

BOARD OF SUPERVISORS' MINUTES

The regular meeting of the Valley County Board of Supervisors was called to order at 9:00 a.m. on June 8, 2004 in their Courthouse meeting room. Roll call was taken with Sevenker, Ash, Melia, Beran, Collins, and Cetak present, Sintek absent. Chairman Sevenker asked that the record show Sintek's absence as excused since he had notified the Chairman in advance. The Clerk verified notice of meeting was published and posted. No additions or corrections were offered to the minutes of the previous meeting so they were approved as published. On motion of Ash, seconded by Cetak, the agenda was amended to add New Business item 8-I, the declaration of President Bush and Governor Johanns designating Friday, June 11, 2004 a Federal and State holiday to honor former President Ronald Reagan and adopted as amended. Carried. Yes: Ash, Cetak, Collins, Beran, Melia. No: none. Absent: Sintek.

Kerry Petska appeared under Public Comment regarding a property access issue raised by Stefan Baker at the last Board meeting. Petska said that Dr. Dan was agreeable to the road when Petska was renting his land and that his corral does not block access to anyone's property. He has had no problems with his neighbors in the 24 years he has lived there and was not aware of a problem until Baker's comments at the last meeting. He urged Dr. Dan to talk to him if there is a problem and said communication is the key to getting along.

Supervisor Sintek arrived at 9:10 a.m..

Road Supt. Leth's General Report included: requests from Don Psota and Jake Bredthauer regarding two roads that he is certain were abandoned by the County more than 30 years ago, but is unable to locate a record of the abandonment, neither road is necessary for access as other access points are available, County Attorney Cullers advised that people should appear before the Board with road requests and that he did not think it was necessary for Leth to spend any more time searching for abandonment records, the Board agreed; plat of the Mortensen Family Industrial Site received from Gilmore & Assoc. but not specifications for driveway sufficient to let bids; discussion of alternative sites for mix strip to replace one lost in development of the Industrial Site; Road project C8822A on the Ashton highway is in progress; counter has been placed on the Sargent road and the road looks good; motor grader training went well, 23 attended.

Discussed notice from Frontier that it would cost \$5700 to relocate their telephone plant to allow replacement of culvert under Jay Knapp's driveway as requested by Knapp. Attorney Cullers will write a letter to Frontier with a copy to Knapp to indicate that the relocation costs are not the responsibility of the County.

Gravel bids will be accepted up to the hour of 9:30 a.m. on June 29, 2004 on motion of Collins, seconded by Ash. Carried. Yes: Collins, Ash, Melia, Beran, Sintek, Cetak. No: none. Absent: none. In addition to the Class A road gravel, 47B gravel, sand and rock are listed in the Notice to Bidders.

Treasurer Janet Suminski reported on May receipts and fund balances. To meet the requirements for receiving highway allocation funds, a transfer from General Fund to Road Fund will be made in June. Hopefully, June revenue added to what remains in the General Fund will be sufficient for June expenses so that Inheritance Tax money will not be required.

Clerk Lindsey presented the May fee reports for County Clerk and Clerk of District Court.

Item 7-A, the purchase of a hospital van, is to be placed on the next meeting agenda.

No written applications for Courthouse Custodial care were received. Robert Donaldson appeared to say he was interested in the position but asked for more information. Following discussion, it was decided to advertise for someone 3 hours per day, 5 days per week at \$12.50 per hour. No snow removal or lawn care would be required. The Clerk is to coordinate the ordering of supplies and other items through the Building & Grounds budget until a custodian is hired. Sheriff Ronzzo asked about purchasing an air conditioner for his office and the Board approved the request.

Resolution 04-18, accepting the terms of the RBEG grant applied for through the County by the County Economic Development, was approved on motion of Melia, seconded by Ash. Carried. Yes: Melia, Ash, Beran, Cetak, Sintek, Collins. No: none. Absent: none.

The BCBS rate increase of 8% was discussed. Discussion included raising the deductible and how much of the higher deductible the County could afford to reimburse. The Clerk was directed to place the BCBS Subgroup Application for 2004-2005 on the agenda for the next meeting and to provide information on the amount of deductible reimbursement paid by the County over the past several years.

The request of Jennifer Grooms for use of the Courthouse lawn for Relay for Life on June 20, 2004 from 10:00 a.m. to noon was approved on motion of Cetak, seconded by Beran. Carried. Yes: Cetak, Beran, Melia, Ash, Sintek, Collins. No: none. Absent: none.

County Attorney Cullers presented the plat of the Mortensen Family Industrial Site 1st Subdivision received from Gilmore & Assoc.. There are 2 original mylars requiring County approval signatures, one to be returned, and two photocopies for County use. Leth and Cullers agreed that the maps appear to be correct. Ash moved to approve the plat map, Melia seconded the motion. Carried. Yes: Ash, Melia, Beran, Collins, Sintek, Cetak. No: none. Absent: none.

Discussion on the following New Business items included: it is not necessary to approve the Bond for North Loup Village; Governor's press release indicates Homeland Security grants of \$611,200 were received by Region 26 but there was not a breakdown of how it was used or in which County; Expenditures Summary report through May was reviewed; the Lodging Tax Workshop notice was forwarded to Judi Welniak, County Tourism Committee.

