

## BOARD OF SUPERVISORS MINUTES

The regular meeting of the Valley County Board of Supervisors was called to order in their Courthouse meeting room at 9:00 a.m. on Tuesday, July 13, 2004. Roll call was taken with Sevenker, Ash, Melia, Beran, Collins, Sintek and Cetak present. Notice of meeting was verified and Chairman Sevenker noted Mr. Allen Humphreys was tape recording the meeting. The June 29th minutes were approved on motion of Beran, second by Cetak. Carried. Yes: Beran, Cetak, Sintek, Collins, Ash, Melia. No: none. Absent: none. Agenda was adopted on motion of Sintek, second by Ash. Carried. Yes: Sintek, Ash, Melia, Beran, Collins, Cetak. No: none. Absent: none.

Public comment by Lavern Oseka included government corruption, property taxes and noxious weeds. Some of his suggestions were capping property tax, no fringe benefits for government employees, combine Counties into districts, income based land valuation, flat tax for education.

Road Supt. Leth reported cost for culverts has risen \$1.00 per foot. Although usually purchased quarterly, he has enough for current projects so will wait and see what the price does. Received complaints on pivots spraying roads, per County policy he will turn them over to County Attorney. Highway allocation estimates show Valley County should receive \$576,106. Project 216 is started and 202A to begin tomorrow. Maintaining required in canyons due to rain. Sevenker reported a call from Marvin Rice regarding access to a cemetery by Vinton School and Ash reported a cemetery near Bruha's needs cleaned up. Discussion was held regarding road mapping done by the County for 911 addressing for Region 26, Ash felt that the work done by the County was correct but will need to be updated.

Nancy Glaubke, Planning & Zoning Admn., presented a report for the past fiscal year breaking out the number of permits issued by each entity, the purpose of each, information on those issued in previous years and requests for variances and rezoning. She reported that zoning permit application forms will soon be available on the County Website. Glaubke recommends continuing to pay the retainer for Orville Starr to provide expert advice when needed. David Yost and Jean Hawley, new additions to the Planning Commission, have been very good. At Glaubke's request, Marv Scheideler and Sara Andreesen were reappointed to a 3 year term on the Zoning Board of Adjustment on motion of Sintek, second by Beran. Carried. Yes: Sintek, Beran, Melia, Ash, Cetak, Collins. No: none. Absent: none. Glaubke advised Sintek that a letter he had received from Greeley County regarding zoning was probably due to a request for a special permit on property close to his.

Treasurer Suminski reported on fund balances for June and the first 6 months of 2004, noting that she is required to publish a fund balance report every 6 months. Discussion was held regarding installation of a drop box for use by the handicapped and for after hours when the east entrance ramp is installed. Board said ramp project is to begin in August and suggested she look into cost of putting opening in the wall as well as a free standing drop box and report back.

Clerk Lindsey submitted fee report for June and Ambulance report of outstanding bills prior to 1999.

Gary Streeks, BCBS representative was present for discussion of the County's health insurance renewal. BCBS health insurance premiums went up 8% this year after a 12% increase last year. At the last meeting, the Board decided to go to the \$1000 deductible with no County reimbursement as of January 1, but to continue the \$500 deductible with reimbursement until the end of the year to allow employees time to make any necessary adjustments. However, it was determined that with the 8% increase it would cost the County about \$9000 extra to stay at the \$500 deductible for 6 months. Approximately \$7500 could still be saved by going to the \$1000 deductible in August. Therefore, this item was put on the agenda for further discussion. Streeks informed the Board that the NACO/BCBS agreement requires 75% employee participation which could be affected if employees were offered the choice of higher salaries in lieu of insurance coverage. He also noted that pre-existing conditions would come into play for a person opting out of group insurance to get their own and Federal law requires a person who is age-eligible for Medicare and qualifies for a group plan cannot choose Medicare as their primary provider. He added that for those employees who do not meet the 2004 deductible, any applicable amounts from the 4th quarter will be carried over and applied to the 2005 deductible. BCBS has contracted with 100% of Nebraska hospitals and 95% of Nebraska doctors as preferred providers who discount

their services. Following discussion, Sintek moved, seconded by Collins to go to the \$1000 deductible effective August 16, 2004 and to provide deductible reimbursement of \$500 through December, 2004, no reimbursement provided thereafter. Carried. Yes: Sintek, Collins, Beran, Melia, Ash, Cetak. No: none. Absent: none. Streeks provided information regarding the new preauthorization program for COX-2 drugs such as Celebrex, Vioxx and Bextra as well as some coverage changes due to the new master contract between NACO and BCBS.

