

VALLEY COUNTY BOARD OF SUPERVISORS' MINUTES

The regular meeting of the Valley County Board of Supervisors was called to order at 9:00 a.m. on Tuesday, June 26, 2007 in their Courthouse meeting room. Roll call was taken with Cetak, Sevenker, Waldmann, Van Slyke, Cullers and Baker present, Vogeler absent (excused). Clerk verified notice of meeting was published and agendas posted and provided to requesting media. Minutes of the last meeting were in the Board packets and were approved on motion of Cullers, seconded by Waldmann. Carried. Yes: Cullers, Waldmann, Cetak, Van Slyke, Baker. No: none. Absent: Vogeler. Agenda was adopted on motion of Baker, seconded by Van Slyke. Carried. Yes: Baker, Van Slyke, Cullers, Waldmann, Cetak. No: none. Absent: Vogeler. Sevenker noted posting of Open Meetings Act and that copies are available. There was no public comment.

Marv Scheideler, who has served as Chairman of the Valley County Planning Commission since it was formed 10 years ago, was recently chosen by the NPZA to receive the Appointed Official Award in District 2. Chairman Sevenker presented the NPZA award plaque to Scheideler and expressed the County's appreciation for his service. Scheideler thanked the Board for their vision in establishing the County Planning and Zoning Plan and gave credit to the other Commission members and PZ Admin. Glaubke.

Road Secretary Simpson reported the June Road Claims and Balances. Accounts payable totaled \$36,1999.67, payroll was \$33,393.77.

Leth reported the State has changed the opening of Hwy 11 from North Loup to Ord from June 30th to July 19th. Met with FEMA and appears some areas may qualify for FEMA funds.

Gravel bids were opened at 9:30 a.m. Ulrich Gravel Inc. was the only bidder. Scott Ulrich was present. The bid was opened and read, it was up about a quarter from last year. Following discussion, Cetak moved to accept the bid of Ulrich Gravel Inc., seconded by Waldmann. Carried. Yes: Cetak, Waldmann, Cullers, Baker, Van Slyke. No: none. Absent: Vogeler. Bidding was closed at 9:35 a.m.

Leth reported regarding the JNR Farms claim that the pothole in question had been patched 10 days prior to the JNR incident but the patch broke down due to semi-truck traffic. He felt Shoemakers should have been aware of the pothole and that the amount of the claim is high.

Hospital CEO, Larry Schrage, presented written reports for May and June. He reviewed the May statistics, revenue and expenses from the June report. Usage counts are up except for long-term care. Expenses are up due in part to hiring CRNA and in-house Pharmacist, adding the sleep clinic, Nuclear Med. and MRI. Due to a large premium increase for the coming year, they have contracted with Tim Olson from The Olson Group to design a health insurance plan for Hospital employees. The Heritage building is on schedule. They are not requesting the \$30,000 budgeted by the County for the ambulance for FY 06-07.

At 10:15 a.m. a recess was called, at 10:25 a.m. the meeting reconvened with all Board members present except Vogeler.

Custodian Cronk reported that the new heating/cooling system appears to be working well. He is working with Wadas to regulate those rooms not used daily. Contacted Kokes regarding tightening old coal chute lid. Talked to McKenney regarding the street lip at the end of the handicap ramp. Steps on east side of Courthouse need to be replaced, asked if could be done at the same time new sidewalks are poured. Requested Board direction on flower bed south of jail, would like to tear it out and sod or seed grass. Sevenker advised consulting Clamp

regarding operation of handicap door.

Baker moved to accept the County Audit for FY 2005-2006 prepared by Dana Cole, seconded by Cetak. Carried. Yes: Baker, Van Slyke, Cullers, Waldmann, Cetak. No: none. Absent: Vogeler. It was noted that the portion of the billing for said audit that exceeded the bid has not been paid. These charges will be discussed with Dana Cole. A copy of the completed audit is on file in the County Clerk's Office.

Following discussion, the claim of JNR Farms for \$571.56 for a tire rim was denied on motion of Cetak, seconded by Waldmann. Carried. Yes: Cetak, Waldmann, Cullers, Baker, Van Slyke. No: none. Absent: Vogeler. The Clerk is to notify the Shoemakers.

