



Red Willow County Board Minutes



BOARD OF COMMISSIONERS AND BOARD OF EQUALIZATION MEETINGS

January 9, 2023

The Red Willow County Board of Commissioners and the Board of Equalization met in the Commissioners' Room in the courthouse on January 9, 2023. A notice of the meeting was published in the McCook Gazette and posted on the County's website. The combined agenda was e-mailed to each commissioner and the news media, posted on the County's website, and kept current and available to the public at the County Clerk's Office.

At 9:00 a.m. Vice Chairman Randy Dean called the Board of Commissioners meeting to order with the following members present: Commissioners Ted Gans, Randy Dean and Charles Fritsche. Dean informed the public about the location of the posted Open Meetings Act

A motion was made by Gans, seconded by Fritsche to approve the agendas. Roll Call: Ayes; Gans, Dean, Fritsche.

Vice Chairman Dean offered the floor for citizens' comments. Several landowners were present, as well as representatives for solar power companies. They had brief comments, further outlined below.

Vice Chairman Dean recessed the Board meeting at 9:15 a.m. for the Board of Equalization.

BOARD OF EQUALIZATION MEETING:

Chairman Randy Dean called the Board of Equalization meeting to order at 9:15 a.m. with the following members present: Commissioners Ted Gans, Randy Dean and Charles Fritsche. Dean informed the public about the location of the posted Open Meetings Act.

Kristi Korell, Assessor, joined the Board to present a property tax exemption application from Flying Free, a nonprofit organization. Korell plans on writing the owners to request more information.

A motion was made by Gans, seconded by Fritsche, to schedule a public hearing March 6, 2023 at 9:15 a.m. to obtain the views of residents regarding the property tax exemption application from Flying Free. Roll Call: Ayes: Gans, Dean, Fritsche.

The notice of hearing will be published in the Gazette, and sent to the applicant 10 days prior to the hearing.

Crystal Dack, Treasurer, presented six tax roll corrections for 2022. A motion was made by Gans, seconded by Fritsche, to approve Tax Roll Corrections No. 2 through 7 which left the tax rolls the same. Roll Call: Ayes: Gans, Dean, Fritsche.

Dack also presented motor vehicle exemption applications. A motion was made by Gans, seconded by Fritsche, to approve the motor vehicle exemptions for Goodwill Industries, SWATS, Community Hospital, Hillcrest Nursing Home, Community Action Partnership of Mid-Nebraska, Peace Lutheran Church, McCook Humane Society, Memorial United Methodist Church, Hillcrest Nursing Home Foundation. Roll Call: Ayes: Gans, Dean, Fritsche.

Chairman Dean adjourned the Board of Equalization meeting at 9:30 a.m.

BOARD OF COMMISSIONERS MEETING (Reconvened):

Vice Chairman Dean reconvened the Board of Commissioners meeting at 9:30 a.m.

The annual reorganization of the Board was held. Motion made by Gans, seconded by Fritsche, to have County Clerk Penelope Cooper call for the first motion until a chairman is elected.

A motion was made by Dean, seconded by Fritsche, to elect Ted Gans as Chairman of the Board of Commissioners and that the Chairman delegates his authority to the Vice Chairman in his absence. Roll call: Ayes: Gans, Dean, Fritsche.

A motion was made by Gans, seconded by Fritsche, to re-elect Randy Dean as Vice Chairman of the Board of Commissioners to act as the Chairman in his absence. Roll Call: Ayes: Gans, Dean, Fritsche.

A motion was made by Gans, seconded by Fritsche, to re-elect Randy Dean as Chairman of the Board of Equalization. Roll call: Ayes: Gans, Dean, Fritsche.

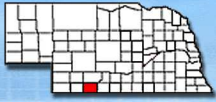
A motion was made by Dean, seconded by Fritsche, to elect Ted Gans as Vice Chairman of the Board of Equalization to act as the Chairman in his absence. Roll Call: Ayes: Gans, Dean, Fritsche.