Applications for Hospital Board were received from Theresa Petska and Dennis Greenland and an application from Ronald Florea was received shortly after the extended deadline. Supervisor Ash spoke in favor of Greenland. Chairman recognized Willis Platte, who noted that the concern now is to get the hospital on a good financial basis and felt a good business person would be the best choice. Following discussion, Ash moved to appoint Dennis Greenland to replace Dick Bossen on the Hospital Board of Trustees effective July 21 and Collins seconded the motion. Carried. Yes: Ash, Collins, Sintek, Cetak, Melia, Beran. No: none. Absent: none. Chairman Sevenker thanked all the applicants. He noted that the County Board does not take their responsibility lightly, that he felt a good decision was made and hopes things proceed smoothly. He directed applications to be kept on file for use if there is an opening in the future.

Vicki Bauer, Loup Basin RC&D, presented a request for Valley County's contribution to the Household Hazardous Waste Collection to be held in October. Valley County's portion would be \$1000. Board felt it was a worthwhile project and the public appreciated it. Beran moved, Melia seconded approval of the \$1000 in support of the project. Carried. Yes: Beran, melia, Ash, Cetak, Sintek, Collins. No: none. Absent: none.

It was moved by Collins, seconded by Beran to approve VSO Charles Cox's request to appoint Bruce Ohme to finish the term of Duane Ash on the Veterans Service Committee, term to expire July 1, 2006. Carried. Yes: Collins, Beran, Melia, Ash, Cetak, Sintek. No: none. Absent: none.

The following fund requests were discussed and approved. Region III request is same as last year, \$7,394.93, paid quarterly at \$1848.73 and approved on motion of Melia, second by Ash. Carried. Yes: Melia, Ash, Beran, Collins, Sintek, Cetak. No: none. Absent: none. The assessment of Region 26 for Valley County increased from \$28,563.52 annually to \$40,833.22, paid quarterly at \$10,208.31 and was approved on motion of Ash, second by Collins. Carried. Yes: Ash, Collins, Sintek, Cetak, Melia, Beran. No: none. Absent: none. Ash, County representative to Region 26, explained some of the increase is due to hiring a person to oversee Homeland Security, a secretary for the new Director and the inclusion of Ord. He felt that the service received is worth the cost. Valley County's share for Nebraska State Probation District 17 is \$2170.31, almost the same as last year and was approved on motion of Collins, seconded by Beran. Carried. Yes: Collins, Beran, Melia, Ash, Cetak, Sintek. No: none. Absent: none.

Discussion was held regarding information sent by Larry Dix, Executive Director of NACO, regarding Special Designated Liquor Licenses, summarizing the basic statutory provisions and providing guidance for officials and applicants in understanding the requirements.

Attorney Cullers explained the letter regarding state IV-D reimbursement payments. These payments are based on the study done by Maximus and are meant to supplement, not supplant other funds used to carry out IV-D programs.

The Management Discussion and Analysis letter is a new requirement for the County audit. The Board will be required to write this letter and a sample was provided.

Discussion was held regarding County surplus property. Melia will contact Wolf Auction.

A budget meeting for the offices and entities submitting budgets to the County Board was scheduled for August 9, 2004 at 8:00 p.m. on motion of Ash, seconded by Cetak. Carried. Yes: Ash, Cetak, Sintek, Collins, Beran, Melia. No: none. Absent: none.

Collins reported for the Building and Grounds Committee, which included Cetak and Beran, concerning their interviews with the custodian applicants. Collins said they planned to offer the position to Becky Braithwaite of Arcadia on a 3 month trial basis. It would require 3 hours per day, 5 days per week at \$12.50 per hour. Snow removal would be included in the duties but more hours would be allowed for it. Collins moved to approve the hiring of Braithwaite, seconded by Cetak. Carried. Yes: Collins, Cetak, Sintek, Beran, Melia, Ash. No: none. Absent: none. Chairman Sevenker thanked all the applicants.

