

# 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 12, 2022 at 9:00 a.m. The Pledge of Allegiance was recited. Roll call was taken with Baker, Cetak, Cullers, DeRiso, Sevenker, VanSlyke, Waldmann present. Clerk verified meeting notice published in the Ord Quiz on June 22, 2022 and posted on the County website, agenda posted. June 28 minutes approved on motion of DeRiso, second Baker. Carried. Yes: DeRiso, Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann. No: none. Absent: none. Agenda adopted on motion of Cullers, second Cetak. Carried. Yes: Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso. No: none. Absent: none. Sevenker noted Open Meetings Act posted, public copies on counter. Under public comment, Lynn Kerchel said the tenant on his property will work on controlling the musk thistles, will shred the thistles, will spray in the fall.

Dale Beethe, Valley County Veterans Service Officer, presented the Quarterly Report; the V.A. put \$4,097,000 into the County in 2021; help veterans file compensation claims through the Vetraspec computer program, program helps tremendously, speeds up processing; have gone to using aluminum grave markers, bronze cost \$60, aluminum cost \$20; number of veterans using the Valley County office has increased; will put message on answering machine concerning office hours. VanSlyke moved to appoint John Luehm to the Veterans Service Committee, second Cetak. Carried. Yes: Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: none.

Road Superintendent Meyer's General Report included: overlaying asphalt on South Avenue; maintaining roads; sold equipment on Auction Time, \$11,500 loader, \$3,400 truck, \$1,100 trailer, \$500 roller, \$1,100 water truck; truck repaired in Norfolk; trying to schedule final inspection of flood repair, will receive State share after inspection; one request for application for Road position; using the State strip to mix oil.

Treasurer Brott presented the Fund Balance Report for June, balance of \$551,836.08 General, \$573,026.16 Road, \$594,449.84 Inheritance, \$131,769.17 Bond; total collected for the month \$1,092,668; \$551,251.54 COVID American Rescue Plan. The Semi-Annual Fund Report which will be printed in the Quiz and the FY Balance of all funds were reviewed.

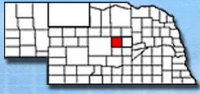
Weed Superintendent Kaminski reported one 10-day notice issued for property owned by Lynn Kerchel, will shred thistles and spray in fall; send 10 day notices by certified mail, if landowner does not sign for service, notice served by Sheriff; released insects on Kerry Petska and Mike Jackson pastures, takes two years for insects to become established.

Becky Ries and Katie Walmsley, Valley County Economic Development and Ord Area Chamber of Commerce, reported National Night Out will be held in partnership with the Ord Police Department on August 2, games and activities. Waldmann moved to allow the use of the Courthouse lawn to set up the business booths for National Night Out, second Cullers. Carried. Yes: VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker. No: none. Absent: none. The Economic Development Quarterly Report was presented; one sales tax loan pending, one loan closed; the Childcare Business and Workforce Grant to assist daycare providers with purchasing equipment, making renovations and recruiting a workforce, \$17,751 granted to date; the LVCI nonprofit board developed a county-wide survey, information gathered used for strategic planning and community visioning; the University hired Caleb Pollard to serve as parttime business coach to work with Valley County businesses; E3 team took part in focus group with local entrepreneurs, mentor meeting held in July to create entrepreneurship mentoring program; interest among local contractors and developers to rehab property, received over 25 requests for housing rentals; Phase 1 of the North Loup River Water Trail Project completed at the Veterans Grounds; Valley County Creative District received \$2,000 match grant to hire a consultant to complete the eligibility assessment portion of the application process; the two bike tours brought in 375 cyclists each, Ord voted favorite host town; finalizing layout and editorial content for the travel guide.

Melani Flynn explained that the Nebraska Community Foundation enables the investment of funds for the benefit of affiliated funds in Valley County and other communities, Valley County Community Foundation Fund, John and Alyce Wozab Memorial Fund, Don and Artice Fells Fund and Valley County Health System Foundation Fund; Unrestricted endowments used at the discretion of the institution receiving the gift, restricted funds invested for long-term growth with the understanding that the principal may not be expended, only the income earned.

The meeting was recessed at 10:15 a.m. and reconvened at 10:25 a.m. with all members present.

The June Clerk's fee Report was reviewed.



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Claims and Fund Request in the amount of \$46,309.14 were approved on motion of Cullers, second Baker. Carried. Yes: Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker, VanSlyke. No: none. Absent: none.

VanSlyke made the motion to sign the agreement with Lutz & Company for ARPA consulting services, second Baker. Carried. Yes: Baker, Waldmann, Cullers, DeRiso, Cetak, Sevenker, VanSlyke. No: none. Absent: none.

The Administrative Office of the Courts and Probation has purchased new audio-visual equipment for all courtrooms, ownership will be transferred to the Counties after installation, no action by the Counties is necessary at this time as installation has been delayed due to equipment to run the systems on backorder.

County Attorney Brandon Hanson reported there was not enough evidence to charge anyone with the vandalization of mailboxes, the pretrial diversion program for community service is through Healing Hearts and Families, if complete service individual is not charged.

