

CHEYENNE COUNTY BOARD OF COMMISSIONERS AND BOARD OF EQUALIZATION MEETING

JUNE 3, 2024

The Cheyenne County Board of Commissioners and Board of Equalization held an open and public meeting on Monday, June 3, 2024 in the Cheyenne County Commissioners Meeting Room, Cheyenne County Court House, 1000 10th Avenue, Sidney, Nebraska. A notice of this meeting was published in the Sidney Sun-Telegraph on May 30, 2024, aired on News Channel Nebraska Radio, posted on the bulletin board in the County Court House and on the Cheyenne County website. Copies of the agenda were posted on the Court House bulletin board and on the Cheyenne County website, transmitted to each Commissioner and kept current and available to the public at the County Clerk's Office. Chairman Darrell J. Johnson called the meeting to order at 8:00 A.M., with the following present:

Randal D. Miller	Commissioner of the First District
Darrell J. Johnson	Commissioner of the Second District
Philip E. Sanders	Commissioner of the Third District
Beth E. Fiegenschuh	County Clerk and Clerk to the Board
Paul B. Schaub	County Attorney

Everyone present joined in the Pledge of Allegiance.

Chairman Johnson announced a copy of the current Open Meetings Act is posted and made available in the Commissioners Meeting Room.

The current agenda was reviewed. A motion was made by Sanders, seconded by Miller to approve the agenda as written. Roll Call: Aye: Sanders, Johnson, Miller. Nay: None.

The Minutes of the May 20, 2024 meeting were reviewed. A motion was made by Miller, seconded by Sanders to approve the Minutes as written. Roll Call: Aye: Johnson, Miller, Sanders. Nay: None.

Abbreviations for claims: Ex (Expenses), Ga (Garnishment), In (Insurance), Mi (Mileage), Re (Retirement), Sa (Salaries), Se (Service), Su (Supplies), Ta (Tax), Ut (Utilities).

GENERAL FUND

Employee Payroll 111,094.01-Sa; Abacus Data Systems 562.16-Se; Advanced Med Imaging 9.07-Se; Allo Commun 150.00-Se; Stacy Bach 5,000.00-Se; Brent Barnes 1,100.00-In; Best P&H 1,923.15-Se/Ex; Black Hills Energy 1,905.45-Ut; BC/BS 83,785.64-In; Blue Line Embroidery 74.00-Se; Bluffs Facility Solutions 285.88-Su; Boot Barn 84.79-Ex; C-Weed Mgmt 5,722.00-Se; Campbell Drug 98.18-Se; CenturyLink 82.42-Ut; Cheyenne Co Clerk 50.00-Se; Cheyenne Co Clerk 7,754.82-Re; Cheyenne Co Clerk 8,158.79-Ta; City of Sidney 7,500.00-Ex; City of Sidney 1,666.67-Ex; City of Sidney 980.38-Ut; Consolidated Mgmt Co 156.60-Ex; Cranmore Pest Ctl 55.00-Se; Crossroads Coop Tech Serv 314.99-Se; Darins Auto 300.00-Se; Dash Med Gloves 117.60-Su; E&S Auto 268.05-Ex; Eakes 468.23-Su; Election Workers 8,374.62-Se/Mi; A Elliott Law 7,309.66-Se; Enemencio Falcon III 2,200.00-In; Lois Farmer 538.81-Ex; Beth Fiegenschuh 74.13-Su; Finneys 497.90-Su/Ex; Frenchman Valley Coop 45.21-Ex; Gehrig Stitt Chapel & Cremation 700.00-Se; Robert Harvoy 1,023.82-Se; High Plains Dental 196.00-Se; Hometown Leasing 1,417.69-Ex; Ideal Linen 265.60-Su; Justice Data Solutions 3,000.00-Se; Ron Kissler 512.74-Se/Su; Lyle Kurth 17.50-Re; Miller Law Office

14,850.00-Se; MIPS 6,342.11-Se; NE County Atty Assoc 1,100.00-Ex; NebraskaLand Tire 579.16-Ex; Premier Land Mgmt 125.00-Se; Readers Digest 29.96-Ex; Regional West Garden County 193.44-Se; Roods Tire Ctr 586.60-Ex; Schuh Rentals 150.00-Ex; Security First Bank 1,171.64-Re; Sidney Regional Med Ctr 413.35-Se; Sidney Regional Med Ctr 1,100.00-Se; Chelsie Sparks 53.74-Su; Spectrum 275.58-Se; Sutton Home Gallery 9,024.94-Ex; Verizon 258.20-Se; Western Drug 18.25-Se; Westfield Pharmacy 313.12-Se; Mindy Wiegand 40.86-Ex; David L Wilson 150.00-Se.
TOTAL: \$ 302,617.51.

