 70 to 75 percent completed. The engineering firm recommends a façade inspection and masonry opening; discuss, consider or take action on the proposal will be at the October 25, 2016 meeting.

The representative from Motorola Solutions Inc. was unable to attend the meeting; the MCC7500 Service Offering proposal will be discussed at the October 25, 2016 meeting.

Recessed at 9:45 a.m. and reconvened at 9:55 a.m.

Motion Heard; second Wigington to open a public hearing at 10:00 a.m. for the purpose of hearing testimony of support, opposition, criticism, suggestions or observations on a Conditional Use Application by CMC Land Holdings, LLC for



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dividing a parcel of improved land including 10.10 acres into (2) two parcels of approximately + 5.00 acres for the principal use of a Non-Farm Residence in an A-1 Agricultural Preservation District. This tract of 10.10 acres is located in the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) in Section 34, Township 18N, Range 3E, East of the 6th P.M. (Principal Meridian) of Colfax County, State of Nebraska. Voting YES: Dvorak, Heard and Wigington. Voting NO: None. Motion carried.

The zoning administrator included in her report that the applicant want to divide a parcel of land (10.10 acres) into two parcels of +5.00 acres for a Non-Farm Residence. A conditional use is required as this property has been previously split; the 10.10 acre parcel is in a floodplain so any new construction would require a flood plain permit. A physical survey has been received of the 10.10 acre split. Notice has been posted and published and all fees have been paid. It is the recommendation of the planning commission to approve the conditional use application.

The applicants were present to answer any questions; no opposition to the condition use was given.

Motion Heard; second Dvorak to close the public hearing at 10:03 a.m. Voting YES: Heard, Wigington and Dvorak. Voting NO: None. Motion carried.

Motion Dvorak; second Wigington to accept the recommendation of the planning commission and approve the conditional use application by CMC Land Holdings, LLC. Voting YES: Wigington, Dvorak and Heard. Voting NO: None. Motion carried.

Motion Heard; second Wigington to open a public hearing at 10:04 a.m. for the purpose of hearing testimony of support, opposition, criticism, suggestions or observations on a Lot Split Application by CMC Land Holdings, LLC to create (2) parcels of land less than 10.01 acres that include an original Farmstead with a single-family residence that will consist of no less than 5.0 and a remaining tract of no less than 5.0 acres located in a 10.10 tract in the A-1 Agricultural Preservation District described as in the Northwest Quarter of the Northwest Quarter (in the NW ¼ NW ¼), in Section 34, Township 18N, Range 3E, East of the 6th P.M. (Principal Meridian) of Colfax County, State of Nebraska.. Voting YES: Dvorak, Heard and Wigington. Voting NO: None. Motion carried.

The zoning administrator included in her report that this tract started out as 150 acres and was administratively split to 10.10 acres on June 3, 2016. Applicants reason for split is they are trying to sell and lender requires flood insurance on all structures since this property is in a floodplain; the split to create a parcel with the house and 2 other structures are on one tract for flood insurance and will give the other tract to them so it will not be tied to the loan and therefore flood insurance shouldn't be required on all the remaining buildings. Notice has been posted and published and all fees have been paid. It is the recommendation of the planning commission to approve the lot split application.

The applicants were present to answer any questions; no opposition to the condition use was given.

Motion Heard; second Dvorak to close the public hearing at 10:05 a.m. Voting YES: Heard, Wigington and Dvorak. Voting NO: None. Motion carried.

Motion Wigington; second Dvorak to accept the recommendation of the planning commission and approve the lot split application by CMC Land Holdings, LLC. Voting YES: Wigington, Dvorak and Heard. Voting NO: None. Motion carried.

The Zoning/Flood Plain administrator gave a report of the activities of her department; a DEQ notice on Scott Schmid Feedlot Concentrated Animal Feeding Operation on an Addendum to Construction and Operating Permit I was reviewed.

