

Valley County Board Minutes



VALLEY COUNTY BOARD OF SUPERVISORS' MINUTES

The Valley County Board of Supervisors met in regular session in their Courthouse meeting room on Tuesday, July 14, 2020 at 9:00 a.m. The Pledge of Allegiance was recited. Roll call was taken with Baker, Cetak, Cullers, DeRiso, VanSlyke present, Sevenker (excused) and Waldmann absent. Clerk verified meeting notice published, agenda posted. June 30 minutes approved on motion of DeRiso, second Cetak. Carried. Yes: DeRiso, Cetak, VanSlyke, Baker, Cullers. No: none. Absent: Sevenker and Waldmann. Agenda adopted on motion of Baker, second VanSlyke. Carried. Yes: DeRiso, Cetak, VanSlyke, Baker, Cullers. No: none. Absent: Sevenker and Waldmann. Cullers noted Open Meetings Act posted, public copies on counter. Under public comment Larry White thanked the Board for the Wozab grant for Popcorn Days and the bridge that was built in his area; asked the Board for their support to stop NRD from building a dam west of North Loup, water table too high, North Loup would be destroyed by dam if there is a flood, NRD wants to build a recreational dam four times bigger than Bredthauer dam, not about North Loup, should build a dry dam that would hold flood water and let it out gradually. Waldmann arrived at 9:10 a.m.

Carri Miller from Miller's Chillers requested that a Special Designated Liquor License Local Recommendation be signed for a wedding to be held in August in rural Valley County. Baker made the motion to sign the recommendation, second Cetak. Carried. Yes: Cetak, VanSlyke, Baker, Cullers, Waldmann, DeRiso. No: none. Absent: Sevenker.

Road Superintendent Meyer's General Report included: asphaltting Sargent road; North Loup bridge open to traffic; FEMA has obligated \$371,201.50 for restoration of the White bridge, new project manager from Washington D.C., fourth project manager; Ord City street department will trim trees by Baker's place; stockpiled some gravel by Arcadia, very good gravel; interested in concrete from State road construction, cost to crush \$8 per ton, cost to purchase crushed concrete \$23 per ton.

Weed Superintendent Kaminski will roll over the 10-day Notice to the fall, VanSlyke said to issue a 10-day Notice to spray by a certain date or County will spray with cost to be paid by landowner. VanSlyke asked if the County is liable if spray lands on organic acres, liability would be on aircraft spray pilot.

Treasurer Brott presented the Fund Balance Report for June, balance of \$113,314.68 General, \$299,865.94 Road, \$510,338.39 Inheritance, \$151,814.85 Bond; total collected for the month \$916,630. The Semi-Annual Fund Report was printed in the Quiz and the FY Balance of all funds were reviewed. Pledge Security Releases for Federal Farm Credit Bank, Federal Home Ln Mtg Corp and Federal Home Loan Bank and Pledge Security for Federal Farm Credit Bank were noted. Pathway Bank had dropped \$600,000 of Pledge Security but never informed the Treasurer's office, has been updated.

The Clerk and Clerk of the District Court fee reports were reviewed.

Claims and Fund Request in the amount of \$43,016.39 were approved on motion of VanSlyke, second Baker. Carried. Yes: VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: Sevenker.

Baker moved to sign the Trust Funded HRA Administration Agreement with TASC, second DeRiso. Carried. Yes: VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: Sevenker.

The 2020-2021 Valley County Tourism budget presented by Kristina Foth was reviewed. Foth presented the Valley County Tourism's Bi-Annual Report which included: lodging tax collections down due to travel restrictions, will check if loss of funds can be recouped; distributed 8,000 copies of travel guide, sent out 104 travel packets in 2020 to 25 states; email list has grown to over 2,600 subscribers; social media blitz on NE Tourism Facebook page reached 141,056 with 793 likes, 38 comment, 74 shares and 2,538 link clicks; there will be a Junk Juant; visitvalleycounty.com received 4,563 pageviews from 2,940 users in the first 6 months; photo/video shoot scheduled during North Loup Popcorn Days to update website. Cetak moved to appoint Dan Piskorski to the Economic Development Board to replace Shey Boyce, second Waldmann. Carried. Yes: VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: Sevenker.

