

VALLEY COUNTY BOARD OF SUPERVISORS' MINUTES

The Valley County Board of Supervisors met in regular session at 9:00 a.m., Tuesday, May 27, 2008 in the Courthouse Boardroom. Roll call: Cullers, Van Slyke, Waldmann, Baker, Cetak, Sevenker, and Vogeler were present. Clerk verified meeting notice was published, however, due to the holiday the agenda was not posted until Tuesday morning. Minutes of the May 9 meeting were included in the Board packets. Clerk Lindsey indicated that the May 9 meeting minutes needed to be corrected to indicate that the Republican Convention was to be held on June 2, not July 2. The May 9 minutes were approved as corrected on motion of Waldmann, seconded by Baker. Carried. Yes: Waldmann, Cullers, Baker, Van Slyke, Cetak, Vogeler. No: none. Absent: none. The agenda was adopted on motion of Cullers, seconded by Van Slyke. Carried. Yes: Cullers, Baker, Van Slyke, Cetak, Vogeler, Waldmann. No: none. Absent: none. Sevenker noted posting of Open Meetings Act, public copies available. There was no public comment.

Road Secretary Sandy Simpson reviewed the May Road Claims & Balances, noting that the larger expenses were for culverts, fuel parts and grave. The fuel line item is over budget and gravel will go over before the end of the FY, however, the overall Road budget has \$147,159 remaining so line item overages will be covered.

Leth recommended approval of refunding Easements 07-265 for Michael L. Jackson and 07-266 for Bruce Eppenbach and granting Easements 08-280 for Leonard J. Sedlacek and 08-281 for Michael L. Jackson. Following discussion, Waldmann moved to approve Easement 08-281 requested by Michael L. Jackson and to approve applying the \$100 refund due Jackson on Easement 07-265 to his newly requested Easement 08-281, seconded by Baker. Carried. Yes: Waldmann, Vogeler, Cetak, Van Slyke, Baker, Cullers. No: none. Absent: none. Easement refund for Bruce Eppenbach on Easement 07-266 was approved on motion of Cetak, seconded by Cullers. Carried. Yes: Cetak, Vogeler, Waldmann, Cullers, Baker, Van Slyke. No: none. Absent: none. Easement 08-280 requested by Leonard J Sedlacek was approved on motion of Vogeler, seconded by Van Slyke. Carried. Yes: Vogeler, Cetak, Waldmann, Van Slyke, Baker, Cullers. No: none. Absent: none.

Cullers moved to set June 24, 2008 at 9:30 a.m. as the date and time to accept gravel bids, seconded by Waldmann. Carried. Yes: Cullers, Waldmann, Vogeler, Cetak, Van Slyke, Baker. No: none. Absent: none.

Leth reported: the Springdale Hillside Cemetery has been fenced and seeded; project C88 119B is completed; Mortensen Industrial Site road is completed, needs gravel, nothing done on north end until irrigation pipe is relocated, has not figured cost yet for submission to city for reimbursement; received call Thursday night regarding broken, leaking Trotter fertilizer tank, called DEQ, used County equipment to remove dirt and gravel from site and dumped at Fauss', graveled next day, substance in tank unknown, will bill Trotter; Jebro asphalt quote of \$1.89 has gone up to \$2.00 +, cost of one windrow will be \$24,000, may not be able to complete all planned projects due to budget concerns. Discussed difficulty in figuring budget due to rising costs of fuel and gravel, possibility of turning some roads from oil back to gravel, expecting \$102,000 from FEMA.

As advertised, at 9:30 a.m. sealed bids were received for the following County real estate parcels: 80016261 in rural Valley County, N4 rods of W 45 rods in the NW4NW4 10-20-14, valued at \$430 per acre; parcel 880032529 in Arcadia, W 30' Lot 1 Block 5 Original Arcadia, valued at \$590; 880005719 in rural Valley County, N 4.5 rods of the NW4 27-18-13, valued at \$1940. One bid was received. Said bid was opened and read by the Clerk. The bid was from R. Kokes Farms, Inc. for parcel 880005719 in the amount of \$900. No bids were received for parcels 80016261 or 880032529. Following discussion, Vogeler moved to negotiate with Kokes' on the sale of parcel 880005719, seconded by Waldmann. Carried. Yes: Vogeler, Waldmann, Cetak, Van Slyke, Baker, Cullers. Vogeler and Baker volunteered to contact Kokes' regarding sale of the property. Van Slyke moved to contact other parties who have expressed interest in the remaining parcels or who own property adjacent to said parcels, seconded by Baker. Carried. Yes: Van Slyke, Baker, Cullers, Waldmann, Vogeler, Cetak. No: none. Absent: none. Van Slyke and Sevenker volunteered to make the contacts.

