

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 29, 2021 in the Courthouse Boardroom. The Pledge of Allegiance was recited. Roll call: Cetak, Cullers, DeRiso, Sevenker, VanSlyke, Waldmann present, absent Baker (excused). Clerk verified meeting notice published, agenda posted. Minutes of June 8 meeting were approved on motion of DeRiso, second Cetak. Carried. Yes: Waldmann, DeRiso, Cetak, Sevenker, VanSlyke, Cullers. No: none. Absent: Baker. Cullers moved to adopt the agenda, second DeRiso. Carried. Yes: DeRiso, Cetak, Sevenker, VanSlyke, Cullers, Waldmann. No: none. Absent: Baker. Sevenker noted Open Meetings Act posted on west wall, public copies available on counter. No public comment.

Road Secretary Simpson's June Road Claims Report included: Payroll \$52,329.62, Accounts Payable \$219,202.47, Highway Allocation \$93,444.93, transfer from General Fund \$123,857.70, transfer necessary since by law the County has to pay half of the second half of the highway allocations of \$242,718.82 to continue to receive the funds; larger expenses included diesel, culverts, gravel, grass seed, parts, crack sealant, rock. On recommendation of Road Superintendent Meyer, Waldmann moved to approve Easement 21-447 for Nebraska Central Telephone, second Cullers. Carried. Yes: Cetak, Sevenker, VanSlyke, Cullers, Waldmann, DeRiso. No: none. Absent: Baker.

Meyer's General Report included: finishing overlay of Haskell Creek Road, cost of overlaying is \$50,000 per mile; mixing asphalt; replaced washed out culvert on minimum maintenance road, caused by irrigation water flow; renting machine to apply sealant in cracks and potholes, would like to purchase machine, cost \$72,000.

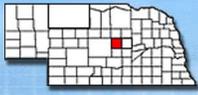
Gravel Bids were opened and read by Superintendent Meyer at 9:30 a.m. in the order in which they were received. Bids were received from Jeffres Sand and Gravel Inc. and Ulrich Gravel Inc. Wes Ulrich and Lynn Bundy were present. Jeffres' bid included: (bids per cubic yard) Class A Road Gravel \$12.55, 47B Windrow Gravel \$12.55, Armor Coat Gravel \$12.55, Sand \$6.75, De-Icing Gravel \$12.55, 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 \$12.00, cubic yard mile truck charge \$.39, Mud Rock \$21.75, Sand \$5.75, Ice/Salt Gravel \$12.00, 47B Gravel \$12.00, Armor Coat Gravel \$12.00, Shaker Rock \$18.00, Waste Rock \$15.00, White rock \$42.00, haul rates min. \$3.00. Following discussion, Cetak moved to accept the gravel bids from Ulrich and Jeffres, second VanSlyke. Carried. Yes: Sevenker, VanSlyke, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: Baker.

Weed Superintendent Kaminski reported sending a notice earlier in the year to Koll, still not sprayed. Waldmann moved to send two 10-day notices to Koll, second Cetak. Carried. Yes: VanSlyke, Cullers, Waldmann, DeRiso, Cetak, Sevenker. No: none. Absent: Baker.

Hospital CEO Nancy Glaubke and CFO Ashley Woodward presented the monthly Hospital report. Waldmann moved to sign the Home Health and Private Duty renewal Licensure Applications, second Cullers. Carried. Yes: Cullers, Waldmann, DeRiso, Cetak, Sevenker, VanSlyke. No: none. Absent: Baker. Glaubke reported the annual meeting was held, Carl Streeter elected chairman of Hospital Board, Roger Lansman vice-chairman, Michelle Zangger secretary, Nathan Flessner treasurer; ER is almost finished; replacing equipment; Second Hand Rose will hold a ribbon cutting for new location; Good Samaritan hosting open house; Hospital golf tournament coming up; Oakland Hospital closed. Woodward reviewed FY 2022 Financial Budget: recognizing COVID funds, electronic medical records, large portion of budget. Woodward also reviewed financials: census down, cardio down, Heritage down, CT scans up, nuke med up, labs up, gross revenue down, salaries and benefits down, revenue gain, bonds below \$5 million.