Tanner Hackel requested permission to put a boring machine on the Courthouse lawn to bore under the street to the Brown Building for a fire sprinkler system water line, will lay down plywood, pay for any repairs needed to the lawn, pack soil to prevent settling, 1 day to bore 4 inch hole. Cetak moved to allow the boring machine on the lawn, second Baker. Carried. Yes: VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: Sevenker.

Resolution 20-15 authorizing participation in the Central Nebraska Economic Development District was approved on motion of VanSlyke, second Waldmann. Carried. Yes: Cullers, Waldmann, DeRiso, Cetak, VanSlyke. No:



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Baker. Absent: Sevenker. DeRiso volunteered to be the representative on the CNEDD Council of Officials, Baker will be the alternate representative.

NACO updated guidance of local government requests for reimbursement for COVID-19 related expenses was noted, website operational by July 15. The Region 26 Council budget for 2020-21 was reviewed, County assessment \$59,242.43, \$5,000 increase, starting salary was increased to \$12.00 for on call workers, must live within 10 minutes of the center.

The meeting was recessed at 10:30 a.m. and reconvened at 10:40 a.m. with Sevenker absent.

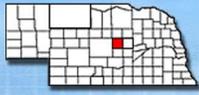
Committee Reports: Waldmann reported for Economic Development, will tear down old Quiz building. The quarterly jail inspection was conducted.

The Board of Equalization convened at 11:00 a.m. on motion of Baker, second Cetak. Carried. Yes: Baker, Cullers, Waldmann, DeRiso, Cetak, VanSlyke. No: none. Absent: Sevenker. The Assessor, Clerk, Bruce Worm, Alan and Katy Edghill, and Tom and Trevin Kruml were present.

Protest #9, Bruce Worm, Parcel #880007371, Enterprise Twp/46 P NW4 NW4 (16 rods x 30 rods) 34-18-14; protested value: Land \$24,840, Buildings \$42,695, Total \$69,535; requested value: Land \$23,000, Buildings \$28,082, Total \$51,082. Bruce Worm was present; written testimony: Excessive valuation increase of \$6,840 + 38% Land, \$16,695 + 64.21% Buildings, 53.5% overall increase. Assessor's written testimony: Helen Cullers, Cheryl Hulinsky and Linda Waltman reviewed the property on July 2, 2020 at 2:00 p.m. with Bruce; The house is in the same condition as it was on the last review; No repairs have been done; The foundation in need of repair in several places; Also checked the condition of 2 of the outbuildings. Worm said he did not know there was an 8% increase to acreages; house in worse condition, needs basement repair and windows; requesting \$53,000 total value. Assessor written recommendation: Add 26% functional depreciation for 1 year; Will lower the value for year; 2 outbuilding values will be adjusted for 2021; Land value \$23,000 x .08 equals \$24,840, house \$19,840 x .08 equals \$21,425, buildings \$12,720 x .08 equals \$13,740 for total of \$60,005. Cetak moved to accept the Assessor's recommendation, no second. Baker moved to set value at \$24,840 land, \$14,340 house, \$13,740 buildings, \$52,920 total; second VanSlyke. Carried. Yes: Cullers, Waldmann, DeRiso, Cetak, VanSlyke, Baker. No: none. Absent: Sevenker.