A motion was made by Dean, seconded by Gans, to elect Charles Fritsche as Chairman of Noxious Weed Control Authority. Roll call: Ayes: Gans, Dean, Fritsche.

A motion was made by Dean, seconded by Fritsche, to elect Ted Gans as Vice Chairman of the Noxious Weed Control Board to act as the Chairman in his absence. Roll Call: Ayes: Gans, Dean, Fritsche.

Discussion was had regarding the appointment of County board members to miscellaneous committees and boards.

A motion was made by Dean, seconded by Fritsche, to nominate Ted Gans to the following positions for representation:



Red Willow County Board Minutes



County Health Board,
Fair Board,
E-911 Committee, and
Board of Trustees of the Southwest Nebraska Public Health Department, Inc.
Roll Call: Ayes: Gans, Dean, Fritsche.

A motion was made by Gans, seconded by Fritsche, to nominate Randy Dean to the following positions for representation:

RC&D Board,
Region II Governing Board,
Planning/Zoning Committee,
REWARD Board of Directors, and
Hillcrest Nursing Home Board.
Roll Call: Ayes: Gans, Dean, Fritsche.

A motion was made by Dean, seconded by Gans, to nominate Charles Fritsche to the following positions for representation:

McCook Economic Development Committee,
City/County Cooperation Committee,
Nebraska County Extension Board,
Veteran's Service Committee,
County Visitors' Committee, and
Work Ethic Camp Community Involvement Committee;
Roll Call: Ayes: Gans, Dean, Fritsche.

A motion was made by Dean, seconded by Fritsche, to reappoint Chris Miller of Miller & Associates as road superintendent for 2023. Roll Call: Ayes: Gans, Dean, Fritsche.

A motion was made by Dean, seconded by Fritsche, to appoint Kevin Darling as the Emergency Manager for 2023. Roll call: Ayes: Gans, Dean, Fritsche.

A motion was made by Fritsche, seconded by Dean, to reappoint Jiles Bowman as the Fair Board Manager for 2023. Roll call: Ayes: Gans, Dean, Fritsche.

A motion was made by Fritsche, seconded by Dean, to reappoint Michael Simmonds as the Veterans Service Officer for 2023. Roll call: Ayes: Gans, Dean, Fritsche.

A motion was made by Fritsche, seconded by Dean, to reappoint Josh Mullen as the Noxious Weed Superintendent for 2023. Roll call: Ayes: Gans, Dean, Fritsche.

A motion was made by Dean, seconded by Fritsche, to reappoint Brandy Bird as the County Health Director for 2023. Roll call: Ayes: Gans, Dean, Fritsche.

A motion was made by Dean, seconded by Fritsche, to reappoint Carol Schlegel as the Red Willow County Tourism Director for 2023 at the recommended compensation, and authorize the Chairman's signature on the new agreement. Roll call: Ayes: Gans, Dean, Fritsche.

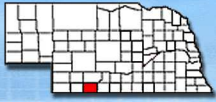
A motion was made by Fritsche, seconded by Dean, to designate the McCook Gazette as the official county newspaper for the year 2023 and the Red Willow County website as an additional method of reporting meetings. Roll Call: Ayes: Gans, Dean, Fritsche.

A motion was made by Dean, seconded by Gans, to table Resolution No. 1473, Book 23, Page 68, designating the following banks as depositories for Red Willow County for calendar year 2023: MNB Bank, as well as NPAIT, until January 23, 2023 for further clarification. Roll call: Ayes: Gans, Dean, Fritsche.

The Board reviewed Don Wilson's audit findings from the FY 2021/2022 audit. There are three issues that need to be addressed:

A 2021 Dodge Ram was purchased using Waste grant funds. The original price was \$62,989 less a trade in for a total purchase price of \$42,489. The pickup should have been put out to bid because it is the original purchase price that determines the process. Or, if this was a purchase made under special circumstances, that should have been noted in the Board meeting minutes.

