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402-444-6072*



# **Final Agenda**

**BOARD OF COUNTY COMMISSIONERS  
DOUGLAS COUNTY, NEBRASKA**

**TUESDAY, October 8, 2013  
LEGISLATIVE CHAMBER, OMAHA-DOUGLAS CIVIC CENTER  
1819 FARNAM, OMAHA, NE**

**9:00 a.m.**

***--A copy of the Open Meetings Act is located on the north wall of the Legislative Chambers--***

**Pledge of Allegiance**

**Note to Citizens:**

***--Any agenda item may be moved at any time at the discretion of the  
Chair of the Board of County Commissioners--***

***--An Automatic External Defibrillator is available on the back wall of the Legislative Chambers--***

**AGENDA  
FOR  
DOUGLAS COUNTY HEALTH CENTER BOARD OF TRUSTEES  
9:00 A.M.**

***--Note to Citizens: Any agenda item may be moved at any time at the discretion of the  
Chair of the Board of Trustees.--***

Roll Call

- I. 1) Update/action on approved HMA recommendations. [\(See Attached\)](#)

**CITIZEN COMMENTS:** This is an opportunity for members of the audience to be heard at this time for a maximum of 3 minutes on any topic not on the agenda as it relates to the Board of Trustees.

**EXECUTIVE SESSION:**

An executive session in order to protect the public interest with respect to discussion regarding labor negotiations, litigation and personnel.

ADJOURN

**AGENDA**  
**FOR**  
**DOUGLAS COUNTY BOARD OF EQUALIZATION**  
*(Immediately following the conclusion of the  
Douglas County Health Center Board of Trustees' meeting)*

**Note to Citizens:**

***--Any agenda item may be moved at any time at the discretion of the  
Chair of the Board of County Commissioners.--***

Roll Call

- A. Approval of the minutes of the Board of Equalization meeting held Tuesday, October 1, 2013. [\(See Attached\)](#)
- B. Call for a meeting and set **Tuesday, October 22, 2013**, for hearing on Certified Assessment Corrections reflecting the addition of omitted property to the tax rolls or increased value on property.
- C. **CITIZENS COMMENTS:** *This is an opportunity for members of the audience to be heard at this time for a maximum of **3 minutes** on any topic not on the agenda as it relates to the Board of Equalization.*

**RESOLUTIONS:**

- D. Hearings on Certified Assessment Correction reflecting omitted or undervalued property and approval of corrections to the tax rolls: [\(See Attached\)](#)

CAC 13052	Marsha Reed	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13053	Mick Pick LLC	Parcel Formerly Exempt. Sold by Scandinavian American Society
CAC 13054	National Retail Properties LLC	Clerical Error. Building placed on wrong parcel
CAC 13055	Federal National Mortgage Assn	Parcel Formerly Exempt
CAC 13056	PAC 211 LLC	Parcel Formerly Exempt. Sold by Grace Fellowship Church
CAC 13057	Jeffery Messenbrink	Parcel Formerly Exempt. Sold by State of Nebraska
CAC 13058	Help Homeless of Metro LLC	Vacated street not described in TIF
CAC 13059	Karen Riewaldt	Parcel Formerly Exempt. Sold by SID 424

