

March 20, 2023  
North Platte, Nebraska

Meeting of the Lincoln County Board of Commissioners. Present were Commissioners Joe Hewgley, Kent Weems, Micaela Wuehler, Chris Bruns, Jerry Woodruff and County Clerk, Rebecca Rossell. Weems offered prayer. Woodruff called the meeting to order at 9:00 A.M.

Chairman Woodruff announced the Open Meeting Act with amendments is posted for public review and the county board will comply with the open meeting requirements.

Motion by Weems, seconded by Wuehler to approve the minutes regarding the Lincoln County Board of Commissioners meeting held on March 13, 2023. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Hewgley, seconded by Weems to receive and order filed the treasurer's receipts. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Wuehler, seconded by Weems to authorize the Chairman to sign the right of way permit submitted by McPheeters Limited Partnership. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Bruns, seconded by Weems to authorize the Chairman to sign the right of way permit submitted by Consolidated Companies Inc. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Hewgley, seconded by Wuehler to authorize the Chairman to sign the SLFRF award agreement for Hope's Cupboard Food Pantry. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Wuehler, seconded by Hewgley to authorize the Chairman to sign the Lottery Operator/Owner/Officer renewal application. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

The Lincoln County Board of Commissioners recessed at 9:15 A.M. and the Lincoln County Board of Equalization convened.

Chairman Woodruff announced the Open Meeting Act with amendments is posted for public review and the county board will comply with the open meeting requirements.

County Assessor, Julie Stenger appeared as well as Alex Gurciullo, County Treasurer.

Motion by Weems, seconded by Bruns to approve the minutes regarding the Lincoln County Board of Equalization meeting held on March 13, 2023. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

No certificates of correction or refund submitted by the County Assessor.

Motion by Weems, seconded by Wuehler to approve the motor vehicle tax exemption application submitted by North Platte Four Square Gospel Church as recommended for approval by the County Treasurer. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Hewgley, seconded by Wuehler to approve the motor vehicle tax exemption application submitted by American National Red Cross as recommended for approval by the County Treasurer. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Wuehler, seconded by Weems to approve the motor vehicle tax exemption application submitted by Community Action Partnership of Mid-Nebraska as recommended for approval by the County Treasurer. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Bruns, seconded by Weems to approve the motor vehicle tax exemption application submitted by West Central District Health Department as recommended for approval by the County Treasurer. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

The motion by Commissioner Bruns and the second by Commissioner Weems was withdrawn to allow the Deputy County Attorney to research the statute on motor vehicle tax exemptions concerning Great Plains Health.

The Lincoln County Board of Equalization adjourned at 9:24 A.M. and the Lincoln County Board of Commissioners reconvened.

Judy Clark, Lincoln County Planning Administrator, explained the process for the application by 97 Ranch LLC. Transitional Agricultural guidelines require a minimum of three acres. The applicant is wanting to split it into two parcels. One parcel will be less than the minimum required. That is the reason for the amendment to the future land use plan. Planning Staff has no objections.

A public hearing was opened at 9:34 A.M. concerning the application by 97 Ranch LLC (Adam Steffes) for an amendment to the Lincoln County Comprehensive Future Land Use Plan amending certain land from Transitional Agricultural to Residential Acreage on property located at 4944 North Splinter Road and described as Margritz 1st Administrative Subdivision of Pt of the SE ¼ of the SE ¼ of Section 15, Township 14 North, Range 31 W of the 6th P.M., Lincoln County, Nebraska.

No comments were received.

Motion by Bruns, seconded by Weems to close the public hearing at 9:37 A.M. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Weems, seconded by Hewgley to approve the application by 97 Ranch LLC (Adam Steffes) for an amendment to the Lincoln County Comprehensive Future Land Use Plan amending certain land from Transitional Agricultural to Residential Acreage on property located at 4944 North Splinter Road and described as Margritz 1st Administrative Subdivision of Pt of the SE ¼ of the SE ¼ of Section 15, Township 14 North, Range 31 W of the 6th P.M., Lincoln County, Nebraska. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

A public hearing was opened at 9:40 A.M. concerning the application by 97 Ranch LLC (Adam Steffes) to rezone certain lands from TA-1 Transitional Agricultural to an R-1 Rural Estates Residential District on property located 4944 North Splinter Road and described as Margritz 1st Administrative Subdivision of Pt of the SE ¼ of the SE ¼ of Section 15, Township 14 North, Range 31 W of the 6th P.M., Lincoln County, Nebraska.