A computer server was purchased for the jail in the amount of \$15,000. The Board meeting minutes did not reflect that informal bids were obtained, nor that the purchase was approved by the Board.



Red Willow County Board Minutes



An administrative clerk was hired for the Veterans Service Office. She was hired as contract labor as opposed to an employee. Her amount earned surpasses the IRS guidelines for contract labor. This issue has been corrected by hiring the clerk as a regular employee beginning January 1, 2023.

A motion was made by Gans, seconded by Fritsche to distribute purchasing and bidding regulations to old and new officials and appointees. Roll Call: Ayes: Gans, Dean, Fritsche.

A motion was made by Dean, seconded by Fritsche, to authorize the Chairman's signature on the Management Representation Letter for Don Wilson, CPA. Roll Call: Ayes: Gans, Dean, Fritsche.

The Board reviewed the minutes from the previous meeting and the accounts payable claims.

A motion was made by Dean, seconded by Fritsche, to approve the minutes from the previous Board of Commissioners and Board of Equalization meetings. Roll call: Ayes: Dean, Fritsche. Abstain: Gans.

A motion was made by Fritsche, seconded by Dean, to approve accounts payable claims in the amount of \$406,684.18. Roll call: Ayes: Gans, Dean, Fritsche.

A Notice of Public Hearing from the City of McCook was reviewed and placed on file.

The Sheriff's monthly revenue report, Bridge Inspection reports and the District Court Clerk's report were reviewed and placed on file.

Dee Schilz, Jail Administrator, joined the Board to discuss funding for a faulty water heater at the Law Enforcement Center. Schilz explained that the jail needs two water heaters, but one has been leaking, undetected, for several months. The leak has been stopped, but that has left the remaining one to carry the load. She presented a quote from Volz for a 100-gallon water heater. The Board encouraged Schilz to obtain a couple more informal quotes and bringing the issue back to the Board.

A motion was made by Dean, seconded by Fritsche, to table the matter until January 23, 2023. Roll Call: Ayes: Gans, Dean, Fritsche.

Kristi Korell, Assessor, joined the Board to present a contract with Prichard & Abbott for oil appraisals for the Chairman's signature. The amount in the contract is based on oil production and increased \$320.00 to \$4,420.00 for this year.

A motion was made by Dean, seconded by Fritsche, to authorize the Chairman's signature on the contract with Prichard & Abbott for oil appraisals. Roll Call: Ayes: Gans, Dean, Fritsche.

Craig Bennett with Miller & Associates (via phone), David Blau, also with Miller & Associates, Luke Olson, John Palic, Kerry Unger, Linda Henthorn, Ron Soden, Dick Cappel, Andi Cappel, Joel Urling, Bill McConville, Jeff Cook-Coyle with Premier Solar, and Brice Barton with 39 North Solar were present for the discussion on Zoning Regulations for renewable energy sources. Gans read aloud a letter to the Planning Zoning Commission that the Board of Commissioners plan to send. The letter states, in part, "*The County Board intends to place a temporary moratorium on alternate energy development and upon the issuance of any conditional use permits under Article 5 of the zoning regulations for alternate energy development until such time as the planning commission can study this issue. We would request that the planning commission consider regulations regarding the size of such developments, including but not limited to settings limits on both the physical size and capacity of alternate energy developments.*"

Attendees had several questions, such as: Clarification on the limits for size and capacity; why they hadn't been invited to the informational meetings; property value changes for homes close to the project; short- and long-term effects; who profits in the long term; will the lines connecting different solar fields be overhead or underground?

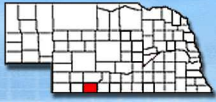
The Board addressed the concerns as best they could, and Gans assured all that they would be kept informed as the County Zoning and Planning researched the situation.

