

Valley County Board Minutes



VALLEY COUNTY BOARD OF SUPERVISORS' MINUTES

The Valley County Board of Supervisors met in regular session at 9:00 a.m., Tuesday, June 30, 2020 in the Courthouse Boardroom. The Pledge of Allegiance was recited. Roll call: Baker, Cetak, Cullers, DeRiso, Sevenker, VanSlyke, Waldmann present. Clerk verified meeting notice published, agenda posted. Minutes of June 9 meeting were approved on motion of DeRiso, second Cullers. Carried. Yes: Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker, VanSlyke. No: none. Absent: none. VanSlyke moved to adopt the agenda, second Cetak. Carried. Yes: Cullers, Waldmann, DeRiso, Cetak, Sevenker, VanSlyke, Baker. No: none. Absent: none. Sevenker noted Open Meetings Act posted on west wall, public copies available on counter. No public comment.

Following review, Cullers moved to approve the June claims and Fund Request in the amount of \$835,322.79, second Waldmann. Carried. Yes: Waldmann, DeRiso, Cetak, Sevenker, VanSlyke, Baker, Cullers. No: none. Absent: none.

Road Secretary Simpson's June Road Claims Report included: Payroll \$53,813.06, Accounts Payable \$306,544.76, Highway Allocation \$62,112.42, transfer from General Fund \$284,895.21; larger expenses included diesel, bridge payment, gravel, beads, parts, tools, hauling. \$434,363.11 added to budget; \$13,625.52 left in budget.

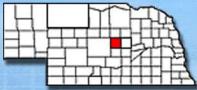
Meyer's General Report included: Will do dirt work on North Loup bridge, Hoevet will put up the rail, finished next week; pulling shoulders, retrieving gravel; overlaid 2 miles of Sargent Road, will do more next week; FEMA has approved cost for White bridge, received payment for shoe fly, project manager leaving, will receive NEMA payment after FEMA payments; using red rock to create a bigger base for roads.

Gravel Bids were opened and read by Superintendent Meyer at 9:30 a.m. in the order in which they were received. Bids were received from Jeffres Sand and Gravel Inc. and Ulrich Gravel Inc. Wes and Scott Ulrich were present. Jeffres' bid included: (bids per cubic yard) Class A Road Gravel \$11.55, 47B Windrow Gravel \$11.55, Armor Coat Gravel \$11.55, Sand \$5.50, De-Icing Gravel \$11.55, haul rates are \$85.00 per hour for straight truck and \$130 per hour for truck & pup, semi, belly dump, grain trailer. Ulrich's bid included: (bids per cubic yard) Gravel at pit \$11.00, cubic yard mile truck charge \$.32, Mud Rock \$20.75, Sand \$4.75, Ice/Salt Gravel \$11.00, 47B Gravel \$11.00, Armor Coat Gravel \$11.00, Shaker Rock \$17.00, Waste Rock \$14.00, haul rates min. \$2.75. Following discussion, VanSlyke moved to accept the gravel bids from Ulrich and Jeffres, second Baker. Carried. Yes: DeRiso, Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann. No: none. Absent: none.

Hospital CEO Nancy Glaubke and CFO Ashley Woodward presented the monthly Hospital report. Glaubke reported the annual meeting was held, Carl Streeter elected chairman of Hospital Board, Roger Lansman vice-chairman, Michelle Zanger secretary, Nathan Flessner treasurer; National Guard not testing for COVID, Hospital tests once a week on Wednesdays, 3 hospitals in area provide the service, results emailed, takes from 24 hours to 7 days for the results, insurance billed for cost, Hospital writes off patient amount; nursing shortage, new hospitals in Grand Island and Kearney offer very good pay packages; Dr. Schneider leaving at end of July; working on McDonald's building; received funds from CARES act; Hospital serving Veterans, difficult to get paid by VA, lots of paperwork; need for new equipment and software. Woodward reviewed financials: acute care up, swing bed down, ER up, OR busy, radiology down YTD, volume down, salaries up, benefits down, pharmacy busy, no decrease for home health, cash flow down due to volume down, revenue gain. Claudia Cecetka is retiring.

Judy Petersen from the Central NE Economic Development District explained the benefits of membership; services provided to Valley County: development of Rolling Hills Subdivision, rental duplex construction in Arcadia, street paving in Ord, Housing rehabilitation in Ord, North Loup disaster housing rehab; most of COVID grant went to eastern Nebraska but did receive \$400,000 for rest of area, provides educational opportunities, create interest in jobs, improve broadband, working to expand meat processors; annual fee of \$2,233.50, rural population X \$1.50. VanSlyke made the motion for Valley County to join CNEDD, second Waldmann. Carried. Yes: Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso. No: none. Absent: none.