Frontier Representative Frank Robak was present to discuss his proposal to provide phone service and high speed internet to the Courthouse. Based on his figures, it appeared the regular phone charges would be slightly less than the current provider. Clerk Lindsey noted that the Sheriff's Office had contacted Frontier regarding high speed internet service, however, it was her understanding that they had since chosen to go with Charter Cable for internet service as it was cheaper than Frontier. She also noted that the reason the County switched from Frontier to Nebr. Telephone and Telecom was because of the poor service received from Frontier regarding billing errors and that much time was spent by her office each month to rectify them. Robak said Frontier now has a person who works directly

with Nebraska customers and this should not be a problem. The Board said they would check with the other Courthouse offices before making a decision.

Hospital CEO Larry Schrage appeared to present the monthly hospital report. Financial statistics were reviewed on pages 9 and 10 of the report. Schrage noted that the financials are better than last year. They are putting more funds into cash reserves in preparation for construction of the new facility so that sufficient cash will be available for the start up years. They are looking at going to self-insured health insurance. A broad time line for construction of the new facility was provided showing construction beginning in April, 2009 and the planned opening in Sept., 2010.

A recess was called at 10:10 a.m. and the meeting reconvened at 10:20 a.m. with all members present.

Written Sheriff reports of Fees and Activities in March and April were presented. Sheriff Hurlburt was present and reported that the new vehicles should arrive by the end of the week. He also reported that a water softener is needed for the jail because the hard water deposits are causing problems with the operation of the toilets. Replacement cost for a toilet is \$4500. A Culligan water softener costs \$1389. Following discussion, Cullers moved to approve the purchase of the water softener with Inheritance Tax Funds with the stipulation that if sufficient funds remain in the General Fund at the end of the fiscal year, the \$1389 be repaid to the Inheritance Tax Fund, seconded by Waldmann. Carried. Yes: Cullers, Waldmann, Vogeler, Cetak, Van Slyke, Baker. No: none. Absent: none.

Nancy Glaubke was present for discussion of the proposed Mortensen Industrial Site covenants. The committee has met twice and a copy of the draft covenants was provided to Marty Petska for his comments. County Attorney Clark was present for the discussion. Discussion included: cannot force covenants on current lessees but they will be asked to sign; if driveways could be rocked rather than paved; if employee requirement should be part of covenants or lease; importance of employees for economic development; how to maintain the \$100,000 building value requirement; conditional use permit contains landscaping requirements; if building sold for same use, new conditional use permit not required, different use would require new permit; how the insurance requirement is monitored. County Attorney Clark was asked to review the covenant draft and the current lease document and advise the Board at the next meeting.

Candy Kuntz of Miller & Associates appeared to request approval of Housing Assistance Grant applicants VC-07-DPA \$14,500, VC-07-HR \$5000, VC-09-DPA \$6000, VC-09-HR \$4500; Community Development Services Invoices VC-Admin-10 \$1000, VC-Lead-7 \$400. (DPA = Down Payment Assistance, HR = Housing Rehab) Following discussion, Cullers moved to approve VC-07-DPA \$14,500 and VC-07-HR \$5000, seconded by Van Slyke. Carried. Yes: Cullers, Baker, Van Slyke, Cetak, Vogeler, Waldmann. No: none. Absent: none. Vogeler asked if legal alien status was a requirement for applicants and if it was checked and Kuntz said it was. Vogeler moved to approve VC-09-DPA \$6000, VC-09-HR \$4500, seconded by Baker. Carried. Yes: Vogeler, Cetak, Waldmann, Van Slyke, Baker, Cullers. No: none. Absent: none. CDS invoices for Adm-10 \$1000 and Lead-7 \$400 were approved on motion of Cullers, seconded by Waldmann. Carried. Yes: Cullers, Waldmann, Vogeler, Cetak, Van Slyke, Baker. No: none. Absent: none. Applicant VC-01-DPA is requesting a refinance of his loan in order to pay for remodeling work that has been done to the home. The County must agree to subordinate their lending position in order for the refinancing to take place. Kuntz said the applicant must pay the County \$200 when subordination is requested and she presented a check for \$200 along with the Subordination Agreement. She noted that the County should be cautious when agreeing to subordinate and ask the reason for it. In this instance, the value of the home was increased by the remodeling work. She said it was the County's decision, but she felt the subordination would be okay. Vogeler moved to approve the requested subordination of the lien for applicant VC-01-DPA, seconded by Cullers. Carried. Yes: Vogeler, Waldmann, Cullers, Baker, Van Slyke, Cetak. No: none. Absent: none. Kuntz then asked the Board to consider amending the program budget due to the lack of funds remaining in the rehabilitation portion and the need to be able to provide rehab funds to applicants who qualify for down payment assistance. Kunz requested that \$15,000 be moved from the DPA fund to the HR fund. She said this can be done without a public hearing because it is less than 10% of the total grant awarded. Van Slyke moved to approve the request to move \$15,000 from DPA to RH, seconded by Cullers. Carried. Yes: Van Slyke, Baker, Cullers, Waldmann, Vogeler, Cetak. No: none. Absent: none. Drawdown #14 for grant funds in the amount of \$20,813 was approved on motion of Cullers, seconded by Vogeler. Carried. Yes: Cullers, Waldmann, Vogeler, Cetak, Van Slyke, Baker. No: none. Absent: none.