CAC 13060	Mid-Continent LLC	Parcel Formerly Exempt. Sold by Elkhorn Valley Community Theatre
CAC 13061	Anthony F Degante etal	Parcel Formerly Exempt. Sold by USA
CAC 13062	James R Maly	Parcel Formerly Exempt. Sold by USA
CAC 13063	Danny G Hoffarth	Parcel Formerly Exempt. Sold by USA
CAC 13064	Danny G Hoffarth	Parcel Formerly Exempt. Sold by USA
CAC 13065	Andy Leas	Parcel Formerly Exempt. Sold by USA
CAC 13066	Andy Leas	Parcel Formerly Exempt. Sold by USA
CAC 13067	Danny G Hoffarth	Parcel Formerly Exempt. Sold by USA
CAC 13068	Michael S Royce	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13069	Danny G Hoffarth	Parcel Formerly Exempt. Sold by USA
CAC 13070	Habitat for Humanity	Parcel Formerly Exempt. Sold by VA
CAC 13071	Nicholas A Davis etal	Parcel Formerly Exempt. Sold by VA
CAC 13072	UNMC Physicians	Denied 2013 tax exemption, not being used for exempt purposes
CAC 13073	UNMC Physicians	Denied 2013 tax exemption, not being used for exempt purposes
CAC 13074	Ye T Wei etal	Parcel Formerly Exempt
CAC 13075	Sacred Heart Church of Omaha	No longer used for exempt purposes. House is being rented
CAC 13076	Sacred Heart Church of Omaha	House is being rented. Partial Exemption
CAC 13077	Sarah Kogut	Parcel Formerly Exempt. Sold by VA
CAC 13078	D and J Properties LLC	Parcel Formerly Exempt. Sold by VA
CAC 13079	David Corrado etal	Parcel Formerly Exempt. Sold by Chabad Lubavitch of Nebraska
CAC 13080	Travis Schwartz	Parcel Formerly Exempt. Sold by VA
CAC 13081	Dolores E Ramos	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13082	Heli Kang	Parcel Formerly Exempt. Sold by VA
CAC 13083	Habitat for Humanity	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13084	Habitat for Humanity	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13085	Habitat for Humanity	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13086	Habitat for Humanity	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13087	Habitat for Humanity	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13088	Habitat for Humanity	Parcel Formerly Exempt. Sold by City of Omaha

CAC 13089	Habitat for Humanity	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13090	Fools Inc	Parcel Formerly Exempt. Sold by SID 424
CAC 13091	Francisco Hernandez	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13092	Laraya Settles	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13093	Navidad R Tijerina	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13094	Model T Ford Bldg LLC	Received triangle piece per Ordinance 39264
CAC 13095	Michelle R Lanouette	Clerical Error. Value removed in error
CAC 13096	Waitt Aksarben 6 LLC	Parcel Formerly Exempt. Sold by Aksarben Future Trust
CAC 13097	State of Nebraska c/o BB & R Condos Jim Morley	Parcel being leased
CAC 13098	First National Bank of Omaha	Parcel Formerly Exempt. Sold by Together Inc
CAC 13099	Abide Network Inc	No 2013 Exemption application filed
CAC 13100	Alano Club Inc	No 2013 Exemption application filed
CAC 13101	Centennial Bank Tr c/o Mitchell J Bachmann	No 2013 Exemption application filed
CAC 13102	Church of God of Prophecy	No 2013 Exemption application filed
CAC 13103	Eric A Balm	New mobile home on lot
CAC 13105	Mercy Housing	No 2013 Exemption application filed
CAC 13106	New Covenant Church of God	No 2013 Exemption application filed
CAC 13107	New Covenant Church of God	No 2013 Exemption application filed
CAC 13108	New Jerusalem Community Church	No 2013 Exemption application filed
CAC 13109	United Brotherhood Carpenters Union	No 2013 Exemption application filed
CAC 13110	New Peace Ministries	No 2013 Exemption application filed
CAC 13111	Hamilton Street LLC	Parcel Formerly Exempt. Sold by Covenant Life Fellowship
CAC 13112	Harold P Lyons etal	Parcel Formerly Exempt
CAC 13113	Lynn Funk etal	Parcel Formerly Exempt. Sold by VA
CAC 13125	Thomas J Blomenkamp	Mobile home purchased in Nov 2011 and sold March 2013
CAC 13126	GESU Housing Inc	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13127	GESU Housing Inc	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13128	GESU Housing Inc	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13129	GESU Housing Inc	Parcel Formerly Exempt. Sold by City of Omaha

CAC 13130	GESU Housing Inc	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13131	Ramiro Calderon	Parcel Formerly Exempt. Sold by City of Omaha
CAC 13132	Pedro Chavez	Parcel Formerly Exempt
CAC 13133	Lester Jungman	Parcel Formerly Exempt. Sold by VA
CAC 13134	Michael Prazan	Land value removed and improvement value lowered in error

**E. Certified Assessment Correction reflecting a correction in the values and approval: (Assessor) [\(See Attached\)](#)**