On motion of Van Slyke, the Board designated that meeting notice is to be posted in Arcadia, North Loup, Elyria and Ord in the event of an emergency meeting that does not allow time for publishing meeting notice, seconded by Waldmann. Carried. Yes: Van Slyke, Baker, Cullers, Waldmann, Cetak. No: none. Absent: Vogeler. Attorney Clark advised that a Sheriff's Deputy could be asked to distribute the notices to the villages.

The letter from Gerald Severson expressing his concern regarding the Board's possible action in repair or replacement of the jail and courthouse roof was reviewed.

Cullers presented information on replacement benches for the Courthouse lawn. Following discussion, Van Slyke moved to go with 10 of the City View Benches from SiteScapes, a Lincoln Nebr. company, in the matte finish, at a per bench cost of \$750 plus \$275 for the sponsorship program, seconded by Cullers. Carried. Yes: Van Slyke, Baker, Cullers, Waldmann, Cetak. No: none. Absent: Vogeler.

The FEMA letter giving notice of the final meeting for the Flood Insurance Study on Monday, July 9, 2:00 p.m., at Ord City Hall was noted. PZ Admn. Glaubke encouraged attendance and said she had published a press release in this week's Quiz so that the public will be informed.

The meeting moved to the County Courtroom for a presentation by Mitch Clark, owner and operator of Great Plains GIS Consulting in Ravenna. Clark gave a demonstration for Valley County using information he had gathered from the Assessor's Office, FSA and NRD. He proposes to map the County at a cost of \$1000 per township. He would have to update the information periodically at a cost of \$25 per hour. This could be integrated into the Assessor's current Terra Scan system by parcel ID number. He also scans documents at a cost of .08 cents per document.

The Board recessed at 12:10 p.m., to reconvene at 1:00 p.m. as Board of Equalization, after which the remainder of the Supervisor agenda will be heard.

At 2:35, following the conclusion of the Board of Equalization meeting, the Board of Supervisors meeting continued with all Board members present except Vogeler.

Van Slyke will take care of certification of County owned irrigated acres for NRD.

Resolution 07-11 authorizing the transfer of funds within the General Fund to cover the \$1178.57 deficit in the County Board Budget was approved on motion of Cullers, seconded by Baker. Carried. Yes: Cullers, Baker, Van Slyke, Cetak, Waldmann. No: none. Absent: Vogeler.

Van Slyke moved to approve June Claims and authorize the Fund Request to the Treasurer, seconded by Baker. Carried. Yes: Van Slyke, Cetak, Cullers, Baker, Waldmann. No: none. Absent: Vogeler.

A letter from NACO regarding the recent purchase of Fountaine Microfilming by MIPS and a reminder of the importance of record preservation was reviewed. The Clerk will check

into costs and report to the Board so that record preservation can be considered with the new FY budget.

The BCBS letter regarding a revision of the Coordination of Benefits provision of the master group contract for health insurance was reviewed. An Endorsement page explaining the change was included to be added to the Master Group Contract and takes effect July 1, 2007.

The following informational items were noted: receipts of \$1212.47 by the District Court for IV-D reimbursement and \$1431.88 in Lodging Tax and the July 9 Personnel Management Telephonic Conference offered by NIRMA.

There was no County Attorney or Committee reports.

The following Mail Folder items were available for review: Loup Basin RC&D Newsletter, Loup Basin Public Health Dept. Newsletter, Region 26 Meeting Agenda, Beckenhauer Newsletter.

Meeting adjourned at 3:00 p.m., to reconvene on July 10, 2007 at 9:00 a.m. in regular session. Complete minutes of the June 27 meeting and an agenda for the July 10 meeting are available for public inspection 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 the subjects to be discussed at said meeting.

Jenette G. Lindsey, County Clerk

VALLEY COUNTY BOARD OF EQUALIZATION MINTUES

At 1:05 p.m. the Valley County Board of Supervisors moved into Board of Equalization on motion of Baker, seconded by Cullers. Carried. Yes: Baker, Cullers, Van Slyke, Waldmann. No: none. Absent: Vogeler, Cetak. Roll call was taken with Sevenker, Van Slyke, Baker, Cullers, and Waldmann present, Vogeler and Cetak absent. Clerk verified publishing meeting notice and posting agenda. The BOE portion of the minutes of the June 12 meeting were approved on motion of Cullers, seconded by Van Slyke. Carried. Yes: Cullers, Baker, Van Slyke, Waldmann. No: none. Absent: Vogeler, Cetak. The BOE agenda was adopted on motion of Cullers, seconded by Baker. Carried. Yes: Cullers, Baker, Van Slyke, Waldmann. No: none. Absent: Vogeler, Cetak. Chairman noted posting and availability of the open meetings act. Assessor Arnold, Appraiser Rexroth, and Clerk Lindsey were present.