County Officials office budgets for 2004-2005 fiscal year were discussed and an informal discussion session was scheduled for 6:00 p.m. Tuesday, June 15 for officials, department heads and 3 or 4 Board members.

The declaration of June 11, 2004 as a Federal and State holiday by President Bush and Governor Johanns to honor former President Reagan was discussed. A motion was made by Cetak, seconded by Sintek to keep the Valley County Courthouse open. Carried. Yes: Cetak, Sintek, Collins, Beran, Melia, Ash. No: none. Absent: none.

At 11:00 a.m., Ash moved, Beran seconded the motion to move into Board of Equalization. The Clerk and Assessor were present.

Marvin and Carolyn Lukesh were present for the hearing of their property valuation protests on 5 properties: parcel 880026166 valued at \$2095, parcel 880026194 valued at \$4665, parcel 880026383 valued at \$5200, parcel 880026327 valued at \$8975, parcel 880011662 valued at \$14,135. The Lukesh's testified that the first 4 parcels (Protests 1-4) were on swamp ground and an old dump site and would be difficult to build on. They also testified that parcel number 880011662 (Protest 5) was valued too high. The Assessor recommended no change in the valuations unless a survey map indicated square footage of lots had changed due to proximity to Loup River and no change in the homesite value which is based upon appraiser sales studies and uniform throughout the County. Following discussion, it was moved by Ash, seconded by Collins to table Protests 1-5 to allow time for an inspection of the property and to hear any similar protests so that consistent decisions can be made. Carried. Yes: Ash, Collins, Sintek, Cetak, Melia, Beran. No: none. Absent: none.

Protest 6 was filed by Eugene D. Swenson on parcel number 880024899 valued at \$5850 land and \$74,860 buildings. No one was present to testify. The protest form indicated the valuation increase was too much at one time and asked that it be cut in half and the second half added next year. Assessor has done walk through of home and recommends no change in valuation based on sales study for 2004. The property was purchased for \$80,000 in June, 2002. Melia moved, Cetak seconded the motion to leave the value as it is, no cause for action. Carried. Yes: Melia, Cetak, Sintek, Collins, Beran, Ash. No: none. Absent: none.

Protest 7 was filed by Dean Vancura on parcel number 880024395 valued at \$11,755 land and \$114,400 buildings. No one was present to testify. The protest form compared this property with the Zulkoski property valued at \$80,000 and the Bosworth property valued at \$59,000 and noted 50% central air and the condition of paint, eaves, gutter and insulation. The Assessor noted a correction needed on year built from 1917 to 1907. Melia moved, Collins seconded the motion of no cause for action. Upon further discussion, the Assessor asked that the protest be tabled to allow time for walk through and to contact appraiser for advice on quality rating.

Melia then withdrew the motion of no cause for action and Collins withdrew his second. Melia moved to table protest 7 filed by Dean Vancura pending Assessor walk through of the property and Collins seconded the motion. Carried. Yes: Melia, Collins, Sintek, Cetak, Ash, Beran. No: none. Absent: none.

The valuation notices for County owned, taxable property were reviewed. The Assessor noted that the raise in valuation was based on new ag values and it was noted that the valuation on the County farm property will be adjusted now that the Mortensen Family Industrial Site has been officially platted.

The Assessor presented Notice of Valuation Change by the Valley County Board of Equalization forms for the following property owners: First National Bank in Ord, Wm. A. & Eleanor J. Lueck, Steven R. Foth (Trust), Duane Rieck, Lena J. Osentowski (Trust), Anthony M. McCarville, Cedar Valley Ranch, G & R Service, Bill Neel, Duane E. & Mary E. Ash, Rita Eppenbach, Deetta J. Petska, Roger W. Wallace, Loup Valleys Rural Public Power Dist., Wayne L. & Christine K. Hruza, Steve Bruha, William F. & Nancy D. Vogeler, Shawn D. & Sara S. Koelling, Wayne L. & Lois E. Zlomke (Trust), Allen J. & Linda L. Cetak. Changes include the addition or removal of fixtures, change of land classification or computer error and since they were not discovered or reported until after March 20, 2004, they must be approved by the Board of Equalization. Following discussion, Sintek moved and Ash seconded approval of sending the valuation changes as presented by the Assessor. Carried. Yes: Sintek, Ash, Cetak, Collins, Beran, Melia. No: none. Absent: none.

Sintek moved to go out of Board of Equalization, seconded by Ash. Carried. Yes: Sintek, Ash, Melia, Beran, Collins, Cetak. No: none. Absent: none.

County Attorney Cullers addressed the issue of hiring a part time custodian or contracting with someone. There are advantages and disadvantages for both methods. Contracting gives the County less control but eliminates retirement, insurance and matching tax withholdings. Discussed a 3 month review, which would be in line with the County's probationary period for new hires.

Meeting adjourned at 12:10 p.m., to reconvene as Board of Equalization on Tuesday, June 15, 2004, at 7:30 p.m. to hear property valuation protests and in regular session on Tuesday June 29, 2004 at 9:00 a.m., 11:00 a.m. as Board of Equalization. Complete minutes of the June 10 meeting and an agenda for the June 15, and June 24 meeting are available in the office of the County Clerk.

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 the 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.

Jenette G. Lindsey, County Clerk