A motion was made by Dean, seconded by Fritsche, that a request be made by letter to the County's Planning & Zoning Commission requesting a study of the County's zoning regulations regarding alternate locations & requirements. Roll Call: Ayes: Gans, Dean, Fritsche.

A motion was made by Dean, seconded by Fritsch, to enact a moratorium on renewable energy sources in Red Willow County for the of lessor six months or approval of new zoning regulations, with option to renew in order to complete updates to the regulations. Roll call: Ayes: Gans, Dean, Fritsche.

The following claims were allowed:

GENERAL FUND Acme Printing S 435.00 Deanna Allacher C 112.50 Ambience Counseling Center LLC SC 675.00 Applied Connective Technologies SC 2,116.44 AT&T Mobility SC 362.42 Blake's Service S 20.00 Bob Barker Company Inc S 153.20 C & K Distributors S 48.76 City Of McCook SC 5,826.84 Clerks Of District Court Assoc D 50.00 Community Hospital SC 1,576.35 Consolidated Management Company S 681.52 Penelope Cooper S 1,296.88 Crowne Plaza M 259.90 D & S Hardware S 4.95 Justin M Daake LF 2,460.00 Crystal Dack M 143.63 Deveny Motors LLC SC 268.17 Eakes Office



Red Willow County Board Minutes



Solutions S 783.96 Election Systems & Software Inc S 28.77 Farrells Pharmacy Inc S 1,991.03 Furnas County Sheriff SF 6.00 Law Offices Of Tana M Fye LF 311.20 Goodwin Siegfried LLP LF 1,715.00 Great Plains Communications Inc SC 1,698.20 Hampton Inn Kearney M 2,279.05 Hometown Leasing R 1,397.17 Honorbound IT SC 3,281.11 Nancy Janousek C 232.50 Janssen Kool Honda S 67.66 Kristi Korell M 151.75 Lancaster County Sheriff SF 37.97 Vicky Leibbrandt C 648.75 Lincoln County Sheriff SF 9.28 Masonic Temple Craft Inc R 450.00 McCook City & Volunteer Fire Dept SC 500.00 McCook Gazette SC 159.00 McCook Humane Society Inc D 350.00 McCook Utilities SC 438.27 Earl McNutt M 233.75 Med Glove Supply S 710.00 Microfilm Imaging Systems Inc SC 129.00 Mid-American Research Chemical Corp S 196.47 Miller & Associates Consulting Eng. C 600.00 M I P S Inc SC 3,681.19 Mousel Brooks Schneider & Mustion LF 4,647.68 NACO D 300.00 Nebraska Public Power District SC 2,022.62 Nebraska Safety & Fire Equipment SC 937.00 Nicks Distributing Inc S 331.35 Nebraska State Library Publications SC 195.70 Lori O'Dea M 166.75 Pathology Services PC SC 131.66 Pottawattamie County Sheriff SF 73.00 SRK Enterprise LLC S 400.00 Quality Urgent Care PC SC 3,290.00 Quill Corporation S 198.62 Red Willow Dental LLC SC 394.00 R R Donnelley S 56.73 Red Willow County Court LF 443.00 Red Willow County District Court LF 234.60 Red Willow County Sheriff SF 137.21 Red Willow County Treasurer S 1,558.59 Andrea N Seefus C 150.50 Shred-It USA SC 85.21 Michael T Simmonds M 307.52 Tammy Solomon M 2.50 Teresa Thomas M 11.25 Robert Tigner M 1.88 Tim Bradley Electric LLC SC 339.99 Tinker Tom SC 24.00 Urbom Law Offices PC LF 75.00 U-Save Pharmacy & Medical Supply S 26.57 US Bank S 2,589.64 Verizon Wireless SC 