



# Box Butte County Board Minutes



## BOOK **M** PAGE **2017 - 18**

Box Butte County Commissioners met in an open and public regular meeting at 8:30 a.m., July 17, 2017, in the Commissioner Board Room located on the second floor of the Box Butte County Courthouse, 515 Box Butte Avenue, Alliance, NE. Notice of meeting was published in the Alliance Times Herald on July 8, 2017, with agenda information emailed to Board members and posted on the county website July 13, 2017. Chairman Mike McGinnis called the meeting to order at 8:32 a.m., following an opening prayer. Roll call: Susan Lore, Doug Hashman and Mike McGinnis present. Judy Messersmith, County Clerk, recorded the proceedings of the meeting. County Attorney Travis Rodak present for part of the meeting. The Pledge of Allegiance was recited and Chairman McGinnis acknowledged the Open Meeting Act posted on the North wall of the board room. Motion by Doug Hashman to accept the agenda with an addition, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Susan Lore moved to approve the July 3, 2017 minutes and July 10, 2017 Board of Equalization minutes as written and emailed to the Board members, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Susan Lore moved to accept and sign County Clerk/ROD and Clerk of District Court monthly reports, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Correspondence was acknowledged and available for public view. Commissioners reported on meetings they had recently attended.

Added to the agenda in the time allowed was to open as Board of Equalization. At 8:45 a.m., Doug Hashman moved to open as Board of Equalization, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Doug Hashman moved allowing Chairman McGinnis to sign the correction book as presented by the County Assessor, with one correction, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Susan Lore moved to close Board of Equalization at 8:47 a.m., seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried.

The Board reviewed the Treasurer's Semi-Annual Statement.

Susan Lore moved to sign Letter of Agreement (Agreement 2017-11) with Gardner, Loutzenhiser and Ryan, P.C. for audit services for the year ended June 30, 2017, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried.

Budget worksheets have been sent to Budget Consultant Pete Peterson, with a budget workshop to be advertised for August 16, 2017.

Susan Lore moved to change the August 21, 2017 Commissioner Board meeting date to August 22, 2017, due to the solar eclipse, seconded by Doug Hashman. The Courthouse will remain open on August 21, 2017. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. The date change for the meeting will be advertised.

Doug Hashman moved to approve monthly claims, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried.

Road Superintendent Barb Keegan provided a road and equipment report.

At 9:50 a.m., Mike McGinnis moved to enter into executive session to discuss pending litigation, seconded by Susan Lore. Prior to voting, the Board continued with the road report, discussing BNSF railroad offering to close the Lincoln and CR62 crossing in exchange for the CR 58 crossing. More discussion will take place prior to a hearing being advertised. At 10:00 a.m., voting continued on the motion to enter into executive session for pending litigation. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Road Superintendent Keegan in attendance and Attorney Pay Bourne will attend via telephone.



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At 10:30 a.m., Susan Lore moved to close executive session that had been called for pending litigation, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. No action taken and Attorney Pam Bourne did not attend via telephone, but the Board may return to executive session when Ms. Bourne telephones.

Chairman McGinnis recessed at 10:35 a.m.

Chairman McGinnis resumed the meeting at 1:25 p.m., with roll call: Susan Lore, Doug Hashman, Mike McGinnis present.

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Susan Lore moved to re-enter executive session at 1:25 p.m. to discuss pending litigation with Attorney Pam Bourne, via telephone, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. At 1:40 p.m., Doug Hashman moved to close executive session that had been called to discuss pending litigation, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. No action taken.

At 1:41 p.m., Doug Hashman moved to open as Board of Equalization to make protest property valuation decisions, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried.

Riki Hunter, 070021325: Susan Lore moved to lower the value due to the condition of the property, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 101926.

Paul & Joann Whartman, 070223165: Susan Lore moved to lower the valuation after receiving information obtained at the protest hearing, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 61822.

Scott A Cantrall, 070016747: Doug Hashman moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Mike McGinnis. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 98140.

Creston M Myers, 070001561: Susan Lore moved to lower the valuation after receiving information obtained at the protest hearing, seconded by Mike McGinnis. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 34500.

Cheema Investments, LLC, 070027587: Mike McGinnis moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 411646.

Cheema Investments, LLC, 070024332: Mike McGinnis moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 635703.

Cheema Investments, LLC, 070083886: Susan Lore moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 239123.

Larry & Nancy Isom, 070109303: Doug Hashman moved to lower the valuation after receiving information obtained at the protest hearing, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 193803.