James Hansen was present to testify regarding PVP #9, parcel #880027671, Ord City View Add, L1 less S30', W2 vac 13th St adj to L1 & 2 B7. The land is assessed at \$3510 and

Hansen is requesting \$1000 due to the property not being suitable for construction. Arnold, Nance and Cullers inspected the property. Arnold noted that the previous BOE adjustments were removed as they were only good for a year and that, according to the sales studies the valuation is accurate. Following discussion, Cetak moved to lower the land value to \$1000, seconded by Van Slyke. Carried. Yes: Cetak, Van Slyke, Baker, Cullers, Waldmann. No: none. Absent: Vogeler.

Supervisor Cetak arrived at 1:15 p.m., during discussion of above PVP.

Tom Kruml was present to testify regarding PVP #13, parcel #880036595, pt NW4NW4, N of NLID lateral & pt NE4NW4, N2 W of NLID lateral, 10-19-14, 20.77 ac. The land is assessed at \$36,965, buildings at \$214,440. Kruml is requesting land value of \$26,797 due to land use, confirmed by FSA map, of 16.3 acres as dry land farming of wheat. Arnold recommends the 16.3 acres be valued as grass, bringing the land value to \$25,265 for a total valuation of \$239,705. Cetak moved to accept the Assessor's recommendation, seconded by Baker. Carried. Yes: Cetak, Van Slyke, Baker, Cullers, Waldmann. No: none. Absent: Vogeler.

No one was present to testify regarding PVP #7, Dale R. Wilson, parcel #880011984, Ord Twp, Div. X SW4SE4 less 1.05 ac, 22-19-14, 7.1314 ac. Assessed value is \$22,475, written testimony requests value \$10,697 due to road and water taking up most of property, leaving less than 1 usable acre and it is next to a feedlot. Arnold, Nance and Cullers inspected the property. Arnold noted the property is outside city limits, that prior Board adjustments were removed and recommends no change due to 2007 sales studies. Following discussion, the Board felt it was probable that protests of similar properties may be filed and should be acted on together, therefore, Cetak moved to table PVP #7 for Dale R. Wilson to be considered at a later date, seconded by Cullers. Carried. Yes: Cetak, Van Slyke, Baker, Cullers, Waldmann. No: none. Absent: Vogeler.

No one was present to testify regarding PVP #8, Jerome B. Turek, parcel #880026257, Ord, Woodbury Add, L27-34, B10. Assessed value is land \$5330, buildings \$6060, requested value is land \$5330, buildings \$1025 due to gas and water disconnected, basement leaks, house not livable. Arnold and Nance inspected property. Assessor recommends value house as storage at \$2.00 sq. ft. for value of \$1025, leave garage at \$955 for total value of \$7310. Cetak moved to approve valuation recommended by Assessor, seconded by Cullers. Carried. Yes: Cetak, Van Slyke, Baker, Cullers, Waldmann. No: none. Absent: Vogeler.

No one was present to testify regarding PVP #10, Sharon Z. and Galen R. Michalski, parcel #880020671, Ord Original Add, L1, B22. Assessed value is land \$3290, buildings \$67,605, requested value is land \$3290, buildings \$53,157 due to age of home, location, lack of yard, upstairs bedrooms, 30% valuation increase in 2 years. Arnold, Nance and Cullers inspected the property and explained to Michalski that the raise in valuation over the last 2 years was due to their renovation of the property. In 2006 renovations were factored in at 80% complete, for 2007 100%. Assessor notes that garage is not in good shape and recommends it be valued as unfinished for a difference of \$845. The resulting adjusted valuation would be land \$3290, buildings \$66,760. Cullers moved to approve the Assessor's recommendation, seconded by Waldmann. Carried. Yes: Cullers, Waldmann, Cetak, Van Slyke, Baker. No: none. Absent: Vogeler.