At 11:17a.m, Ash moved to go into Board of Equalization, seconded by Cetak. Carried. Yes: Ash, Cetak, Sintek, Collins, Beran, Melia. No: none. Absent: none. The Deputy Assessor and Clerk were present.

Protest 95, Joseph & Elaine Novotny. Joe Novotny present, testified protesting building, not land and increase excessive. Assessor information indicates property purchased in 2003 for \$50,000. Appraiser Rexroth says same process applied to all commercial properties. Sintek moved to approve the 2004 assessed value, seconded by Collins. Carried. Yes: Sintek, Collins, Beran, Melia, Ash, Cetak. No: none. Absent: none.

Protest 88, Novotny Farms Inc, Jim & Joe Novotny present, testified protest on buildings not land, house currently rented, some outbuildings will be torn down in the future. Collins moved to set improvements value at \$18,000, leaving land at 2004 assessment, seconded by Melia. Carried. Yes: Collins, Melia, Beran, Ash, Cetak, Sintek. No: none. Absent: none.

Protest 75, Wayne R & Thelma J Cook, Thelma present, testified home built in 1976, a cap home (sent in pieces & put together), she is on a fixed income. Assessor notes information received would adjust value to \$51,520. Ash moved to leave land as assessed and set improvements value at \$51,500, seconded by Sintek. Yes: Ash, Sintek, Collins, Cetak, Beran, Melia. No: none. Absent: none.

Protest 76, Ron & Yvonne Bredthauer, Ron present, testified location does not have paved street or alley access. Per review, Assessor adjusts house to \$5,135 and land \$6595. Rexroth agrees paving and other amenities are a factor and advises adjusting on front foot basis. Motion made by Cetak to set land at \$1000 and follow Assessor recommendation on house, Ash seconded the motion. Following further discussion, motion did not carry. Yes: Cetak. Abstain: Ash. No: Beran, Melia, Collins, Sintek. Absent: none. Collins moved to leave land as assessed at \$6595 to be adjusted by Assessor next year and set value of \$1500 on house, second by Melia. Carried. Yes: Collins, Melia, Ash, Beran, Sintek. No: Cetak. Absent: none.

Protest 77, Ron & Yvonne Bredthauer, Ron present, testified street to be paved next year. Based on review, Assessor revised value of improvements to \$6125. Sintek moved to approve Assessor revised value on improvements and \$3290 on land, seconded by Beran. Carried. Yes: Sintek, Beran, Melia, Ash, Cetak, Collins. No: none. Absent: none.

Protest 90, Mark & Orilla Orent, Mark present, testified access is from alley. Assessor review indicates data appears to be correct. Cetak moved to leave land as assessed for 2004, lower improvement value to owner request, second by Sintek. Carried. Yes: Cetak, Sintek, Collins, Beran, Melia, Ash. No: none. Absent: none.

Protest 91, Mark & Orilla Orent, Mark present, discussion regarding comparable properties owned by Sedlacek and Peterson. Assessor indicated comparables have less lot size and basements are not finished. Discussion of income approach analysis, Rexroth indicates not enough data but is used as part of process. Melia moved to approve the 2004 assessed value, seconded by Collins. Carried. Yes: Melia, Collins, Sintek, Cetak, Ash, Beran. No: none. Absent: none.

Protest 74, Jayme J Skibinski & Dawn C Robertson-Skibinski, both present, testified personal property included in purchase price of house. Assessor notes indicate 2004 valuation is below statutory guidelines and year built appears to be correct. Sintek moved to lower total property value from \$113,485 to \$100,000, seconded by Beran. Carried. Sinek, Beran, Melia, Ash, Cetak, Collins. No: none. Absent: none.

Protests 80, 81 & 82, Dennis & Carolyn Hurlbert. Discussion of river bottom property in east Ord, no building capabilities. Rexroth advised can be assessed on acre or square foot basis whichever gives fairest value. Properties in different subdivisions, which affects valuation even though connected and owned by same person. Melia moved to approve owner requested land values of \$5525 on protest 82 and \$2025 on protest 81, seconded by Ash. Carried. Yes: Melia, Ash, Beran, Collins, Sintek, Cetak. No: none. Absent: none. Discussion on protest 80 included splitting out home site and ag land. Melia moved to approve as assessed for 2004, seconded by Ash. Carried. Yes: Melia, Ash, Cetak, Sintek, Collins, Beran. No: none. Absent: none.