ROAD FUND

Employee Payroll 36,906.35-Sa; Baum Hydraulics Co 49.81-Ex; Black Hills Energy 1,030.56-Ut; BC/BS 34,240.54-In; Bomgaars 215.87-Ex/Su; Cheyenne Co Clerk 2,423.71-Re; Cheyenne Co Clerk 2,717.00-Ta; City of Sidney 667.57-Ut; E&S Auto 1,073.45-Ex/Su; Finneys 101.84-Ex/Su; Floyds Truck Ctr 28.68-Ex; Hometown Leasing 192.59-Ex; Ideal Linen 337.33-Su; NE Machinery 19,313.94-Ex; NebraskaLand Tire 2,498.20-Ex; Panhandle Auto Group 194.78-Ex; Sidney Regional Med Ctr 102.00-Se; Sidney Sun Telegraph 213.20-Se; Spectrum 89.99-Se; Stern Oil Co 35.85-Su; Timberline Fasteners 215.21-Ex; Triple O's Bldg 250.00-Ex; Village of Dalton 75.50-Ut; Village of Lodgepole 123.65-Ut; 21st Century Equip 1,433.50-Ex.
TOTAL: \$ 104,531.12.

VISITORS FUND

Employee Payroll 1,836.00-Sa; Black Hills Energy 123.75-Ut; BC/BS 2,411.51-In; Cheyenne Co Clerk 123.93-Re; Cheyenne Co Clerk 136.79-Ta; Lamar 412.00-Ex; Maly Mktg 7,891.02-Ex; Kendra Mitchell 350.41-Mi; Ramada Midtown Conference Ctr 119.95-Ex; Sidney Sun Telegraph 13.84-Se.
TOTAL: \$ 13,419.20.

VISITOR IMPROVEMENT

Triple O's Bldg 659.60-Ex.
TOTAL: \$ 659.60.

FAIR

Ashley Counterman 520.00-Se.
TOTAL: \$ 520.00.

ARPA

Core CPAs 1,284.00-Se; Simon Materials 9,887.50-Ex.
TOTAL: \$ 11,171.50.

KENO

CASA 5,000.00-Se; Dana F Cole & Co 6,747.00-Se; Pleasantview Cemetery 3,300.00-Ex.
TOTAL: \$ 15,047.00.

E911 FUND

Employee Payroll 14,641.18-Sa; BC/BS 11,484.24-In; CenturyLink 81.00-Ut; CenturyLink 83.59-Ut; Cheyenne Co Clerk 971.40-Re; Cheyenne Co Clerk 1,068.75-Ta; Dalton Telephone Co 113.46-Se; FirstNet 308.20-Se; Lingo 379.09-Se.
TOTAL: \$ 29,130.91.

WIRELESS 911

Hamilton 1,337.30-Se.

TOTAL: \$ 1,337.30.

EMERGENCY MANAGEMENT FUND

Employee Payroll 4,051.94-Sa; Kay Anderson 350.00-Se; Black Hills Energy 108.55-Ut; BC/BS 4,519.30-In; Cheyenne Co Clerk 273.51-Re; Cheyenne Co Clerk 277.77-Ta; Adam Hayward 350.00-Se; Brandon Loy 350.00-Se; Pins & Needles 98.94-Se; Charles Roderick 350.00-Se; Roods Tire Ctr 19.60-Ex; Sauders 375.26-Ex; State Acctg DAS 22.00-Se; Elizabeth Yost 350.00-Se.

TOTAL: \$ 11,496.87.

GRAND TOTAL: \$ 489,931.01.

A motion was made by Miller, seconded by Sanders to approve and pay all claims as stated above. Delinquent taxes were deducted where owing. Roll Call: Aye: Miller, Sanders, Johnson. Nay: None.

Under correspondence, the Clerk read a letter from Robin Stuart, CEO of the Morrill County Community Hospital (MCCH), informing the Board that the current Agreement that was signed in June 2023 for MCCH to provide ambulance services to the City of Sidney and Cheyenne County is set to expire on June 30, 2024. MCCH will not be renewing this Agreement; however, they will be working with Sidney Regional Medical Center (SRMC) to develop their own ambulance service and work to make a smooth transition. The first installment for the interest free loan for the two ambulances that were purchased will arrive before July 1, 2024. At the time that SRMC is ready to assume services, the remaining amounts due will be sent at that time along with the notice of termination.

The Board reviewed the Blue Cross/Blue Shield Subgroup application regarding the renewal of the Blue Cross/Blue Shield insurance for the employee health insurance program. Based on claims experience and demographic information, Cheyenne County will receive a 1.6% decrease in the amount of the premiums paid. The plan will be continued under the same terms and conditions as are currently in effect with the deductible remaining at \$2,600 per person and \$5,200 per family. A motion was made by Miller, seconded by Sanders to approve the renewal of the Blue Cross/Blue Shield insurance for the employee health insurance program and continue the plan under the same terms and conditions as are currently in place. Roll Call: Aye: Sanders, Johnson, Miller. Nay: None.