No one was present to testify regarding PVP #11, Martha M. Hoevet, parcel #880008071, Vinton Twp, pt NW4, 19-18-15, 156.65 ac. Assessed value is land \$78,475, buildings \$8970, requested value land \$74,050, buildings \$8825 due to FSA map showing 29.7 acres change from

dry to grass and Martinsen Appraisal notation of no value on garage. Assessor recommends land use change and remove value on garage making land value \$74,050 and building value \$8825. Waldmann moved to approve Assessor recommendation, seconded by Van Slyke. Carried. Yes: Waldmann, Cetak, Van Slyke, Baker, Cullers. No: none. Absent: Vogeler.

No one was present to testify regarding PVP #14, Milo and Dolores Florian, parcel #880028658, Ord North Hwy Add, pt SW4NW4 W of Aband. RR, & .4 ac. described in Bk 76-145, 16-19-14, 74 ac. Assessed value is land \$25,080, buildings \$122,620, requested value land \$15,750, buildings \$110,000 due to no improvements added and is valued higher than son's property in Hastings. Arnold, Nance and Cullers inspected property. Assessor's records appear to be correct so no change is recommended. Cetak moved to approve Assessor recommendation, seconded by Cullers. Carried. Yes: Cetak, Waldmann, Cullers. No: Baker, Van Slyke. Absent: Vogeler.

Baker moved to approve Notice of Homestead Exemption Rejection for Norma Ackles as it does not qualify due to removal of household furnishings prior to August 15, 2007 and plans to sell the house, seconded by Waldmann. Carried. Yes: Baker, Cullers, Waldmann, Cetak, Van Slyke. No: none. Absent: Vogeler. Waldmann moved to approve Notice of Homestead Exemption Rejection for Mildred Peterson as it does not qualify due to Physician's Certificate, seconded by Cetak. Carried. Yes: Waldmann, Cetak, Van Slyke, Baker, Cullers. No: none. Absent: Vogeler.

Valuation Change Notices for 2007 were presented, 35 were due to land use changes and 2 were due to an error in processing a sale. The following property valuation changes for 2007 were considered, due to land use changes per FSA map unless otherwise noted: Laddie E & Darlene Bruha, parcel #880014413, Geranium Twp, NE4 16-19-16, 160 ac.; parcel #880014707, Geranium Twp, SW4 23-19-16, 160 ac.; James D. Hawley, parcel #880003549, Arcadia Twp, pt SW4 11-17-16, 137.93 ac.; Hillcrest Ranch, parcel #880036774, Elyria Twp, all 5-20-14 except 9 ac in SW4, 603.12 ac.; Eugene A & Nellie Hunt, parcel #880003402, Arcadia Twp., L6, 7 & 8 E2, SE4NE4, 8-17-16, 140.9 ac.; Marie Ann Iwanski, parcel #880036794, Elyria, 3.53 ac tract in Div O, NE4 26-20-15; parcel #880035273, Elyria Div D, E, F & G & N2 Div H, NE4 26-20-15, 13.16 ac.; Floyd J & Marie A. Iwanski, parcel #880035322, Elyria, E170' L19 & all L20-21 Div A, NE4NE4, 26-20-15, 11.17 ac.; Duane W & Lauren F Krajnik, parcel #880013909, Michigan Twp, NW4, 36-19-15, 160 ac.; parcel #880007973, Vinton Twp, NW4, N2NE4 less canal, 15-18-15, 224.8 ac.; parcel #880007945, Vinton Twp, NW4 less canal, 14-18-15, 147.3 ac.; James J & Kristina K Lech, parcel #880036795, Elyria L18 & W80' L19 Div A, NE4NE4, 26-20-15, 3.53 ac.; James R & Mary Ann Lutz, parcel #880002933, Yale Twp, pt N2NW4 W ML canal, 23-17-15, 30.3 ac.; Donald L & Norma E Petska, parcel #880013608, Michigan Twp, SW4 25-19-15, 160 ac.; parcel #880016247, Noble Twp, S2 3-20-14, 320 ac; Kerry P Petska, parcel #880012656, Ord Twp., SW4, SE4 N of Hwy, 30-19-14, 297.41 ac.; Michelle A Petska, parcel #880012649, Ord Twp, N2 30-19-14, 317.71 ac.; parcel #880011711, Ord Twp, S2 less 8.47 ac in SE4SE4, 19-19-14, 309.03 ac.; Dale & Beverly Proskocil, parcel #880010388, Springdale Twp, N2NW4 less 3 ac tract, SE4NW4 & SW4NE4, 28-19-13, 157.03 ac.; Leonard J Sedlacek, parcel #880012579, Ord Twp, all NW4 less Hwy 29-19-14, 155.58 ac.; parcel #880013846, Michigan Twp, S2 less canal 33-29-15, 301.6 ac.; Carole J Shuck, parcel #880003703, Arcadia Twp, pt NE4NW4 15-17-16, 37.36 ac.; Ricky L & Jeanne M Skolil, parcel #880036463, North Loup twp, NW4 less 1.64 ac tract in pt NW4NW4 & pt SW4NW4, L4 & 5 NE4, L6 SE4 exc S 13.3 ac., 24-18-13, 251.86 ac.; Ronald R & Rick Skolil and Elvin & Delores Skolil, parcel #880005222, North Loup twp, pt S2NW4 lying E RR ROW 14-18-13, 19 ac.;