Clark explained that this was the second step in the process to rezone the property. Planning staff has no objections.

Commissioner Wuehler questioned if there were any objections at the Planning Commission meeting.

Clark replied that one had questions and concerns which were addressed.

Volkmer inquired when transitioning from a TA-1 district to and R-1 district, is that something that was considered by the Future Land Use Plan.

Clark responded in the affirmative. That is the intent of a transitional agricultural district.

Commissioner Hewgley commented he was hesitant but that is why we have this process.

Motion by Bruns, seconded by Hewgley to close the public hearing at 9:45 A.M. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Deputy County Attorney, Tyler Volkmer, offered Exhibit 1 – Lincoln County, Nebraska Comprehensive Development Plan Update 2011-2030.

Motion by Bruns, seconded by Wuehler to approve the application by 97 Ranch LLC (Adam Steffes) to rezone certain lands from TA-1 Transitional Agricultural to an R-1 Rural Estates Residential District on property located 4944 North Splinter Road and described as Margritz 1st Administrative Subdivision of Pt of the SE ¼ of the SE ¼ of Section 15, Township 14 North, Range 31 W of the 6th P.M., Lincoln County, Nebraska. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Clark told board members that with both amendments approved, planning staff had no objections to the administrative subdivision.

Commissioner Hewgley asked about the notification process to adjoining property owners.

Clark explained the statutory process for notification.

Volkmer stated that a planning commission member personally reached out to property owners within a ½ mile radius as well.

Motion by Wuehler, seconded by Hewgley to approve the application by 97 Ranch LLC (Adam Steffes) for Steffes 3rd Administrative Subdivision on property located at 4944 North Splinter Road and described as Margritz 1st Administrative Subdivision Pt of the SE ¼ of the SE ¼ of Section 15, Township 14 North, Range 31 W of the 6th P.M., Lincoln County, Nebraska. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted “aye”. Nays, none.

County Clerk, Rebecca Rossell and Payroll Clerk, Sarah Lungrin, explained some of the issues and concerns with the TBX employee benefit administration software that is still occurring. Rossell feels it is in the county’s best interest to withdraw from the pilot program. She reported that NACO will continue to search for the best partner to roll this software out to the counties statewide.

Motion by Wuehler, seconded by Weems to approve the withdrawal of Lincoln County from the TBX pilot program for employee benefit administration software. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted “aye”. Nays, none.

Motion by Bruns, seconded by Weems to allow employees to continue the coverage with the AllState products for existing accounts if coverage is in effect. AllState products will not be offered to new hires. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted “aye”. Nays, none.

Motion by Hewgley, seconded by Bruns to authorize the Chairman to sign a Blue Cross/Blue Shield amendment to allow the county back into the Blues Enroll system with the approval of legal counsel. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted “aye”. Nays, none.

Commissioner Bruns explained that the proposed resolution is for a temporary moratorium (one year or less) on commercial and/or utility grade wind and solar energy conversion system (more than 100,000 kw).

Motion by Bruns, seconded by Weems to adopt Resolution No. 2023-07 to place a temporary moratorium on development of commercial and/or utility grade wind and solar energy conversion systems and the issuance of conditional use permits. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted “aye”. Nays, none.

Region 51 Emergency Management Director, Brandon Meyers, requested direction on the pending construction of the Region 51 Emergency Management storage facility. He is looking at a 40 x 60 building that is weather insulated and temperature controlled.

Commissioner Wuehler questioned where these items are stored currently.