Bethanne Kunz was present to discuss the County/Chamber Agreement regarding Visitors Promotion & Improvement and to present the proposed Visitors Promotion & Improvement budget request for FY 08-09. Kunz noted that, due to her resignation, the Chamber may not be able to meet all of the Agreement requirements until a new Adm. is hired. Vogeler moved to approve the County/Chamber Agreement for tourism for FY 08-09 with the

understanding that due to Kunz' absence, reports may be delayed, seconded by Cullers. Carried. Yes: Vogeler, Cetak, Waldmann, Cullers, Baker, Van Slyke. No: none. Absent: none. The proposed budget will be considered during the County budget process. Sevenker thanked Kunz for her efforts on behalf of the Chamber and Economic Development and wished her good luck in her new position.

Marc Munford of Ameritas Investment Corp. was present to talk about the process for issuing bonds. Financial information from the County and the Hospital will be compiled and submitted to insurance companies for bids. The bids will be analyzed to determine if the bonds will be insured. A decision will be made as to whether the bonds will be issued all at once or in increments. Bonds of less than 10 million per year are bank qualified and they would like at least a portion to be bank qualified. Issuing bonds as needed would also avoid paying interest on the entire amount from the beginning of the project. The County Board will make the decisions based on information provided by Ameritas. Munford will return to the Board in July, after they have received and analyzed information from the insurance companies.

At 12:15 p.m. the Board recessed for lunch and reconvened at 1:00 p.m. with all members present.

Discussion was held with County Attorney Clark regarding the County Personnel Policy and the development of a County Burial Policy. These items will be on the next Board agenda for further discussion. Information is to be sought regarding requiring financial qualification through HHS for County Burial and the cost of cremation.

At 1:20 p.m. a GIS presentation was given by Mitch Clark of Great Plains GIS Consulting in Ravenna. Clark presented a contract proposal and information outlining his services and fees. He proposes to provide tax parcel mapping, do all the research, provide data layers for soil, FEMA flood zone data, Region 26 roads & addresses, waterways, aerial background, convert County Clerk maps to digital format (townships, voting districts, Supervisor Districts, etc.), provide free training and support. The cost of his proposal is \$48,000, to be paid on a completed town and range basis.

Treasurer Suminski presented the Fund Balance Report for May. The General Fund balance is \$518,627.68, Road Fund \$63,804.13, Visitor Promotion \$2,588.44, Visitor Improvement \$6081.00, Inheritance Tax \$864,788.56, Courthouse Bond \$25,786.63. It was noted that the Hospital Operating & Maintenance Fund will not be included in next year's budget as the Hospital has determined that they will no longer request it. Suminski also reported an updated Pledge Security from Wells Fargo Bank for funds held by North Loup Valley Bank and noted that the Misc. Fund folder is available for review.

Clerk Lindsey presented the May Fee Reports for the Clerk's Office and the Clerk of the District Court. The County Clerk's Office conducted \$9,414.69 in business in April and remitted March fees of \$9336.97. The Clerk of the District Court received and remitted or holds in trust \$12,230.72 for April, 2008. Lindsey reported that the overdrawn Unreimbursed Medical account cannot be paid directly to First Concord by the employee, the County will be billed at the end of the Plan Year. The employee would have to pay the overdrawn amount to the County of their own free will and they would need to sign a statement to that effect.