Steven L Weimer, 070022798: After testimony & evidence presented of a recent sale, Doug Hashman moved to lower the valuation, seconded by Mike McGinnis. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 185000.

Doug Daugherty, 070189449: Mike McGinnis moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 210573.



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Daniel F Dickenson, 070177759: Mike McGinnis moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Susan Lore. Lore, yes; Hashman, no. McGinnis, yes. Motion carried. Total 73142.

Daniel F Dickenson, 070079552: Susan Lore moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Mike McGinnis. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 290000.

Janelle A Hansen, 070208094: Mike McGinnis moved to lower the value due to the condition of the property and to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 15860.

Janelle A Hansen, 0700177090: Doug Hashman moved to lower the valuation to 242,668, died for a lack of a second. Mike McGinnis moved to lower the valuation to 244,326 seconded by Doug Hashman. Lore, abstain; Hashman, yes, McGinnis, yes. Motion carried. Total 244326.

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Bryan P Collins, 0700085870: Susan Lore moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Mike McGinnis. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 96704.

Terry Rudy Elliott, 070109001: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 14249.

Terry Rudy Elliott, 070075018: Mike McGinnis moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Total 13155.

Terry Rudy Elliott, 070022054: Mike McGinnis moved to lower the value due to the condition of the property, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 11975.

Terry Rudy Elliott, 070017565: Doug Hashman moved to lower the value due to the condition of the property, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 10793.

Margaret & Eugene Sheldon, 0700018278: Doug Hashman moved to lower the value due to the condition of the property, seconded by Mike McGinnis. Lore, abstain; Hashman, yes; McGinnis, yes. Motion carried. Total 26500.

Bryan D & Samantha L Grimes, 070177589: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 2250.

Bryan D & Samantha L Grimes, 070177678: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 2250.

Bryan D & Samantha Grimes, 070177368: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 2250.

Bryan D & Samantha L Grimes, 070177279: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Mike McGinnis. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 2250.

Bryan D & Samantha L Grimes, 070177163: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 2250.

Bryan D & Samantha L Grimes, 070177082: Susan Lore moved to lower the valuation to the recommendation of the County Assessor, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 2700.



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FREH, LLC by Randall A Olson, 070039291: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Mike McGinnis. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 330000.

Michael F Essay, et al, 070248311: Susan Lore moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Mike McGinnis. Lore, yes; Hashman, abstain; McGinnis, yes. Motion carried. Total 83626.

Robert Stegemann, 070080623: Mike McGinnis moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Susan Lore. Lore, yes; Hashman, abstain; McGinnis, yes. Motion carried. Total 151256.

Robert Stegemann, 070090963: Mike McGinnis moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Susan Lore. Lore, yes; Hashman, abstain; McGinnis, yes. Motion carried. Total 5745.

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Serena Bremer, 070008647: Susan Lore moved to lower the valuation to the recommendation of the County Assessor, seconded by Mike McGinnis. Lore, yes; Hashman, abstain; McGinnis, yes. Motion carried. Total 73000.

Douglas F Taylor, Sr., 070047804: Mike McGinnis moved to accept the testimony the Assessor presented which indicates no change at this, seconded by Susan Lore. Lore, yes; Hashman, abstain; McGinnis, yes. Motion carried. Total 8090.

Douglas F Taylor, Sr., 070047820: Mike McGinnis moved to lower the valuation after receiving information obtained at the protest hearing, seconded by Susan Lore. Lore, yes; Hashman, abstain; McGinnis, yes. Motion carried. Total 31405.

Robert C Ray Estate by James Ray, PR, 070041598: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 46893.

Kenneth R & Kathleen M Andersen, 070108986: Susan Lore moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Mike McGinnis. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 171080.

Western Heritage Credit Union, 070003246: Susan Lore moved to accept the testimony the Assessor presented which indicates no change at this time. Died for lack of second. Doug Hashman moved to change value to \$1.50 sq. ft., seconded by Mike McGinnis. Lore, abstain; Hashman, yes; McGinnis, yes. Motion carried. Total 17010.

Western Heritage Credit Union, 070003106: Doug Hashman moved to lower, based on \$1.50 sq.ft., seconded by Mike McGinnis. Lore, abstain; Hashman, yes; McGinnis, yes. Motion carried. Total 5250.

Western Heritage Credit Union, 070003092: Doug Hashman moved to lower, based on \$1.50 sq.ft., seconded by Mike McGinnis. Lore, abstain; Hashman, yes; McGinnis, yes. Motion carried. Total 15750.