Meyers responded in a rented storage unit that currently has leaks.

Commissioner Wuehler wondered if he met with planning and zoning about the site adjacent to the dive team building.

Meyers had not looked at planning and zoning regulations on the proposed site.

Commissioner Weems commented the county needs to look at rent versus a new building and what is the best value for the county.

Meyers expressed that the county must look at federal and state regulations and what the county is required to have on hand. It would also be used to store emergency management equipment.

Commissioner Hewgley would like to visit the current storage facility.

Commissioner Bruns asked how much of the current supplies is for covid.

Meyer estimated about ¼ of the current supplies are covid related.

The Building and Grounds Committee will meet with Meyers to discuss further action.

Motion by Hewgley, seconded by Wuehler to authorize the Chairman to sign an insurance addendum to the professional design service agreement with Lee Davies Architecture for renovations to the Probation Office remodel project (103-111 N Dewey).

Commissioner Woodruff asked if this would be an additional expense to the architect.

Davies replied that it was additional expense that was not included in the agreement.

Commissioner Hewgley asked if the county might consider action since it was an additional requirement after the original bid.

Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Wuehler, seconded by Hewgley to authorize the Chairman to sign a contract with Wayne Dowhower Construction for the Probation Office remodel project (103-111 N Dewey) for \$325,293.00.

Upon roll call vote Hewgley, Wuehler and Woodruff voted “aye”. Weems and Bruns voted “nay”. Motion carried.

Dave Pate, IT Network Specialist, presented the Spiceworks application for Building & Grounds Dept. work tickets. It will give the county a streamlined, structured and monitored response system.

Commissioner Wuehler explained that the Energy Efficiency & Conservation Block Grant is through the Dept. of Energy and is a grant/voucher program. Lincoln County had been prequalified and preapproved for \$76,220 for federal funds. It can be used for technology upgrades, equipment, weatherproofing such as insulation and replacing doors and windows, and solar and wind energy as back-up energy sources. The application is due April 28, 2023.

Commissioner Bruns feels it should be Judy Clark working on this grant program. He wondered if there was a grant match.

Commissioner Wuehler replied that Judy Clark is checking on this.

Hear concerns from Elected Officials, Department Heads, or their representative.

Approve the following claims for payment. Motion carried.

GENERAL	FUND	NAME		TOTCLAIMS
		A T & T MOBILITY	se	2660.19
		LINDEMEIER LAW OFFICE	se	490
		AMAZON CAPITAL SERVICES	su	133.21
		BONITA EDWARDS	mi	136.24
		BROUILLETTE DUGAN & TROSHYNSKI	se	97.91
		CAPITAL BUSINESS SYSTEMS INC	se	397.93
		CDW GOVERNMENT INC	se	790.98
		DAS STATE ACCOUNTING	rent	184.6
		CENTURY LINK	se	351.42
		CITY OF GRAND ISLAND FIRE DEPT	se	334.5
		COLFER,WOOD,LYONS & WOOD LAWYERS	se	989.3
		CONSOLIDATED MANAGEMENT CO	su	132.5
		CROWNE PLAZA KEARNEY	ldg	1619.4
		DAS CENTRAL FINANCE	se	813.06
		DR DEB'S EXPRESS MEDICAL CARE	se	1750
		DXP ENTERPRISES, INC	eq	3805.5
		EAKES OFFICE SOLUTIONS	su	1015.22
		ECCA	se	50
		ELLETTS AUTOMOTIVE SERVICE	se	1599.89
		FROST INC	se	3608
		HEALTH & HUMAN SERVICES/FIN RESP	se	252