The Board next reviewed the new Work/Financial Plan between Cheyenne County and the United States Department of Agriculture Animal and Plant Health Inspection Service Wildlife Services (USDA/APHIS) for the period of July 1, 2024 through June 30, 2025 in the amount not to exceed \$12,982.80. Such costs include salary/benefits, pooled job costs and overhead. The Contract is for the management of damage or damage threats caused by wild and feral mammals to agricultural interests, other private and public property and for the protection of human health and safety. The APHIS-WS employees will be adequately equipped to manage wildlife to reduce or alleviate property damage. Since there were no representatives present, a motion was made by Miller, seconded by Sanders to table this matter until such time that a representative can be present to address the Board. Roll Call: Aye: Johnson, Miller, Sanders. Nay: None.

At 8:05 A.M., a motion was made by Miller, seconded by Sanders to recess the Board of Commissioners and reconvene as the Board of Equalization. Roll Call: Aye: Miller, Sanders, Johnson. Nay: None.

Cheyenne County Assessor Jordan Hajek discussed with the Board corrections for over- and under-valued property. There were 54 parcels addressed. There will be a public hearing on June 17, 2024. Property owners will be notified of the individual corrections. A motion was made by Miller, seconded by Sanders to accept the corrected values. Roll Call: Aye: Sanders, Johnson, Miller. Nay: None. A complete copy of the list of corrections as accepted is on file at the Office of the County Clerk and County Assessor.

At 8:20 A.M., a motion was made by Sanders, seconded by Miller to adjourn the Board of Equalization and reconvene as the Board of Commissioners. Roll Call: Aye: Johnson, Miller, Sanders. Nay: None.

Next, Assessor Hajek presented a Contract with Multi-County Information and Programming Services (MIPS) for Assessment Consulting Services. The Contract will allow MIPS to conduct a comprehensive initial review of Cheyenne County's current mass appraisal processes and procedures. The total amount of the Contract is \$12,500. The amount of \$6,250 is due upon initial review and the final payment of \$6,250 is due upon completion of the final Comprehensive Report. The total amount of \$12,500 will be paid from the Assessor's budget. A motion was made by Miller, seconded by Sanders to approve the Contract as above described. Roll Call: Aye: Miller, Sanders, Johnson. Nay: None.

Brad Griffith representing Spectrum again inquired if the County would allow Spectrum to place a cabinet to amplify the signal for fiber optics in the County right-of-way at County Road 121 and County Road 30. Cheyenne County Highway Superintendent Doug Hart was present for the discussion. This matter was first addressed at the May 6, 2024 meeting and was tabled at that time to allow Superintendent Hart to research the matter. The placement of the cabinet would be within the right-of-way. A motion was made by Miller, seconded by Sanders to allow Spectrum to place the cabinet in the County right-of-way. Roll Call: Aye: Sanders, Johnson, Miller. Nay: None.

The Board discussed the repair of the 6130 John Deere tractor. The Board received information that the John Deere Company would be responsible for the parts and one-half of the labor. The County would be responsible for one-half of the labor. There would also be included a one-year warranty not based on the number of hours on the tractor, but on a one-year basis.

The Board discussed the purchase of a paint striper; however, it was their decision to not purchase one.

Superintendent Hart then updated the Board on road activities.

There were no comments from the public.

At 8:40 A.M., a motion was made by Sanders, seconded by Miller to enter into executive session to discuss pending cases before the Nebraska Tax Equalization and Review Commission (TERC). Roll Call: Aye: Johnson, Miller, Sanders. Nay: None.

At 9:30 A.M., a motion was made by Miller, seconded by Sanders to exit executive session. Roll Call: Aye: Miller, Sanders, Johnson. Nay: None.

With regard to TERC Case #23C-0035, Sydney Lodging LLC, Best Western Plus, a motion was made by Miller, seconded by Sanders to offer a value of \$2,900,000 and direct County Attorney Paul Schaub to draft the necessary documents. Roll Call: Aye: Sanders, Johnson, Miller. Nay: None.

With regard to TERC Case #23C-0044, Mahadev LLC, Days Inn, a motion was made by Miller, seconded by Sanders to offer a value of \$1,643,500 and direct County Attorney Schaub to draft the necessary documents. Roll Call: Aye: Johnson, Miller, Sanders. Nay: None.

With regard to TERC Case #23C-0036, Shyam/Radhe LLC, America's Best Value Inn & Suites, a motion was made by Miller, seconded by Sanders to offer a value of \$1,090,000 and direct County Attorney Schaub to draft the necessary documents. Roll Call: Aye: Miller, Sanders, Johnson. Nay: None.

With regard to TERC Case #23C-0037, Raj Motel Inc, Fairfield Inn, a motion was made by Miller, seconded by Sanders to offer a value of \$5,086,000 and direct County Attorney Schaub to draft the necessary documents. Roll Call: Aye: Sanders, Johnson, Miller. Nay: None.

There being no further business to come before the Board, Chairman Johnson declared the meeting adjourned at 9:45 A.M.

Dated this 3rd day of June 2024.

Darrell J. Johnson, Chairman

Philip E. Sanders, Vice-Chairman

Randal D. Miller, Member

ATTEST:

Beth E. Fiegenschuh, Cheyenne County Clerk