The following informational items were reviewed: Nebraska Ag and Economic Development Summit, June District Court Fees & Fines Report, Region 26 Minutes and National Opioid Settlements.

Baker moved to sign the request from Miller's Chilllers for a Special Designated License for an event to be held August 6, second Cullers. Carried. Yes: Waldmann, DeRiso, Cetak, Sevenker, VanSlyke, Baker, Cullers. No: none. Absent: none.

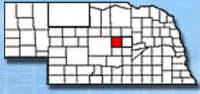
The Region 26 adopted budget was reviewed, Valley County's assessment will increase from \$78,050.81 to \$91,368.12, VanSlyke said based had to be increased because of increase in insurance and wages. Howard County may join Region 26, cheaper to join than maintain their own equipment, would need to hire more help, have to live withing 30 minutes of the base.

The Board of Equalization convened at 11:00 a.m. on motion of Baker, second DeRiso. Carried. Yes: DeRiso, Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann. No: none. Absent: none. The Assessor, Clerk, Darrel Stanard, Lisa Woitalewicz and Theresa Petska were present.

Protest #1, Terry L. Atkinson, CPA for Green American Biofuels, LLC, Parcel #880036789, Ord Annexed/102 101.574 acre tract SW4 less UPRR and St Hwy 11 33-19-13 & 67.40 acre tract S2SE4 33-19-13; protested value: Land \$950,885, Buildings \$23,334,815 Total \$24,285,700; requested value: Land \$950,885, Buildings \$14,542,222 Total \$15,493,107. Written testimony: Our valuation analysis of the property indicates a value less than the assessor's value; We used Marshall Valuation to develop a value using the cost approach. Atkinson joined the meeting via telephone, plant produces 65 million gallons per year. Woitalewicz said dry and wet cake and corn oil is produced, syrup produced during shut down. Atkinson stated there had not been any change in operations since acquisition. Sevenker asked why purchase price of \$64 million is not the value, price included land, buildings, personal property and physical assets. Baker said the value is land, buildings and personal property concerning taxes, cannot consider Blue Sky. Assessor written recommendation: Darrel Stanard has been talking with Mr. Atkinson and I agree with Mr. Stanard on his recommendations; Improvements \$23,334,815, Land \$950,885, Total \$24,285,700. Cetak moved to accept the Assessor's recommendation, second VanSlyke. Carried. Yes: Cetak, Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso. No: none. Absent: none.

Protest #4, Bonnie J. Carr, Parcel #880031388, North Loup TC David Add/103 L5-8 & E2S2 alley 36-18-13; protested value: Land \$4,845, Buildings \$116,865, Total \$121,710; requested value: Land \$4,000, Buildings \$103,462, Total \$107,462. Written testimony: Double calculations on sq. footage of bldg. with interior dwelling; Bldg and living area valuations too high. Assessor's written testimony: John DeRiso, Mike Linder and Linda Waltman reviewed the property on June 29, 2022 at 10:30 a.m. Joe Hanson and Bonnie Carr were there also; There have been no updates since we were in the building on Dec. 3, 2020; The metal building and apartment are in average condition; I did discover when I got back to the office that the 30x50 concrete approach has not been taxed since the building was put up; So that has been added now. Assessor written recommendation: My recommendation is add the concrete approach to the improvements and leave the land as is; Improvements \$116,865 + \$2,420 = \$119,285, Land \$4,845, Total \$124,130. After discussion, Waldmann moved to accept the Assessor's recommendation; second Baker. Carried. Yes: Sevenker, VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak. No: none. Absent: none.

Baker moved to accept the bid of Stanard Appraisal Services to revalue commercial property in 2023 for \$76,075, second Waldmann. Carried. Yes: VanSlyke, Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker. No: none. Absent: none. The Overvalued/Undervalued Report was reviewed. Canon Kokes for Kokes Construction LLC requested



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that the penalty and interest on personal property taxes be removed because they did not receive a Notice to file personal property taxes until May 27, Waltman said Notices were sent March 31, what was received on May 27 was Notice of Failure to file. Cullers moved to allow no exception to Kokes Construction, second VanSlyke. Carried. Yes: Baker, Cullers, Waldmann, DeRiso, Cetak, Sevenker, VanSlyke. No: none. Absent: none.

The Board moved out of Board of Equalization at 12:00 p.m. on motion of DeRiso, second Waldmann. Carried. Yes: Cullers, Waldmann, DeRiso, Cetak, Sevenker, VanSlyke, Baker. No: none. Absent: none.

Meeting adjourned at 12:05 p.m., to reconvene on July 26, 2022 at 9:00 a.m. in regular session and 11:00 a.m. as Board of Equalization. Complete minutes of the July 12 meeting and an agenda for the July 26 meeting are available for public inspection in the office of the County Clerk. Complete minutes of the July 12 meeting are also available on the County website [www.co.valley.ne.us](http://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.

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Paula Musil, Valley County Clerk