



# Boone County Board Minutes



BOONE COUNTY BOARD OF COMMISSIONERS PROCEEDINGS  
SEPTEMBER 26, 2018 ALBION, NEBRASKA

The Boone County Board of Commissioners of Boone County, Nebraska, met in regular session at 9:00 A.M. on Wednesday, September 26, 2018 in the Commissioners Meeting Room of the Courthouse in Albion, Nebraska.

Chairman Luettel called the meeting to order and Commissioners present for roll call were Ken Luettel and Alan Rasmussen. Commissioner Hilary K. Maricle was absent. Notice of the meeting was given in advance by publication and the convened meeting was open to the public. Chairman Luettel acknowledged the agenda and noted that the Open Meeting Laws are posted and available to the public.

Motion made by Rasmussen, second by Luettel to approve the County Payroll Claims filed for payment from the various funds: General \$95,733.93, BCBS \$55,136.82, Ameritas Ret \$6,633.10, EFTPS \$7,122.25, Section 125 Fees \$10.00, Wellness Program \$106.61; Road \$57,553.71, BCBS \$28,765.04, Ameritas Ret \$3,884.86, EFTPS \$4,340.34; Ambulance \$2,215.17, Ameritas Ret \$76.63, EFTPS \$169.46; and Public Defender Contract \$3,213.60. Roll call vote: Yeas: Rasmussen and Luettel. Nays: None. Absent: Maricle. Motion carried.

Motion made by Rasmussen, second by Luettel to approve the County Board Proceedings of September 17, 2018 as presented. Roll call vote: Yeas: Rasmussen and Luettel. Nays: None. Absent: Maricle. Motion carried.

Motion made by Luettel, second by Rasmussen to approve the County Board Budget Public Hearing Proceedings of September 17, 2018 as presented. Roll call vote: Yeas: Luettel and Rasmussen. Nays: None. Absent: Maricle. Motion carried.

The primary use of the Boone County Visitors Promotion Fund is to promote, encourage and attract visitors to come to the county through advertisement of the event. The Boone County Visitors Promotion Committee received two requests for advertisement funding.

The St. Edward Economic Development requested assistance to advertise the Holiday Extravaganza event scheduled for November 9, 10 and 11, 2018. Motion made by Luettel, second by Rasmussen to approve the application requesting funding assistance for advertisement from the Visitor's Promotion Fund as presented. Roll call vote: Yeas: Luettel and Rasmussen. Nays: None. Absent: Maricle. Motion carried.

The Boone County Agricultural Society, Inc. requested assistance to advertise the Dueling Pianos event scheduled for February 15, 2019. Motion made by Rasmussen, second by Luettel to approve the application requesting funding assistance for advertisement from the Visitor's Promotion Fund as presented. Roll call vote: Yeas: Rasmussen and Luettel. Nays: None. Absent: Maricle. Motion carried.

The General Fund receives the real estate and personal property taxes with a designated percentage transferred to the Road Fund on a monthly basis. The Boone County Treasurer is authorized to use all property tax collections, which would include real estate and motor vehicle taxes, to be in the transfer of funds. Motion made by Luettel, second by Rasmussen to approve Resolution No. 2018-34, authorizing the Boone County Treasurer to transfer funds from the General Fund (0100) 64.299% to the Road Fund (0200) for the 2018-2019 Tax Year on a monthly basis not to exceed \$2,363,000.00. Roll call vote: Yeas: Luettel and Rasmussen. Nays: None. Absent: Maricle. Motion carried.



# Boone County Board Minutes



The Boone County Treasurer requested authorization from the Board of Commissioners to set up a separate bank account for the new fairgrounds building pledged/commitment donations. The account will receive said donations for the Fair Building Bond payments. Motion made by Rasmussen, second by Luettel to approve a separate account and authorize the Boone County Treasurer to set up a separate bank account for the Fair Building Bond payments with the Cornerstone Bank, Albion, Nebraska. Roll call vote: Yeas: Rasmussen and Luettel. Nays: None. Absent: Maricle. Motion carried.

The Board reviewed two estimates/quotes on September 17, 2018 for a propane heating system for County Road Shop District #1, Cedar Rapids and tabled a decision to the September 26, 2018 Board meeting. The two quotes were: Stephens Electric & Supply, Inc. of Saint Edward, Nebraska - \$4,054.01 (Enerco) with 5 year warranty; Heatec, Inc. of Lincoln, Nebraska - \$2,800.00 (Heatstar) with 10 year warranty. The Board noted the substantial differences within the quotes and asked for the representatives to attend the Board meeting on September 26, 2018 in order to explain their heating system quote. A representative for Heatec was present at the Board meeting and a representative for Stephens Electric was present by telephone conference. The Heatec representative explained the infrared and combustion technology of propane forced radiant heating systems. The Heatec quote included the heating equipment/material, but did not include the propane tank, electrical material or installation. The Stephens Electric quote included all installation, heating equipment/material, but did not include the propane tank. The Heatec representative acknowledged support for the local area quote. Motion made by Rasmussen, second by Luettel to approve the quote for an Enerco propane heating system for County Road Shop District #1, Cedar Rapids, for \$4,054.01 from Stephens Electric & Supply, Inc. of Saint Edward, Nebraska and with the understanding that the County purchases the propane tank. Roll call vote: Yeas: Rasmussen and Luettel. Nays: None. Absent: Maricle. Motion carried.