Protests 1,2,3 & 4, Marvin & Carolyn Lukesh. Discussion comparing to Hurlbert property. Melia moved to set value as requested by owner for all four properties, seconded by Cetak. Carried. Yes: Melia, Cetak, Sintek, Collins, Ash, Beran. No: none. Absent: none.

Protests 71,72 & 73, Dean Miska. Written testimony for 71, property needs extensive repair, basement leaks. Per review, Assessor recommends downgrade condition and reinstate 1997 BOE 35% adjustment on

land. Collins moved to approve value recommended by Assessor, Sintek seconded. Carried. Yes: Collins, Sintek, Cetak, Ash, Melia, Beran. No: none. Absent: none. Written testimony on 72, many repairs needed. Per review, Assessor recommends correct to 1½ story, downgrade condition for improvement value of \$9565 and \$5850 on land. Melia moved to approve Assessor recommendation, seconded by Cetak. Carried. Yes: Melia, Cetak, Sintek, Beran, Collins, Ash. No: none. Absent: none. Written testimony on 73, cheap siding, shingles need repair. Melia moved to approve owner requested valuation, second by Ash. Carried. Yes: Melia, Ash, Beran, Collins. Sintek, Cetak. No: none. Absent: none.

Protest 78, Phyllis Albert. Written testimony, increase too big. Assessor recommends adjust condition and age of garage for total value of \$49,045. Melia moved approve recommendation of Assessor, seconded by Cetak. Carried. Yes: Melia, Cetak, Sintek, Collins, Beran, Ash. No: none. Absent: none.

Protest 79, Dean R Lybarger. Written testimony, value lowered per 2002 protest. Per 2004 review, Assessor recommends downgrading condition for a \$4535 improvement value, lot value of \$925. Melia moved to approve 2004 value as recommended by Assessor, Cetak seconded. Carried. Yes: Melia, Cetak, Sintek, Collins, Beran, Ash. No: none. Absent: none.

Protest 83, Kris Jorgensen. Written testimony, patio in bad shape, 2 bathrooms not 3, unfinished basement. Per exterior inspection Assessor recommends revise quality, change to 1½ story for improvement value of \$34,160, lot \$895. Melia moved to approve as recommended by Assessor, second by Sintek. Carried. Yes: Melia, Sintek, Collins, Beran, Ash, Cetak. No: none. Absent: none.

Protest 84, Brooke D Manceaux. Written testimony, no improvements since purchase. Assessor review sets total of \$43,925, lot \$7030, improvements \$36895. Melia moved to approve Assessor recommendation, seconded by Cetak. Carried. Yes: Melia, Cetak, Sintek, Collins, Beran, Ash. No: none. Absent: none.

Protest 85, Jean Fogelberg. Written testimony, no improvements made, 3 bedroom homes selling for \$17,000, housing market in Ord bad. Per exterior review and purchase price, Assessor feels assessment is reasonable. Melia moved to approve 2004 assessment, seconded by Sintek. Carried. Yes: Melia, Sintek, Cetak, Ash, Beran, Collins. No: none. Absent: none.

Protest 86, Norma J Ackles. Written testimony, lots not level, large trees to remove before suitable for building. Assessor recommends lot \$6580, improvements \$250. Melia moved, Beran seconded to approve as Assessor recommends. Carried. Yes: Melia, Beran, Collins. Sintek, Cetak, Ash. No: none. Absent: none.

Protest 87, Brent Sell, Sara K Meier, Jolene Greenland. Written testimony, no improvements or buildings added. Per exterior inspection Assessor feels assessment is reasonable. Beran moved, Melia seconded approve 2004 assessed value. Carried. Yes: Beran, Melia, Cetak, Sintek, Collins. Abstain: Ash. No: none. Absent: none.

Protest 89, Lonnie & Salina Jensen. Written testimony, house needs resided. Assessor recommends appraiser opinion on quality. Sintek moved, Beran seconded approve improvement value requested by owner, lot value as assessed. Carried. Yes: Sintek, Beran, Collins, Cetak, Ash Melia. No: none. Absent: none.

Protest 92, Melissa L Tompkins. Written testimony, no changes made on property to improve worth. Ash moved, Melia seconded leave as assessed for 2004. Carried. Yes: Ash, Melia, Beran, Collins, Sintek, Cetak. No: none. Absent: none.