Protest #6, Alan Edghill, Parcel #880029561, Ord City Div/102 E36' of W126' of Div L SW4 22-19-14; protested value: Land \$3,905, Buildings \$33,700, Total \$37,605; requested value: Total \$15,200. Alan and Katy Edghill were present; written testimony: Home not livable; Bought as is on bid from bank repo; Kitchen froze up and living room floor gone; Bathroom frozen; Currently under rebuild. Assessor's written testimony: Helen Cullers, Cheryl Hulinsky and Linda Waltman reviewed the property with Alan and Katy Edghill; When the house was purchased it was not livable; Water pipes were froze and some of floor covering had been removed down to the subfloor; Siding and soffits are rotten and in need of repair or replacement; He is in the process of repairing the interior and will be finished by next year. Edghill said the house is unusable; will remodel; wants value of \$11,295 on house and shed; purchased house for \$15,200 on bid to bank; former residents abandoned it; No access to alley. Assessor written recommendation: Add 38% to functional depreciation until the house renovation is complete; House has a good solid structure; Interior was damaged from the previous owner; Land value \$3,790 x .08 equals \$3,905, house \$20,070 x .08 equals \$20,670, for total of \$23,860 x .08 equals \$24,575. Cetak moved to accept the Assessor's recommendation, no second. DeRiso moved to set value at \$20,000, Land \$3,905, House \$16,095; second VanSlyke. Carried. Yes: Waldmann, DeRiso, Cetak, VanSlyke, Baker, Cullers. No: none. Absent: Sevenker.

Protest #4, Shear Country, LLC; % Thomas Kruml, Attorney for LLC, Parcel #880021168, Ord Original Add/East 22.5' of Div D in Lot 4 Block 30; protested value: Land \$4,500, Buildings \$24,570, Total \$29,070; requested value: Land \$4,500, Building \$100, Total \$4,600. Tom and Trevin Kruml were present; written testimony: Acquired in a foreclosure; Sole purpose of acquisition to clean up premises by tearing down and removing all structure and junk; Ord Fire Dept has designated it "do not enter" and "defensive only" premises in case of fire; Working through multiple lawsuits filed by former owner; No use or value for the property beyond the tear down and clean-up project. Assessor's written testimony: Helen Cullers, Cheryl Hulinsky and Linda Waltman reviewed the property on June 29, 2020 at 10:00 a.m. with Tom Kruml; Interior and exterior of the building are in very poor condition; Wooden beams inside to support the roof on the 1st and 2nd floors. There are places on the 2nd floor that the roof is falling in; There is a lot of water damage on the interior from the roof leaking; Owner is only able to insure the structure with liability coverage; Owner has provided several pictures of the interior damage. Kruml said the former owner has until September 30 to remove property and if



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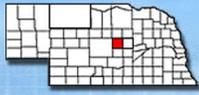
not removed has to pay \$15,000 for clean up; Case goes before the judge on October 20 to determine if it is cleaned up; Can see through the walls; Animals are inside. Assessor written recommendation: Change depreciation on the building to 99% due to all of the damages; Land value \$4,500, Building \$1,915, for total of \$6,415. DeRiso moved to accept the Assessor's recommendation, second Waldmann. Carried. Yes: DeRiso, Cetak, VanSlyke, Baker, Cullers, Waldmann. No: none. Absent: Sevenker.

Protest #5, Shear Country, LLC; % Thomas Kruml, Attorney for LLC, Parcel #880021175, Ord Original Add/N 62.5' of Div E in Lot 4 Block 30; protested value: Land \$4,000, Buildings \$19,260, Total \$23,260; requested value: Land \$4,000, Building \$100, Total \$4,100. Tom and Trevin Kruml were present; written testimony: Acquired in a foreclosure; Sole purpose of acquisition to clean up premises by tearing down and removing all structure and junk; Ord Fire Dept has designated it "do not enter" and "defensive only" premises in case of fire; Working through multiple lawsuits filed by former owner; No use or value for the property beyond the tear down and clean-up. Assessor's written testimony: Helen Cullers, Cheryl Hulinsky and Linda Waltman reviewed the property on June 29, 2020 at 10:00 a.m. with Tom Kruml; He did not have a key for this building so were unable to go inside; Per Tom it is in the same condition on the interior as the other building; Roof is also in poor condition. Kruml said the former owner has until September 30 to remove property and if not removed has to pay \$15,000 for clean up; Case goes before the judge on October 20 to determine if it is cleaned up. Assessor written recommendation: Change depreciation on the building to 97% due to all of the damages; Land value \$4,000, Building \$2,285, for total of \$6,285. VanSlyke moved to accept the Assessor's recommendation, second DeRiso. Carried. Yes: Cetak, VanSlyke, Baker, Cullers, Waldmann, DeRiso. No: none. Absent: Sevenker.