At 2:45 p.m. a second GIS presentation was given by Marcus Tooze of GIS Workshop Inc. in Lincoln. Tooze said the State has made changes to the soil types which are used in calculating property values and Assessors will have to recalculate property values based on the new soil types. If done by hand this process will be very time consuming. His system would allow this to be done by the computer. It would also be a management tool for the Assessor's records, sales analysis and ratio maps. The information can also be put on the web for public access. Viewable access can be provided for Planning & Zoning after the Assessor program is completed. NACO offers financing through Ameritas or GIS Workshop provides a payment plan spread over multiple years without interest. He estimated the cost at \$20,000 to \$30,000. There is an annual fee of \$800 for tools and \$2000 for support. It could take 3 to 18 months to implement, depending on how long it takes the Assessor to provide the necessary information. Tooze agreed to put together a proposal to the Board.

The proposed merger of the Ord Rural and Ord City Fire Departments was discussed. Information provided by County Budget Accountant Chuck Able indicated that, based on the 07-08 valuations, for each additional 1 cent the County allowed the Ord Rural Fire District, the County would be giving up \$38,466. If Ord Fire District was allowed to levy an additional 3.5 cents, the County would be giving up \$134,631. The Board did not feel the County could afford to give up that amount of tax dollars.

The Clerk was directed to advertise the sale of County surplus property in the Quiz and on KNLV party line. Items will be numbered and displayed in the Courthouse lobby. Bids are to be accepted until 5:00 p.m. on Monday, June 9, 2008.

Board members acknowledged reminder of BCBS meeting dates, the NACO Budget Seminar, May 29 in Kearney and receipt of survey plats from County Surveyor Rasmussen. Plats were received for the Springdale Hillside Cemetery and a plat for re-establishing the East ¼ corner of Section 22 -19-15 for the private survey of Allen Hughes.

Following review of the May Claims & Balances Report and May Claims List, Vogeler moved to approve the May Claims and Fund Request, seconded by Cetak. Carried. Yes: Vogeler, Cetak, Waldmann, Cullers, Baker, Van Slyke. No: none. Absent: none.

Cullers reported for the Building & Grounds Committee that she has received a bid from Ord Family Furniture and is awaiting one from Maschka's Building Center in Arcadia for vertical blinds for some 3rd floor offices.

Baker reported that a special meeting may need to be held to meet with South Dakota Architect Glenn Mannes in June, depending on Mannes' schedule.

Discussion was held regarding renewal of the County's NACO/BCBS health insurance plan. Treasurer Suminski appeared to request that the Board consider the option that includes office visit co-pay. The Board also discussed adding a dental plan. Following discussion, it was decided that the County could not afford to add both the office visit co-pay and the dental plan. Vogeler moved to approve the NACO/BCBS Health Insurance Plan with the \$1000 deductible that includes the office visit co-pay, seconded by Cullers. Carried. Yes: Vogeler, Waldmann, Cullers, Baker, Van Slyke, Cetak. No: none. Absent: none.

Sheriff Hurlburt is required to file a Personnel Change-In-Status Report which requires the signature of the "agency head or designee". Chairman Sevenker signed the form as Chairman of the Board.

Discussion was held regarding Hospital Board members Carl Streeter and Garry Miska whose terms are up. Following discussion, Cetak moved to reappoint both Carl Streeter and Garry Miska to the Hospital Board, seconded by Waldmann. Carried. Yes: Cetak, Waldmann, Cullers, Sevenker (tie breaker). No: Vogeler, Baker, Van Slyke. Absent: none.

Baker moved to approve use of the Courthouse lobby for the County Democratic Convention on June 5, requested by Dale Melia, and for the Courthouse restrooms to be available for public use on June 15 from 8:00 a.m. to 1:00 p.m. for the Father's Day car show, requested by Rich Freeman. Motion seconded by Waldmann. Carried. Yes: Baker, Van Slyke, Cullers, Waldmann, Vogeler, Cetak. No: none. Absent: none.

The resignation of Bethanne Kunz, Valley County Economic Development Executive Director was on the agenda as an informational item. Sevenker noted that the position will be advertised.

Meeting adjourned at 5:00 p.m., to reconvene on June 10, 2008 at 9:00 a.m. in regular session and 11:00 a.m. as Board of Equalization. Complete minutes of the May 27 meeting and an agenda for the June 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, Valley County Clerk