CAC 13114	Dennis Mayer	Cabin no longer there
CAC 13115	CFT Developments LLC c/o David Luo	Clerical Error. Building on incorrect parcel
CAC 13116	NFW LLC c/o Heartland Family Services	Need to apply exemption
CAC 13117	Michael B Yanney	Special Value needs to be reapplied
CAC 13118	Clyde V Montgomery	Special Value needs to be reapplied
CAC 13119	BSR-FW LLC	Special Value needs to be reapplied
CAC 13120	BSR-FW LLC	Special Value needs to be reapplied
CAC 13121	BSR-FW LLC	Special Value needs to be reapplied
CAC 13122	Kenneth Friedman-Fitch	Clerical Error. Improvement added in error for 2011 & 2012
CAC 13123	Castle Creek LLC	Clerical Error. Improvement added in error for 2011 & 2012
CAC 13124	Pierce Welsh	Sold mobile home in Nov. 2011
CAC 13135	William Adams	Improvements were destroyed

**F. Approving application for tax exemptions on motor vehicles recommended for approval by the County Treasurer. [\(See Attached\)](#)**

ADJOURN

**AGENDA**  
**FOR**  
**DOUGLAS COUNTY BOARD OF CORRECTIONS**  
*(Immediately following the conclusion of the Board of Equalization meeting)*

**Note to Citizens:**  
***--Any agenda item may be moved at any time at the discretion of the Chair of the Board of County Commissioners.--***

Roll Call

1. Approval of the minutes of the Board of Corrections' meeting held Tuesday, September 10, 2013. [\(See Attached\)](#)

2. **CITIZENS COMMENTS:** *This is an opportunity for members of the audience to be heard at this time for a maximum of 3 minutes on any topic not on the agenda as it relates to the Board of Corrections.*
3. Report from the Director of Corrections. ([See Attached](#))

ADJOURN

*--After the Douglas County Board of Commissioners' meeting today,  
the Board of Corrections will tour the Corrections facility--*

**AGENDA**  
**FOR**  
**DOUGLAS COUNTY BOARD OF COMMISSIONERS**  
*(Immediately following the conclusion of the Board of Corrections meeting)*

***Note to Citizens:***  
*--Any agenda item may be moved at any time at the discretion of the  
Chair of the Board of County Commissioners.--*

Roll Call

**I. MINUTES AND CLAIMS:**

- A. Approval of minutes of the Board of Commissioners' meeting held Tuesday, October 1, 2013. ([See Attached](#))
- B. Approval of claims submitted for payment processed through Tuesday, October 15, 2013. Complete listing is on file in the office of the County Clerk/Comptroller and available on the Douglas County Clerk/Comptroller's web page at:  
<http://www.douglascountyclerk.org/supplierchecks>

**II. CONSENT AGENDA:** *Any individual item may be removed by a Commissioner for special discussion and consideration. Unless there is an exception, these items will be approved as one with a single vote of the Board of Commissioners.*

- A. Approval of affiliation agreement between Douglas County and Creighton University for clinical practicum experience to students enrolled in Nursing for Bachelor of Science, Master of Science in Nursing and Doctor of Nursing Practice programs. (Jim Tourville, DCHC) ([See Attached](#))
- B. Resolution to approve "Demand for Refunds." (Property Tax Division – Treasurer) ([See Attached](#))
- C. Resolution accepting Office of Violence Prevention 2012 grant award. (Ashley Strader, Grant Officer) ([See Attached](#))

- D. Resolution accepting FY 2012 Title II Truancy Diversion Program Enhancement grant award. (Ashley Strader, Grant Officer) [\(See Attached\)](#)
- E. Resolution accepting FY 2014 Nebraska Office of Highway Safety Grant Contract Award. (Ashley Strader, Grant Officer) [\(See Attached\)](#)
- F. Resolution accepting FY 2012 JABG Phase 15 grant award. (Ashley Strader, Grant Officer) [\(See Attached\)](#)
- G. Resolution approving agreement between Douglas County Community Mental Health Center and the Nebraska Organ Recovery System. (John Sheehan, Director CMHC) [\(See Attached\)](#)
- H. Mr. Tom Doyle, Douglas County Engineer – requests approval of the following:
  - 1. Award of Contract to Sta-Bilt Construction Company for Armor Coat of 11.1 Miles at Various Locations Project No. C-28(522)B. [\(See Attached\)](#)
- I. Mr. Thomas F. Cavanaugh, County Clerk, presenting claims of the following pursuant to the Nebraska Political Subdivisions Tort Claims Act (*refer to County's Risk Manager for review and determination*):
  - 1. Fred Eipperle [\(See Attached\)](#)
  - 2. Sharon Skipton [\(See Attached\)](#)
- J. Mr. Thomas F. Cavanaugh, Douglas County Clerk/Comptroller – presenting the following contract claims filed pursuant to Neb. Rev. Stat. §23.135 (*refer to County Attorney for review and recommendation*):
  - 1. Claim from Good Samaritan Hospital dba Richard H. Young Hospital for Reimbursement for Medical Treatment provided to EPC Patient #Y252478 [\(See Attached\)](#)
  - 2. Claim from Good Samaritan Hospital dba Richard H. Young Hospital for Reimbursement for Medical Treatment Provided to EPC Patient #Y253047 [\(See Attached\)](#)
  - 3. Claim from Good Samaritan Hospital dba Richard H. Young Hospital for Reimbursement for Medical Treatment Provided to EPC Patient #Y253179 [\(See Attached\)](#)
  - 4. Claim from Good Samaritan Hospital dba Richard H. Young Hospital for Reimbursement for Medical Treatment provided to EPC Patient #Y253161 [\(See Attached\)](#)