Weed Superintendent Kaminski reported that Koll still has to finish spraying but it will be done. Sheriff Hurlburt indicated that Deputy Scheideler secured a reimbursable grant from the Highway Safety Program to purchase computers for all 5 vehicles, saves time and paperwork, payment of \$16,766 will be made from the general fund, County will receive payment that will go back into the general fund.



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County Attorney Haberstick said that she had not been contacted about an assignment of lease at the Mortensen Site between AWS and the new owner, will contact Kristina Foth. County Treasurer Suminski detailed the transfer of 3 accounts in the tentative inheritance tax fund held for more than one year to the main inheritance tax fund, claim will have to be filed so a refund can be issued to the estate if heritance tax overpaid.

Meeting recessed at 11:00 a.m. and reconvened at 11:10 a.m. with all members present.

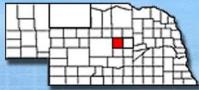
At 11:10 a.m., the Board of Equalization was convened on motion of DeRiso, second Baker. Carried. Yes: Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: none. The Assessor, Clerk and Daryl Miller were present.

Property Valuation Protest #3 from Daryl G. Miller on Parcel #880012376, Ord Twp/31 7.69 acres in P N2 SE4 26-19-14; protested value: Land \$40,745, Buildings \$201,390, Total \$242,135; requested value: Land \$22,359, Buildings \$180,629, Total \$202,988; homeowner's written testimony: 7.69 acres of agland valued at \$18,365 when purchased in 2019, August 2019 usage of 1 acre of land changed to home site, remaining 6.69 acres stayed grassland; Current 2020 value in accordance with Valley County Agland Value \$22,359 not \$37,725 plus 8% totaling \$40,745, over double in value; 2019 construction of house started in August and completed in November, Value at time of completion \$146,700 for 1740 square foot house; Out buildings (2) valued at time of construction \$33,930; Built from scrap wood temporary 4'x5' landing with 3 steps not attached to house or ground, value \$0 not \$780 + 8%. Assessor's written testimony: Steffan Baker, Tara Dunbar & Linda Waltman reviewed the property on June 22, 2020 at 2:00 PM, Daryl Miller present; Remeasured house, will correct square foot to 1740, wood deck temporary so added 65% depreciation to lower value until replaced or attached so permanent, 6.69 acres of dryland crop; Miller bought property in March 2019 for \$50,000, no improvements when purchased. Assessor's written recommendation: Square foot of house and value on wood deck corrected; Building will stay same amount plus 8% increase; Acres changed to dryland crop, crop mowed and windrowed; The land value \$26,640 x .08 equals \$28,770, house \$147,895 x .08 equals \$159,725 (deck at \$275 included in total), buildings \$33,930 x .08 equals \$36,645 for total of \$225,140. Following discussion, Baker moved to accept the Assessor's recommendation, Cullers second. Carried. Yes: VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker. No: none. Absent: none.

Property Valuation Protest #1 from Steve Bruha on Parcel #880036657, North Loup Twp/42 5.8344 acre tract in SE4 SE4 14-18-13; protested value: Land \$35,720, Buildings \$40,470, Total \$76,190; requested value: Land \$25,040, Buildings \$37,475, Total \$62,515; homeowner's written testimony: Too much of an increase, land and buildings aren't worth the proposed increase. Assessor's written testimony: John DeRiso, Tara Dunbar & Linda Waltman reviewed the property on June 22, 2020 at 9:00 AM, Steve Bruha present; Inspected interior and exterior of house; Interior of house has no recent updates, second story in very worn condition, floor unstable, 12x12 porch in poor condition, some windows updated but not recently, shingles replaced in 1993; 1 acre of dryland crop. Assessor's written recommendation: Change house to badly worn condition; leave building at value it is, being used; Land value adjusted to 1 acre of dryland crop with 1 acre for homesite and 3.83 for rest of site; The land value \$32,060 x .08 equals \$34,625, house \$23,570 x .08 equals \$25,455, building \$945 x .08 equals \$1,020 for total of \$61,100. Following discussion, Baker moved to accept the Assessor's recommendation, DeRiso second. Carried. Yes: Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker, VanSlyke. No: none. Absent: none.