Ronald R & Rick L Skolil, parcel #880015414, North Loup Twp, L6 & 7 E2 & SWSE4, 35-19-13, 173.2 ac.; Bradley R Staab, parcel #880006727, Enterprise Twp, N2 less canal, SW4, 16-18-14, 445 ac.; Lynette A Staab, parcel #880006748, Enterprise Twp, SE4, 16-18-14, 160 ac.; parcel #880006503, Enterprise Twp, pt SW4, S2S2NW4, 7-18-14, 190.06 ac.; Rollie R & Gloria D Staab, parcel #880006489, Enterprise Twp, NE4 7-18-14, 160 ac.; parcel #880006517, Enterprise Twp, SE4 7-18-14, 160 ac.; parcel #880006804, Enterprise Twp, NE4 less canal, 18-18-14, 141.4 ac.; Ruth Elaine Werner, parcel #880005698, North Loup Twp, Div G in SW4SE4, 26-18-13, 4ac.; Jack D & Elaine M Van Slyke, parcel #880003556, Arcadia Twp, pt SE4 S of Sherman Feeder canal, 11-17-16, 16.33 ac.; parcel #880003528, Arcadia Twp, pt E2 N of Sherman Feeder Canal, 11-17-16, 288 ac.; Jeremy J Van Slyke, parcel #880036729, Arcadia Twp, NE4, E2W2 less 5.5 ac. tract in SE4SW4, 2-17-16, 313.70 ac.; James D Parkos, parcel #880036833, Enterprise Twp, 5.05 ac. tract in SW4, 18-18-14, corrected to reflect Deed 89-375 retained 5.05 ac. & buildings; Curtis A Sikyta PR Virginia Parkos Estate, parcel #880006825, Enterprise Twp, S2NW4, SW4 less canal & less 5.05 ac. tract in SW4, 18-18-14, 214.62 ac., corrected to reflect Deed 89-375 less 5.05 ac. and buildings retained by James Parkos. Baker moved to approve all of the above listed valuation changes except parcel #'s 880003556, 880003528 and 880036729, seconded by Cullers. Carried. Yes: Baker, Cullers, Van Slyke, Waldmann, Cetak. No: none. Absent: Vogeler. Cullers moved to approve valuation changes for parcel #'s 880003556, 880003528 and 880036729, seconded by Waldmann. Carried. Yes: Cullers, Waldmann, Cetak, Baker. Abstain due to relationship: Van Slyke. No: none. Absent: Vogeler.

The Assessor's 2007 Plan of Assessment was presented and accepted for filing.

There being no further business to come before the BOE, Van Slyke moved to go out of Board of Equalization, seconded by Cetak. Carried. Yes: Van Slyke, Cetak, Waldmann, Cullers, Baker. No: none. Absent: Vogeler.

Meeting adjourned at 2:35 p.m., to reconvene on July 9, 2007, at 7:00 p.m. as Board of Equalization. Complete minutes of the June 26 meeting and an agenda for the July 9 meeting are available for public inspection 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 the subjects to be discussed at said meeting.

Jenette G. Lindsey, Valley County Clerk