Western Heritage Credit Union, 070003084: Doug Hashman moved to lower, based on \$1.50 sq.ft., seconded by Mike McGinnis. Lore, abstain; Hashman, yes; McGinnis, yes. Motion carried. Total 5250.



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Western Heritage Credit Union, 070003114: Doug Hashman moved to lower, based on \$1.50 sq.ft., seconded by Mike McGinnis. Lore, abstain; Hashman, yes; McGinnis, yes. Motion carried. Total 5250.

Western Heritage Credit Union, 070171114: Doug Hashman moved to lower, based on \$1.50 sq.ft., seconded by Mike McGinnis. Lore, abstain; Hashman, yes; McGinnis, yes. Motion carried. Total 5415.

Western Heritage Credit Union, 070114536: Doug Hashman moved to lower, based on \$1.50 sq.ft., seconded by Mike McGinnis. Lore, abstain; Hashman, yes; McGinnis, yes. Motion carried. Total 10500.

Western Heritage Credit Union, 070003254: Doug Hashman moved to lower, based on \$1.50 sq.ft., seconded by Mike McGinnis. Lore, abstain; Hashman, yes; McGinnis, yes. Motion carried. Total 5250.

JR & Susan Tritle, 070003009: Doug Hashman moved to lower, based on \$1.50 sq.ft. for land, seconded by Mike McGinnis. Lore, no; Hashman, yes; McGinnis, yes. Motion carried. Total 116,230.

Mark & Lynn Broderick, 070217599: Mike McGinnis moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 136220.

Tim Krebs, 070085137: Mike McGinnis moved to lower the valuation to the recommendation of the County Assessor, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 201,425.

Sandra Pratt, 070006768: Mike McGinnis moved to lower the valuation after testimony and evidence presented of a recent sale, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 28000.

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Tim Hashman, 070245347: Mike McGinnis moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, abstain; McGinnis, yes. Motion carried. Total 1200.

Daylin Libsack 070038619: Mike McGinnis moved to lower the valuation to sale price, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 265000.

Zachary Jelinek, 070083932: Mike McGinnis moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 1000.

Jelinek Land Co LLC, 070108662: Susan Lore moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, no. Motion carried. Total 393863.

Christopher and Chelsey Long, 070038910: Mike McGinnis moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Susan Lore. Lore, yes; Hashman, no; McGinnis, yes. Motion carried. Total 176188.

George Koester, 070045461: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 79018.

Kelli Dahlberg, 070023352: Susan Lore moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Doug Hashman. Susan Lore, yes; Doug Hashman, yes; Mike McGinnis, yes. Motion carried. Total 197805.



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Rodney Weston, 070249490: Susan Lore moved to accept the testimony the Assessor presented, which indicates no change at this time, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 145800.

Rodney Weston, 070025258: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 56403.

Rodney Weston, 070025525: Mike McGinnis moved to lower the valuation to the recommendation of the County Assessor, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 75988.

Tim Weston, 070043590: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 31715.

Tim Weston, 070043612: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 36450.

Tami Jo Mak, 070022372, Mike McGinnis moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 72435.

Richard L Schommer, 070040613: Doug Hashman moved to lower the valuation after testimony & evidence presented at the protest hearing, seconded by Mike McGinnis. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 41933.

Debra Sue Henderson, 070018049: Mike McGinnis moved to accept the testimony the Assessor presented which indicates no change at this time, seconded by Susan Lore. Lore, yes; Hashman, no; McGinnis, yes. Motion carried. Total 19552.

Western Cooperative Co., 070107599: Doug Hashman moved to lower the valuation to the recommendation of the County Assessor, seconded by Mike McGinnis. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 59855.

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Western Cooperative Co., 070079285: Susan Lore moved to lower the valuation to the recommendation of the County Assessor, seconded by Doug Hashman. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 483807.

Roy & Chris McCoy, 070021236: Mike McGinnis moved to lower the valuation to the recommendation of the County Assessor, seconded by Susan Lore. Lore, yes; Hashman, yes; McGinnis, yes. Motion carried. Total 14860.

Merle Lore, 070054622: Mike McGinnis moved to accept the Assessor's recommendation indicating no change, seconded by Doug Hashman. Lore, abstain; Hashman, yes; McGinnis, yes. Motion carried. Total 126131.

Chairman McGinnis adjourned at 4:35 p.m.

Attest: \_\_\_\_\_

Chairperson

County Clerk