The planning commission recommended Mark Kratochvil to the Board of Adjustments. Motion Wigington; second Dvorak to approve the appointment of Mark Kratochvil to the Board of Adjustments. Voting YES: Dvorak, Heard and Wigington. Voting NO: None. Motion carried.



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Motion Wigington; second Dvorak to recommend approval for the special designated liquor license on Centennial Park Place for an event on December 10, 2016 to be held at the Leigh Fair Grounds. Voting YES: Heard, Wigington and Dvorak. Voting NO: None. Motion carried.

Motion Wigington; second Heard to approve the certification statement for fiscal year ending June 30, 2015 with Maximus for determining indirect cost associated with administration of child support services conducted by the District Court Clerk. Voting YES: Wigington, Dvorak and Heard. Voting NO: None. Motion carried.

The highway superintendent gave a report of the activities of his department; an update on road/bridge projects was given. Discussion was held on repair cost of the county's motor graders and the temporary closure of Road 17 adjacent to Highway 30 to construct a box culvert.

Public comment made on Project C19 (464).

The clerk summarized the day's agenda and action taken.

Motion Heard; second Dvorak to adjourn BOC at 11:08 a.m. and to meet again October 25, 2016. Voting YES: Heard, Wigington and Dvorak. Voting NO: None. Motion carried.

A meeting of the Board of Equalization of Colfax County, Nebraska was held in the Commissioners Room of the County Courthouse, Schuyler, Nebraska on the 11th day of October, 2016. The County Board of Equalization met at 11:10 a.m. Present were: Mike Dvorak, Jerry Heard and Gil Wigington, County Commissioners, Rita M. Mundil, County Clerk, and Viola Bender, County Assessor. Notice of this meeting was given in advance by posting written notice in at least three different public places as shown by the Certificate of Posting Notice. Availability of the proposed agenda was communicated in the advance notice and in the notice to the board. A copy of the Open Meetings Act was posted and available to the public. All proceedings shown were taken while the meeting was officially convened and open to the public.

The board approved one tax list correction submitted by the assessor - statement #608315.

Public comment was made by Protestor #15 on Form 422.

The board reviewed the tax requests and tax rates of the county's political subdivisions. Motion Dvorak; second Wigington to approve the following tax request and adopt the following tax rates of the political subdivision of the county Pursuant to 77-1601(1). Voting YES: Wigington, Dvorak and Heard. Voting NO: None. Motion carried.

<u>Tax Request</u>	<u>2016-2017 County Levies</u>	<u>cents/\$100</u> <u>Actual Value</u>	<u>Valuation</u>
5,523,167.52	General Fund.....	0.299215	1,845,886,073.00
<u>City and Village Levies</u>			
535,800.00	City of Schuyler (General).....	0.323737	165,504,887.00
50,000.00	City of Schuyler (Bond).....	0.03021	165,504,887.00
123,930.00	City of Clarkson.....	0.499744	24,798,701.00
64,963.80	Village of Howells (General).....	0.331395	19,603,107.00
34,400.00	Village of Howells (Bond).....	0.175483	19,603,107.00
77,920.83	Village of Leigh (General).....	0.499909	15,587,006.00