Property Valuation Protest #2 from Ricky S. Koch on Parcel #880013076, Michigan Twp/24 8 acre tract in SE4 7-19-15; protested value: Land \$38,880, Buildings \$33,115, Total \$71,995; requested value: Land \$34,720, Buildings \$33,115, Total \$67,835; homeowner's written testimony: 4.80 acres dryland crop ground in alfalfa. Assessor's written testimony: Ricky reported 4.80 acres of dryland crop on this parcel, brought in map from FSA office. Assessor's written recommendation: Adjusted 4.80 acres to dryland crop, 1 acre for homesite, 2.20 for rest as site value; The land value \$32,150 x .08 equals \$34,720, house \$27,870 x .08 equals \$30,100, buildings \$2,790 x .08 equals \$3,015 for total of \$67,835. Following discussion, Waldmann moved to accept the Assessor's recommendation, Baker second. Carried. Yes: Cullers, Waldmann, DeRiso, Cetak, Sevenker, VanSlyke, Baker. No: none. Absent: none.

Land Use changes for Brian D. Kolar, Dennis Riekenburg, Jeffrey H. Fauss, Tim Bopp, VC Health System, Colleen Dearmont, Agland Electric & Irrigation, AWS Well Co, Kokes Repair, Seed Solutions, Subconn Inc, Randy Wilson, Vincent Hulinsky, James Domeier, Jadaco LLC, Karen Wieskamp and Shawn and Sara Koelling were approved on motion of Waldmann, second Cullers. Carried. Yes: Waldmann, DeRiso, Cetak, Sevenker, VanSlyke, Baker, Cullers. No: none. Absent: none. County Attorney Haberstick stated that Charles and Vicki Shoemaker are entitled to a refund in the



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amount of \$5,806.22 for the last 3 years for the mistake in classification of their land. Assessor Waltman said Shoemaker did not report the land use change even after FSA maps were requested. Haberstick replied that by statute the assessor must review all property every 6 years. Treasurer Suminski reported that each tax district will have a minus of their portion of taxes until enough taxes are collected to make up the difference. Haberstick said there is no claim yet as the process was not done correctly, the claim goes to the Treasurer for refund, Assessor certifies to the Treasurer that the amount is correct, Board has to approve the claim. Waltman said she does not have a big enough staff to go to each property, FSA maps are needed and only the landowner can obtain the maps, will send a letter to ask each landowner to look over their land use, if receive no response will request a map from the landowner. The Board took no action.

The Board moved out of Board of Equalization at 11:50 a.m. on motion of Cetak, second Cullers. Carried. Yes: DeRiso, Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann. No: none. Absent: none.

Assessor Waltman and Deputy Treasurer Brott spoke about replacing TerraScan software support with MIPS, no support from TerraScan, MIPS offering 6 months free, first year cost \$16,465.98, Assessor needs to purchase computers, \$17,000 per year after first year. Baker moved to change Assessor and Treasurer software support from TerraScan to MIPS, second Cullers. Carried. Yes: Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso.

The 20/21 budget timeline was reviewed. Resolution 20-14 transferring funds due to budget overage was approved on motion of Cullers, second DeRiso. Carried. Yes: Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: none.

Cullers made the motion to sign the EPC Letter of Agreement between Valley Count and Region 3, second Baker. Carried. Yes: VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker. No: none. Absent: none. Cullers moved to sign the Region 3 County Match Request in the amount of \$10,968.45 based on Census Bureau's population estimates, second Cetak. Carried. Yes: Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker, VanSlyke. No: none. Absent: none.

Baker moved to approve the District 8 Probation budget for FY 2020-2021 for \$4,025, second Cetak. Carried. Yes: Cullers, Waldmann, DeRiso, Cetak, Sevenker, VanSlyke. Baker. No: none. Absent: none. The NPDES General Permit for Operations Confining Cattle for Bossen Livestock, NACO guidance for reimbursement of COVID-19 related expenses and NEMA webinars for COVID expenses were noted.

Committee Reports: DeRiso reported that Mid-Plains is expecting budget cuts.

Meeting adjourned at 12:40 a.m., to reconvene as Board of Equalization on July 13 at 7:00 p.m. if necessary, to hear property valuation protests, and on July 14, 2020 at 9:00 a.m. in regular session and 11:00 a.m. as Board of Equalization. Complete minutes of the June 30 meeting and an agenda for the July 14 meeting is available for public inspection in the office of the County Clerk. Complete minutes of the June 30 meeting are also available on the County website (www.co.valley.ne.us).

I, the undersigned County Clerk, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the County Board, that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the County Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Paula Musil, Valley County Clerk