Protest 93, Ted Nelson. Written testimony, leafy spurge. Assessor indicates land use appears to be correct. Sintek moved, Cetak seconded leave as assessed for 2004. Carried. Yes: Sintek, Cetak, Ash, Melia, Beran, Collins. No: none. Absent: none.

Protest 94, Ted Nelson. Written testimony, very few improvements on house & buildings. Assessor indicates assessed value appears to be reasonable. Sintek moved, Cetak seconded to approve 2004 assessed value. Carried. Yes: Sintek, Cetak, Ash, Melia, Beran, Collins. No: none. Absent: none.

Protest 96, Eric C Knutson. Written testimony, no improvements since last assessment. Assessor feels assessment is reasonable based on information listed and market sales. Melia moved, Cetak seconded to approve 2004 assessment. Carried. Yes: Melia, Cetak, Sintek, Collins, Beran, Ash. No: none. Absent: none.

Protest #97, Dennis D Philbrick. Written testimony indicates 2/3 of property is steep bank, flood plain or city alley. Assessor recommends revising land to reflect 2/3 of lot as limited value. Melia moved, seconded

by Beran to approve land value as revised and buildings as assessed for 2004. Carried. Melia, Beran, Collins, Sintek, Cetak, Ash. No: none. Absent: none.

Protest #98, Monte E Hansen. Written testimony indicates in process of renovating garage into house. Assessor recommendation to accept owner's request. Cetak moved, seconded by Collins to set total property value at \$70,000. Carried. Yes: Cetak, Collins, Sintek, Beran, Melia, Ash. No: none. Absent: none.

The following Notice of Valuation Change by the Valley County Board of Equalization forms presented by the Assessor were approved on motion of Sintek, seconded by Melia: Stone Land & Livestock Co. Inc., Betty June & Dennis Dearmont (2), Roger W Wallace & Mara L Rasure (3), Dale & Letitia A Naprstek, Earl A & Ruth L Leininger. Carried. Yes: Sintek, Melia, Ash, Beran, Collins, Cetak. No: none. Absent: none.

Supervisor Cetak left the meeting at 1:55 p.m.

Deputy Assessor, Arnold, reported request of Steve Wolf to waive 2004 property tax on old REA quonset building, Wolf did not appear. Collins moved, Sintek seconded statute requires this property to be taxed and Board has no authority to waive it. Carried. Yes: Collins, Sintek, Ash, Beran, Melia. No: none. Absent: Cetak.

The following Notice of Rejection of Homestead Exemption forms were presented by the Assessor and approved on motion of Sintek, seconded by Melia: Jerald & Karen Neemann Sr., income statement not filed by June 30 deadline; Eugene & Norma Holden, requirement to occupy from January 1 through August 15, 2004 not met; Maynard & Margaret Schudel, required income statement not filed; Bernice Turek, house sold June 9, 2004 so failed to meet requirement to occupy from January 1 through August 15. Carried. Yes: Sintek, Melia, Beran, Collins, Ash. No: none. Absent: Cetak. Notice of Rejection of Homestead Exemption due to filing after the June 30 deadline and request for extension of deadline for Marian Gentry was presented. Collins moved to extend the deadline to allow acceptance of the Homestead Exemption for Marian Gentry, seconded by Sintek. Carried. Yes: Collins, Sintek, Beran, Melia, Ash. No: none. Absent: Cetak.

At 2:00 p.m., Sintek moved to go out of Board of Equalization, seconded by Collins. Carried. Yes: Sintek, Collins, Beran, Melia, Ash. No: none. Absent: Cetak.

County Attorney Cullers reported that he had spoken to Jay Knapp regarding the bridge and the problem with the phone line. Chairman Sevenker informed Cullers of the question of access to a rural cemetery and Cullers will look into the County's responsibility.

Mail folder items available for review: Johnson Company (boiler service), BCBS Newsletter, Partnership for Rural Nebr. Newsletter, Loup Basin RC&D Newsletter, Valley County Economic Development Quarterly Review.

Meeting adjourned at 2:05 p.m., to reconvene on Tuesday, July 27, at 9:00 a.m. in regular session and 11:00 a.m. as Board of Equalization. Complete minutes of the July 13 meeting and an agenda for the July 27 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 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 subjects to be discussed at said meeting.

---

Jenette G. Lindsey, County Clerk