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13,265.00		Village of Leigh (Bond).....	0.085103	15,587,006.00
16,076.77		Village of Rogers.....	0.45	3,572,619.00
		Village of Richland.....		4,681,262.00
<u>Fire District Levies</u>				
305,966.18		Schuyler Fire Prot. Dist. (General).....	0.029774	1,027,644,304.00
22,880.00		Schuyler Fire Prot. Dist. (Fire & Rescue Equip.)	0.002226	1,027,644,304.00
140,192.00		Clarkson RFD (General).....	0.032	438,099,239.00
105,408.68		Howells Fire Prot. Dist. (General).....	0.023938	440,341,182.00
35,500.50		Howells Fire Prot. Dist. (Sinking).....	0.008062	440,341,182.00
7,217.60		Howells Fire Prot. Dist. (Bond).....	0.001639	440,341,182.00
123,052.35		Leigh Fire Prot. Dist. (General).....	0.021994	559,490,142.00
55,984.50		Leigh Fire Prot. (Sinking).....	0.010006	559,490,142.00
		Dodge Fire District (Dodge sets)	0.023087	
<u>Tax Request</u>	<u>District</u>	<u>School Levies</u>	<u>cents/\$100</u>	<u>Valuation</u>
-	-	-	<u>Actual Value</u>	-
2,774,985.94	39	General.....	0.59	470,336,611.00
634,954.42	39	Building.....	0.135	470,336,611.00
2,880,574.36	58	General.....	0.7096	405,943,399.00
136,524.28	58	Bond (9-12).....	0.03875	352,320,730.00
87,710.90	58	Bond (K-8).....	0.02595	337,999,598.00
20,297.17	58	Building.....	0.005	405,943,399.00
3,472,200.98	70	General.....	0.488354	711,000,959.00
244,318.20	70	Bond (K-12).....	0.062559	390,538,748.00
732,323.23	70	Building.....	0.102999	711,000,959.00
12,917,627.14	123	General.....	0.95	1,359,750,290.00
599,934.34	123	Building.....	0.044121	1,359,750,290.00
405,015.15	123	Bond	0.029786	1,359,750,290.00
404,310.10	123	Qualified Capital Purpose Undertaking Fund	0.029734	1,359,750,290.00
	2E	Lakeview General.....	0.608538	(set up by Platte)
	2E	Lakeview Bond.....	0.029417	(set up by Platte)
	2E	Lakeview Building.....	0.017303	(set up by Platte)
-	595	North Bend General.....	0.520732	(set up by Dodge)
	595	North Bend Bond (3/12/13).....	0.085331	(set up by Dodge)
	595	North Bend Building	0.132737	(set up by Dodge)
	595	North Bend Capital Purpose.....	0.011852	(set up by Dodge)



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Special Levies

1,897,430.85	Educational Service Unit #2- General (Dodge sets)	0.015	12,649,539,929.00
99,930.00	Educational Service Unit #2- Bonds (Dodge sets)	0.00079	12,649,539,929.00
2,604,785.27	Educational Service Unit #7- General (Platte sets)	0.014998	17,367,822,674.00
100,000.00	Educational Service Unit #7- Bonds (Platte sets)	0.000576	17,367,822,674.00
37,505,225.00	Central Comm. College- General (Hall sets).....	0.067612	55,471,214,077.00
11,094,243.00	Central Comm. College- Capital (Hall sets).....	0.02	55,471,214,077.00
4,160,341.00	Central Comm. College-Haz Mat(Hall sets)	0.0075	55,471,214,077.00
184,588.38	Colfax County Ag Society- General.....	0.01	1,845,886,073.00
36,916.86	Colfax County Ag Society- Capital.....	0.002	1,845,886,073.00
2,050.00	Platte Valley Drainage District.....	0.003806	53,850,316.00
4,390,132.00	Lower Elkhorn NRD- General (Madison sets).....	0.024011	18,283,687,613.00
3,480,714.52	Lower Platte NRD- General (Saunders sets).....	0.038279	9,093,111,775.00
0	SID #1	0	3,811,160.00
0	Schuyler Hotel Group, LLC	0	1,204,470.00

Motion Heard; second Wigington to adjourn BOE at 11:13 p.m. Voting YES: Dvorak, Heard and Wigington. Voting NO: None. Motion carried.

I, Rita M. Mundil, duly elected and qualified County Clerk of said county, do hereby state that the above minutes were recorded by me, are true and correct to my knowledge, are recorded in the Commissioners Records and were completed for public inspection and publication on the 12th day of October, 2016.

Rita M. Mundil, County Clerk