Protest #8, McCartney/Roger C & Bonnie J McCartney (Trust), Parcel #880036962, Ord Twp/31 20.293 acre tract in N2 NW4 28-19-14; protested value: Land \$54,795, Buildings \$0, Total \$54,795; requested value: Land \$46,205, buildings \$0, Total \$46,205; Written testimony included: Have been haying areas not covered with trees whenever it was not used for pasture since 2009; Use of this land has been for windbreaks and agricultural uses. Assessor's written testimony: Roger reported that he has approximately 10 acres of dryland crop; He contacted the FSA office but due to Covid 19 and their office closing, he could not get a map before June 30, 2020; He came in the office and showed us on our map where the crop is located; He will bring us a map when they give him one. Assessor's written recommendation: Adjust the 10 acres to dryland crop for this year and when they get the FSA map we will adjust for 2021 if it is incorrect; Land value \$17,050 x .08 equals \$18,4155 for 10 acres, Land value \$25,725 x .08 equals \$27,785 for 10.29 acres site, for total of \$46,200. VanSlyke moved to accept the Assessor's recommendation, second Baker. Carried. Yes: VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: Sevenker.

Protest #7, Steffan Baker, Parcel #880037117, Ord North Highway Add/102 1.868 acres in E2 NE4 NE4 20-19-14; protested value: Land \$13,210, Buildings \$0, Total \$13,210; requested value: Land \$8,000, buildings \$0, Total \$8,000; Steffan Baker was present; written testimony included: Purchased property for \$8,000 true market value; $\frac{3}{4}$ + of land is not usable for buildings or anything else; Half of land is a drainage area for Dane Creek; Landlocked on all sides with no access; No formal survey has been done to determine acreage. Assessor's written testimony: Found 5 lots in Ord City with conditions that compare to the subjects property, 5 lots are located close to the edge of city limits, 3 of the properties are priced at .18 per square foot, 1 is at .28 and 1 is at .45 per square foot, Parcel #880028735 is right next to Steffan's and the same creek runs by it and it is .18 per square foot, Others do not have creeks but there are some that have low lying areas that have water standing on them; 4 of them are not recent sales; 880026642 sold in 2016 but that sale also included other parcels. Baker said landlocked; No access; $\frac{3}{4}$ unusable; 100' square usable. Assessor's written recommendation: No change; Leave the value the way it is plus the 3% increase. VanSlyke moved to set value at \$8,995, second DeRiso. Carried. Yes: VanSlyke, Cullers, Waldmann, DeRiso, Cetak. No: none. Abstain: Baker. Absent: Sevenker.

The Overvalued/Undervalued Report was reviewed, Roland Shafer error corrected; NRCE converted some Land Capability Groups due to LB372, updated for 2020 values, discovered in June that one soil type incorrect, 308 parcels in Valley County with 8593.117 acres to be corrected from 1A to 2A (value from 3480 to 2995), change caused 4,171,095 loss in value since the March 19th Abstract. Report approved on motion of Baker, second DeRiso. Carried. Yes: Baker, Cullers, Waldmann, DeRiso, Cetak, VanSlyke. No: none. Absent: Sevenker. Motor Vehicle Exemption Application for Mid-Nebraska Individual Services was approved on motion of Cetak, second Waldmann. Carried. Yes: Cullers, Waldmann, DeRiso, Cetak, VanSlyke, Baker. No: none. Absent: Sevenker.



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The Board moved out of Board of Equalization at 12:05 p.m. on motion of Waldmann, second Baker. Carried. Yes: Waldmann, DeRiso, Cetak, VanSlyke, Baker, Cullers. No: none. Absent: Sevenker.

Meeting adjourned at 12:05 p.m., to reconvene on July 28, 2020 at 9:00 a.m. in regular session and 11:00 a.m. as Board of Equalization. Complete minutes of the July 14 meeting and an agenda for the July 28 meeting are available for public inspection in the office of the County Clerk. Complete minutes of the July 14 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