Jay Spearman, Piper/Sandler presented the Refunding Analysis of 2016 Limited Tax Bonds; too late to include November 2021 bond payment in refunding, refunding 2016 series will save the County almost \$8,000, will close in late July, first payment of interest only in May 2022, update the Board on interest rate July 13. Baker arrived at 10:16 a.m. Cullers made the motion to call the County Building Refunding Bonds Series 2016, second Waldmann. Carried. Yes: Waldmann, DeRiso, Cetak, Sevenker, VanSlyke, Cullers. No: Baker (not present for the entire presentation). Absent: none. VanSlyke moved to issue County Building Refunding Bonds Series 2021, second Cullers. Yes: DeRiso, Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann. Absent: none.

Kristina Foth and Katie Walmsley, Tourism and Economic Development, introduced the two interns for the summer. Foth presented the Lodging Tax budget draft for FY 21/22; new travel guide available; nonprofit or public entities can apply for grant funds from Destination Development Fund for tourism development; entities apply for grant funds from Traveler Attraction Fund for marketing and promotion; business coaches will work with businesses



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about challenges of pandemic or responses to pandemic; E3 Grant for development of ecosystems; increasing accessibility to water trail through Phase 1 grants for a dock, parking, signage and toilet at the Vets Grounds; Phase 2 will be storage shed at the Vets Grounds and lighting and possible improvements for Anderson island; working on developing non-profit childcare for about 100 kids, looking at sites to develop, foundations are interested in developing such projects, childcare needed for area economic growth.

Meeting recessed at 10:57 a.m. and reconvened at 11:02 a.m. with all members present.

At 11:03 a.m., the Board of Equalization was convened on motion of Baker, second DeRiso. Carried. Yes: Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso. No: none. Absent: none. The Assessor, Clerk and Vaughn Toney were present.

Property Valuation Protest #2 from Vaughn Toney on Parcel #880021644, Ord Original Add/102 L4 B40; protested value: Land \$5,815, Buildings \$66,430, Total \$72,245; requested value: Land \$5,815, Buildings \$39,185, Total \$45,000; homeowner's written testimony: Feel like building is valued too high due to extensive work needed to bring up the condition from fair to average condition. Assessor's written testimony: Cullers, Sevenker, Lorry Fleming and Waltman reviewed property on June 9, 2021 at 10:00 a.m.; Vaughn and Kathy there also; Inspected interior and exterior of house; Interior of house has not had any updates recently; Interior water damage from roof leaking; Vaughn attempted to repair but still leaks; Roof pitch and type of gutters causing lot of problem; Roof pitch needs to be completely redone which will be very costly; Owner has replaced a few windows but no other updates to exterior; Water damage caused siding to rot and lot of other deferred maintenance to exterior. Assessor's written recommendation: Change house to fair condition and leave quality at average; House \$22,615, Land \$5815, Total \$28,430. VanSlyke moved to accept the Assessor's recommendation, second Cullers. Carried. Yes: Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: none.

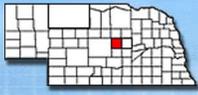
Property Valuation Protest #1 from Linda S. Cone on Parcel #880037168, Noble Twp/1 2.814 acre tract in SW4 18-20-13; protested value: Land \$6,715; requested value: Land \$4,720; owner's written testimony: 1.000 acre listed as irrigated and valuation of \$2995/acre is to be changed to 1.000 acre dry/grassland valued at \$1,000/acre; No FSA filing to correct error. Assessor's written testimony: On June 3, 2021 received phone call from Linda Cone telling me that there are not any irrigated acres on this parcel; After inspecting property found out there is dryland crop on this parcel. Assessor's written recommendation: Changed .93 acres from Irrigated to Dry. Value now \$5,600 on parcel. Following discussion, Waldmann moved to accept the Assessor's recommendation, DeRiso second. Carried. Yes: VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker. No: none. Absent: none.