148.91 Walmart S 185.95 Ryan R Wilcox LF 6,500.00 Melissa Wilcox M 125.00 Tracy Zink M 15.00 Total 64,686.07 ROAD FUND Akrs Equipment S 10.32 Barco Municipal Products Inc S 955.52 B W Telcom SC 44.39 Cambridge Telephone Company SC 51.65 City Of McCook SC 18.48 CNH Industrial Accounts S 23,362.41 Fastenal Company S 74.18 Great Plains Communications Inc SC 41.61 Kully Pipe & Steel Supply S 1,240.53 McCook Utilities SC 72.46 Miller & Associates Consulting Eng. C 3,097.50 Modern Farm Equipment S 1,042.71 Nebraska Public Power District SC 104.13 Overton Sand & Gravel Co S 616.43 Paulsen Inc SC 8,988.40 PowerPlan SC 814.21 Ruggles Truck & Trailer Sales LLC SC 50.00 Titan Machinery S 81.55 US Bank S 778.07 Village Of Danbury SC 672.00 Weaver Bros Tree Service LLC SC 600.00 Welding Plus SC 517.87 Westside Welding SC 112.20 Total 43,346.62 VISITORS IMPROVEMENT Flagship Publishing Inc D 570.00 Honorbound IT SC 25.00 McCook Economic Development Corp C 1,924.38 Miles Partnership C 7,000.00 Carol E Schlegel C 7,700.00 US Bank S 58.84 Total 17,278.22 FAIR FUND Ace-Yuma SC 207.09 American Electric S 35.43 Cardmember Services S 169.00 D & S Hardware S 915.79 Chas Fritsche M 26.25 Great Plains Communications Inc SC 157.31 Hometown Leasing R 54.17 John Deere Financial S 358.04 Robert Logan M 30.00 McCook Chamber Of Commerce D 315.00 McCook Gazette SC 4.22 McCooknet Internet Service SC 44.00 McCook Utilities SC 308.45 Nebraska Public Power District SC 1,310.33 SRK Enterprise LLC S 1,657.50 Ravenswood Electric LLC SC 137.69 Gail Rippe M 28.13 Jo Teter M 63.75 Verizon Wireless SC 42.76 Walmart S 60.48 Total 5,925.39 INSURANCE FUND Lucent Health Solutions LLC I 98,390.59 Total 98,390.59 ARENA FUND Akrs Equipment S 424.78 Bamford Inc S 1,903.00 Cardmember Services S 230.51 Central Nebraska Bobcat S 100.15 Heartland Theatre Services LLC D 45,841.50 McCook Utilities SC 441.09 Nebraska Public Power District SC 1,165.41 Anytime TriState Towing LLC SC 40.00 Southwest Farm & Auto Supply S 59.42 Paul L Sutton S 83.50 Total 50,289.36 ARPA FUND Chipperfield Ag Erectors LLC SC 91,686.32 JM Stevens Painting SC 2,347.00 Total 94,033.32 HEALTH FUND Applied Connective Technologies SC 121.20 Brandy Bird M 36.07 Change Healthcare Solutions LLC S 127.07 Eakes Office Solutions S 174.37 Great Plains Communications Inc SC 211.55 Hometown Leasing R 86.12 Pam Klug M 6.88 Pathology Services PC SC 1,320.53 Pfizer Inc S 4,613.08 Kristen Puckett M 102.38 Sanofi Pasteur Inc S 711.76 US Bank S 213.58 Total 7,724.59 WASTE FUND Great Plains Communications Inc SC 170.34 McCook Utilities SC 46.20 Nebraska Public Power District SC 324.65 Veolia Environmental Services SC 24,426.55 Verizon Wireless SC 42.28 Total 25,010.02 Grand Total 406,684.18.

Chairman Gans adjourned the Board of Commissioners meeting at 11:15 a.m. to January 23, 2023.

Ted Gans
Chairman, Board of Commissioners

Randy Dean
Chairman, Board of Equalization

Attest: Penelope Cooper
County Clerk