**III. RECOGNITION/PROCLAMATIONS:**

- IV. CITIZENS COMMENTS:** *This is an opportunity for members of the audience to be heard at this time for a maximum of 3 minutes on any topic not on the agenda as it relates to the governance of Douglas County.*

**V. PRESENTATIONS:**

**VI. PUBLIC HEARINGS:**

- A. Public hearing to permit discussion and the presentation of testimony regarding the revisions to the Department of General Assistance/Primary Health Care Network Guidelines. (Deb Redding, General Assistance) [\(See Attached\)](#)
- B. Public hearing to consider whether the property at 3737 Lake Street is still needed for a public purpose; whether the property is surplus and should be sold; market value of property; and at conclusion of public hearing, to vote to set a date of November 5 for opening of sealed bids to purchase the property. (Bernard Monbouquette, County Attorney's office) **(Action can be taken today)** [\(See Attached\)](#)

**VII. COMMITTEE DISCUSSION/ACTION:**

**A. FINANCE:**

*Commissioners Clare Duda & PJ Morgan, Co-chairs*

- 1. Budget Report. (Budget and Finance Director) [\(See Attached\)](#)

**B. ADMINISTRATIVE SERVICES:**

*Commissioner Pam Tusa, Chair*

**C. CHILD AND YOUTH SERVICES:**

*Commissioner Chris Rodgers, Chair*

*Note: Child and Youth Services standing committee meeting is held the 1st Tuesday of every month at 1:00 p.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Room 903, Omaha, NE.*

**D. COMMUNITY SERVICES:**

*Commissioner Marc Kraft, Chair*

**E. CRIMINAL JUSTICE:**

*Commissioner Mike Boyle, Chair*

**F. HEALTH AND HUMAN SERVICES:**

*Commissioner Clare Duda, Chair*

**G. HUMAN RESOURCES:**

*Commissioner Mary Ann Borgeson, Chair*

- 1. Weekly Personnel Report from Civil Service. [\(See Attached\)](#)
- 2. Weekly CAO Report on staff assaults. [\(See Attached\)](#)
- 3. Legislative issues. [\(See Attached\)](#)
  - a. Resolution approving the preliminary 2013-2014 Douglas County Legislative Agenda. (Commissioner Mary Ann Borgeson) [\(See Attached\)](#)

**EXECUTIVE SESSION:**

An executive session in order to protect the public interest with respect to discussion regarding labor negotiations and litigation.

ADJOURN

*This agenda, which shall be kept continually current, shall be available for public inspection in the Office of the County Commissioners, Omaha-Douglas Civic Center, 1819 Farnam, LC 2, Omaha, NE during normal business hours. Also, available for public inspection will be any corresponding documentation that is provided to the Commissioners' Office prior to the weekly County Board meeting.*

*Members of the public requiring special accommodation(s), such as translators or hearing interpreters, shall if possible, notify the office of the Board by noon the Friday before the scheduled Board Meeting so that appropriate arrangements can be made. Contact 402-444-7025 if arrangements need to be made.*

**NOTICE**

***The Douglas County Board of Commissioners will not meet on Tuesday, October 15, 2013. The next scheduled meeting of the Douglas County Board of Commissioners will be Tuesday, October 22, 2013.***

***Douglas County offices will be closed Monday, October 14, 2013, in observance of Columbus Day.***