Property Valuation Protest #3 from Emanuel Skala dba Skala Inc. on Parcel #880024248, Ord – Milford's Add/102 L8 B15; protested value: Land \$8,070, Buildings \$57,030, Total \$65,100; requested value: Land \$6,900, Buildings \$43,100, Total \$50,000; homeowner's written testimony: Purchased property 2-19-2021 for \$50,000. Assessor's written testimony: Cullers, Cetak, Fleming and Waltman reviewed property on June 14, 2021 at 10:00 a.m.; Lori Skala and renter were there; Inspected the interior and exterior of house; There have been no updates to interior or windows recently, exterior has new vinyl siding and new roof; There is no structure damage or anything that would cause change to condition of house; Have in Fair quality and Average condition; Did find that square footage of basement not correct; Had 504 square foot and is 959 square foot so has been corrected; Increase to value of house from \$57,030 to \$58,500. Assessor's written recommendation: No change to quality and condition and updated basement square foot; House \$58,500, Land \$8,070, Total \$66,570. Baker thought valuation should be the price paid for the property in February 2021. Following discussion, Cetak moved to accept the Assessor's recommendation, second Cullers. Carried. Yes: Cullers, Waldmann, DeRiso, Cetak. No: Sevenker, VanSlyke, Baker. Absent: none.

Waldmann moved to approve Tax List Correction 3884 for Marjorie Clements due to Dept. of Revenue adjustment of 2018 Homestead Exemption due to income, second Cullers. Carried. Yes: Waldmann, DeRiso, Cetak, Sevenker, VanSlyke, Baker, Cullers. No: none. Absent: none. Waldmann moved to approve Tax List Correction 3885 for Orscheln Farm & Home #103 due to sale of businesses, second VanSlyke. Carried. Yes: DeRiso, Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann. No: none. Absent: none. Overvalued/Undervalued Report was reviewed.

The Board moved out of Board of Equalization at 11:35 a.m. on motion of Baker, second Waldmann. Carried. Yes: Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: none.

Planning and Zoning Administrator Goodrich joined the discussion of her Employment Contract, will receive a salary instead of an hourly wage determined through the Budget process. Cullers moved to approve the Contract,



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second Baker. Carried. Yes: VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker. No: none. Absent: none. The North Loup Village Clerk request Goodrich's copy of Manuel of Regulations to give to their new administrator, Village Clerk has a copy, Board felt administrator can make a copy of Village's Manuel.

Baker moved to sign the Assignment of Lease from AWS Well Co. to Brewster Land, LLC for the Mortensen Industrial Site, second Cullers. Carried. Yes: Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso. No: none. Absent: none.

The Treasury Guidance for Fiscal Recovery Fund reporting requirements was reviewed. Cullers said some of the funds could be used for expanded mental health through Region 3. VanSlyke participated in the LLNRD Hazard Mitigation Plan call, updating the mitigation plan will be a challenge, will talk to Region 26 about any help that is available.

Following review, Cullers moved to approve the June claims and Fund Request in the amount of \$573,896.11, second VanSlyke. Carried. Yes: Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: none.

Resolution 21-13 transferring funds due to budget overages was approved on motion of VanSlyke, second Baker. Carried. Yes: VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker. No: none. Absent: none. The 21/22 budget timeline was reviewed, Budget meeting will be August 9 at 7:00 p.m. Cullers made the motion to renew the Lincoln Financial Group coverage for another 2 year cycle, second Cetak. Carried. Yes: Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker, VanSlyke. No: none. Absent: none.

The following informational items were reviewed: 2022 Nebraska State Flood Hazard Mitigation Plan, Region 26 Minutes and Village of North Loup Notice of Public Hearings.

No action was taken on the Loup Basin Public Health Department request for funds received by Valley County from the American Rescue Plan Act for Coronavirus Relief to cover expenses related to the pandemic response if needed. Cullers moved to reappoint Waldmann to the Economic Development Board, second Baker. Carried. Yes: Cullers, DeRiso, Cetak, Sevenker, VanSlyke, Baker. Abstain: Waldmann. Absent: none.

Committee Reports: Waldmann reported that Kristina Foth declined to continue in the position as director of the Ord Area Chamber of Commerce and Valley County Economic Development. The Wozab Bible will be placed in the Courthouse lobby.

Meeting adjourned at 12:35 a.m., to reconvene as Board of Equalization on July 12 at 7:00 p.m. if necessary, to hear property valuation protests, and on July 13, 2021 at 9:00 a.m. in regular session and 11:00 a.m. as Board of Equalization. Complete minutes of the June 29 meeting and an agenda for the July 13 meeting is available for public inspection in the office of the County Clerk. Complete minutes of the June 29 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