



Hayes County Board Minutes



Hayes County Commissioners
May 2, 2017

A meeting of the Hayes County Board of Commissioners was scheduled for May 2, 2017 at 5:15 P.M. at the Old State Shop located at 73709 Hwy 25 in Hayes Center, Nebraska. Advanced notice of the meeting, time and place was given to each Commissioner and was published in the *Times Republican* on April 27, 2017. Those present were Wayne Christner, Barry Richards, Jeffrey Unger, Susan Messersmith, Rita Erickson and D. Eugene Garner.

Chairman Unger opened the meeting at 5:29 P.M. Roll call: Christner, present; Unger, present; Richards, present.

Richards moved, second by Christner to approve the agenda. Roll call vote: Unger, yes; Richards, yes; Christner, yes. Motion carried.

In accordance with Section 84-1412 of the Nebraska Revised Statutes, Unger announced that a current copy of the Open Meetings Act is available for review.

Chairman Unger recessed the meeting to conduct the public auction of the Hayes County "State Shop" property.

Hayes County Attorney Garner reviewed the bidding procedure for the sale, read the legal description of the real estate, the description of property/buildings and terms & conditions of the sale.

Bidding began at 5:40 P.M. at \$10,000. Round One of bidding closed at 5:42 P.M. with the top bid of \$13,000.

The Board of Commissioners reconvened their meeting at 5:43 P.M. Attorney Garner reviewed the statutory requirements of the sale. Garner reviewed the February 2, 2017 Board motion which read as follows: *Motion by Unger, second by Richards to offer for sale "Maintenance Yard 71300", being a part of the SE4SE4 Section 2, T-6N, R-33W, Hayes County, Nebraska (73709 Hwy 25) and to have a public hearing March 14, 2017 at 1:00 P.M. for the purpose of hearing testimony for or against the sale and raise issues regarding the fair market value of the property. Roll call vote: Richards, yes; Christner, yes; Unger, yes. Motion carried.*

Garner also informed the audience a Public Hearing was held on March 14, 2017, the purpose of which was to receive public comments for or against the sale of the Maintenance Yard 71300 (Old state Shop) and to hear any issue regarding the fair market value of said property as to be determined by the Hayes County Board.

Richards moved, second by Christner to set the fair market value of Maintenance Yard 71300 (Old state Shop) located at 73709 Hwy 25, Hayes Center, NE at \$60,000. Roll call vote: Richards, yes; Christner, yes; Unger, no. Motion carried.

Second round bidding began at 5:52 P.M. with a bid of \$14,000 and ended at 5:55 P.M. with the bid of \$40,000. After a five minute recess, round two bidding resumed at 6:01 pm. Garner asked for any higher bids from the floor three times. There were no other bids. The high bidder signed a purchase agreement and provided earnest money.

Unger moved to accept the high bid of Nicholas Cox for \$40,000 for the County owned property located at 73709 Hwy 25, Hayes Center, NE. Motion died for lack of a second.

Christner moved, second by Unger to accept the high bid of Nicholas Cox for \$40,000 for the County owned property located at 73709 Hwy 25, Hayes Center, NE. Roll call vote: Christner, yes; Unger, yes; Richards, yes. Motion carried.

Reuben Echols met with the Board to discuss details relating to the Courthouse elevator project.

Richards moved, second by Unger to adjourn the meeting at 7:25 PM. Roll call vote: Unger, yes; Richards, yes; Christner, yes. Motion carried.



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The next meeting of the Hayes County Commissioners will be May 16, 2017 at 8:30 AM at the Courthouse in Hayes Center.

Hayes County Clerk

Board Chairman