ICS JAIL SUPPLIES INC	su	410.88
IDEAL LINEN SUPPLY	se	226.4
JASEN RUDOLPH	se	2910
LINDEMEIER LAW OFFICE	se	1750
MADISON NATIONAL LIFE INS CO INC	ins	104.27
MADISON NATIONAL LIFE INS CO INC	ins	273.04
MADISON NATIONAL LIFE INS CO INC	ins	79.45
MALCOM, NELSEN & WINDRUM	se	1125.88
MARK MC KEONE	se	4516.45
MATTRACKS INC	eq	34674
MEGAN L BELLAMY	se	255.5
MENARDS	su	152.56
MID PLAINS COMMUNITY COLLEGE	su	300
MIDWEST CONNECT	se	158
MILLER USED TIRE WAREHOUSE	su	658.96
MIPS INC	se	5666.62
MOCIC	se	150
MUNICIPAL LIGHT & WATER	se	758.4
NACO	reg	70
NE PLANNING & ZONING	se	400
NEBRASKA HEALTH AND HUMAN SERVICES	se	420
NORTH PLATTE HARDWARE LLC	su	5.49
NORTH PLATTE POLICE DEPARTMENT	se	33736.87
NORTHWESTERN PUBLIC SERVICE	se	7785.05
PAGE MY CELL	se	550
PITNEY BOWES RESERVE ACCOUNT	se	30000
PSYCHOLOGICAL RESOURCES	se	150
QUADIENT LEASING USA INC DEPT 6813	se	299.94
RAMADA COLUMBUS RIVER'S	ldg	192
REGIONAL WEST MEDICAL CENTER	se	1903.2
ROBINSON FLAG CO	su	180
SAUNDERS COUNTY TREASURER	su	265
SCHABEN SANITATION	se	911.61
SHI INTERNATIONAL CORP	se	85.93
SQUEEGEE CLEAN WINDOW CLEANING	se	440
STEVE E ELM SHAEUSER	se	420
SUMMIT FOOD SERVICE	se	4930.04
T O HAAS TIRE COMPANY	se	40
THE HOME DEPOT PRO	su	1498.47
UNIVERSITY OF NEBRASKA-LINCOLN	mi	49.33
VERIZON WIRELESS	se	59.04
WINSUPPLY	se	184.05

ROAD	FUND	A T & T	se	111.49
		BLACK HILLS ENERGY	se	664.53
		CROELL INC	su	1823.83
		CROELL	su	153.75
		HERSHEY COOP TELEPHONE	se	79.33
		JANSSEN CHRYSLER JEEP DODGE	su	39.98
		MC COOK PUBLIC POWER	se	149.97
		MIDWEST ELECTRIC MEMB CORP	se	401.25
		MILLER REPAIR LLC	se	105.75
		NE SALT AND GRAIN CO	su	1951.71
		RS HYDRAULIC SOLUTIONS	se	233.45
		SNAP ON TOOLS	su	222
		SNELL SERVICES INC	se	1448.06
		TITAN MACHINERY	re	2012.81
		TWIN VALLEY COMMUNICATION	se	407.95
		WPCI	se	36
		4 D REPAIR	re	275
SELF INS	FUND	FIRST CONCORD BENEFITS GROUP LLC	ins	11234.79
ARPA	FUND	NEBRASKA YOUTH CENTER	se	5500
BLDG	FUND	LINCOLN COUNTY TREASURER	ref	33
PRYL	MARCH			794681.01

County Board members conducted a quarterly inspection of the Lincoln County Detention Center.

The meeting was adjourned at 12:11 P.M.

Advance notice and the agenda for the March 20, 2023, board meetings were sent to the county board and all others requesting the same. Advance public notice (includes agenda) of the Lincoln County Board of Commissioners meeting and the Lincoln County Board of Equalization meeting was posted at the Lincoln County Courthouse, City Hall, and the Lincoln County website on March 17, 2023; and was also emailed to the media on March 17, 2023.

The agenda for the meetings to be held on Monday, March 27, 2023, will be kept continually current and open for inspection at the office of the Lincoln County Clerk. The regular meeting of the Lincoln County Board of Commissioners will be at the Lincoln County Courthouse in the Commissioners Room at 9:00 A.M. The regular meeting of the Lincoln County Board of Equalization will be at the Lincoln County Courthouse in the Commissioners Room at 9:15 A.M.

Rebecca J. Rossell  
Lincoln County Clerk