Stacey L. (Robinson) Ziemba, County Highway Superintendent, submitted for review and approval the annual Standardized System of Annual Reporting (SSAR). The annual report is submitted to the Board of Public Roads Classification and Standards pursuant to Neb. Rev. Stat. 39-2120 and 39-2510. The report includes administrative/operating expenses and cost per mile/hour for the road department equipment. Motion made by Rasmussen, second by Luettel to approve and authorize the Board Chairman to sign the annual SSAR report for fiscal year ending June 30, 2018 as presented. Roll call vote: Yeas: Rasmussen and Luettel. Nays: None. Absent: Maricle. Motion carried.

The County Highway Superintendent and Board discussed the wind damaged building located on County property by the Boone County Road Department Dist. #3 shop in Petersburg. The said building received wind damage during a June 6, 2018 windstorm. REDI Engineering, Inc. received the assignment from NIRMA to complete a site visit assessment of the damaged building. The cost of repairing said building is cost prohibitive. The wood roof trusses have compressive failures and are sagging. Trusses require replacement, so the entire roof would need to be removed and replaced. Portions of the roof are at an increased risk of collapse onto equipment stored in the building during severe storm events. In addition, the Board and Highway Superintendent discussed removal of some of the trees located on the County property where the County buildings are located. Motion made by Rasmussen, second by Luettel to authorize the County Highway Superintendent to seek local bids for removal of said storm damaged building located at Petersburg, Nebraska and bids for removal of trees located on said County owned property of Block 4, West Petersburg Addition, Petersburg, Nebraska. Roll call vote: Yeas: Rasmussen and Luettel. Nays: None. Absent: Maricle. Motion carried.



# Boone County Board Minutes



Barb Hanson, Boone County Assessor and the Board discussed low valued structures. Hanson said that there are several different types of building structures with minimal value that are not useable or falling down. Hanson figured the minimal value has continued on such structures to try and have the owners clean up their property. Hanson said that as long as there is part of a structure it takes time to re-measure, up-date records, etc. during valuation updates. The rural village parcels are currently being updated and revalued. Hanson prepared the rural village parcels that have low valued structures for the Board to review. Hanson said that the fifty-one low valued structures tax amount collected would be \$254.04 for 2017. The Board and Hanson discussed setting a minimal value and then when the structure reaches that minimal value, the Assessor's office would automatically remove the low valued structure from the County tax roll. Motion made by Rasmussen, second by Luettel to authorize the County Assessor's office to use their discretion for assessment of low valued structures. Roll call Vote: Yeas: Rasmussen and Luettel. Nays: None. Absent: Maricle. Motion carried.

Barb Hanson, County Assessor, and Mary Ziemba, County Zoning Administrator, presented a scenario in regard to current Zoning regulations in an A-2 District area to the Board. An individual applies for a conditional Use Permit for the permitted ten acres, a survey is completed and zoning regulations were met to build a structure. Say a few years later the individual wants a few more acres, but is less than the required ten acres. The individual did not want to go through the Zoning procedures a second time, so surveyed some adjoining ground next to the ten acres, being around seven acres with the understanding at that time the two surveys of adjoining acreages will then be considered as one parcel for around seventeen acres. The combined surveyed ground becomes one parcel due to the existing zoning regulations and that there is not twenty or more acres involved. Now a few years later the individual wants to possibly sell the combined seventeen acre parcel as two separate acreages that would create a non-conforming lot, which is not permissible within the Boone County Zoning regulations. The consensus of the Board is to abide by the existing Boone County Planning and Zoning regulations within Article 11, Section 2, 2.1 - 2.3.

## Public Comments:

- Meetings: NIRMA Self Defense for County Officials Conference – October 4-5, 2018.
- Commissioner Luettel reported on the Northeast Nebraska Association of County Officials fall workshop that was held at St. Benedict Center, Schuyler, Nebraska on September 21, 2018.
- The Boone County Clerk of the District Court's office received a complimentary thank you from Judge Geoffrey C. Hall, Sixth Judicial District, for the assistance and hospitality when he heard a trial in the Boone County Courthouse Courtroom in August.

Chairman Luettel declared the meeting adjourned at 11:08 A.M., with the next Board meeting scheduled for Tuesday, October 9, 2018.

Kathy Thorberg,  
Boone County Clerk