

VALLEY COUNTY BOARD OF SUPERVISORS' MINUTES

The Valley County Board of Supervisors met in regular session at 9:00 a.m., Tuesday, June 24, 2025, in the Courthouse Boardroom. Pledge of Allegiance recited, roll call taken: VanSlyke, Ference, Magiera, Petska, DeRiso, Stunkel present. Baker absent. Clerk verified meeting notice published; agenda posted. The Minutes of June 10, 2025, were approved on motion of Ference, second Magiera. Carried. Yes: Ference, Magiera, Petska, DeRiso, Stunkel, VanSlyke. No: none. Absent: Baker. Stunkel moved to adopt the agenda, second Ference. Carried. Yes: Magiera, Petska, DeRiso, Stunkel, VanSlyke, Ference. No: none. Absent: Baker. Open Meetings Act posted on the west wall; public copies available on the counter. Jake Bredthauer appeared and gave public comment about problems with the sheriff, stemming from feeling his rights were violated during an engagement with the sheriff while Bredthauer was handing out papers at the Golden Husk following a showing of the Wizard of Oz. Baker arrived at 9:06am. Bredthauer provided the board with a handout. No action was taken.

Road Superintendent Jay Meyer and secretary Sandy Simpson appeared. Simpson gave report on June claims and balances. At 9:15am, gravel bids were opened and Meyer read bids from Jeffres Sand and Gravel and then Ulrich Gravel, in order of receipt. Motion by Baker to accept the gravel bids, second Stunkel. Carried. Yes: Baker, Magiera, Petska, DeRiso, Stunkel, VanSlyke, Ference. No: none. Absent: none. Meyer gave general report to include cleanup from June 19th storm, assisting with removing tree branches from the courthouse yard, working on repairing washouts, and seeking applications for an open position.

Motion by Ference to enter board of equalization at 9:29am, second Baker. Carried. Yes: Petska, DeRiso, Stunkel, VanSlyke, Ference, Baker, Magiera. No: none. Absent: none. Assessor Linda Waltman and Aurora Griebel appeared. Update given that TERC cases are still on hold. Kennadi Findley, a Liaison with the Property Assessment Division, Nebraska Department of Revenue appeared and gave information on valuations and the need to have clean data when making valuations. Interior inspections of properties whose values are being protested were discussed. Currently there is not a county policy requiring interior inspections. The board decided not to create a policy to mandate interior inspections for protested properties, but did list them as best practice and an important step when valuing properties. Protest #1, Koch, parcel ID 880013076. Motion by Ference to approve the Assessor's recommendation of a total valuation of \$72,495, second Magiera. Carried. Yes: DeRiso, Stunkel, VanSlyke, Ference, Baker, Magiera, Petska. No: none. Absent: none. Protest #2, Bresley and Potratz, Parcel ID 880010094. Discussion on the condition of the house and questions if it was a livable condition. Motion by Petska to approve the Assessor's Recommendation of a total valuation of \$253,205, second VanSlyke. Motion denied. No: Stunkel, Ference, Baker, Magiera, DeRiso. Yes: VanSlyke, Petska. Absent: none. Motion by Baker to approve the requested amount of a total valuation of \$236,625, second Stunkel. Carried. Yes: VanSlyke, Ference, Baker, Magiera, DeRiso, Stunkel. No: Petska. Absent: none. Protest #3, TWCG Capital LLC, Parcel ID 880021532. Motion by Ference to approve the Assessor's recommendation of a total valuation of \$96,125, second Magiera. Carried. Yes: VanSlyke, Ference, Baker, Magiera, Petska, DeRiso, Stunkel. No: none. Absent: none. Protest #4, Bengston, Parcel ID 880036767. Discussion on property condition, valuations methods, comparisons, history of inspection by Assessor's Office previously, and an appraisal in 2020. Photographs were provided of any changes to the property since the Assessor's Office had seen it when it was built. An interior inspection was not performed for this protest. Liaison Findley commented on the valuation tables increasing for the first time since around 2015. Motion by Ference to approve a total valuation of \$520,000, second Magiera. Motion denied. No: Petska, DeRiso, Stunkel, VanSlyke, Baker. Yes: Magiera, Ference. Absent: none. Motion by Stunkel to approve the requested total valuation of \$508,825, second Baker. Carried. Yes: Stunkel, Ference, Baker, Magiera. No: Petska, DeRiso, VanSlyke. Absent: none. Protest #5, Alexander, Parcel ID 880021623. Motion by Ference to approve the Assessor's

Recommendation of a total valuation of \$128,100, second Baker. Carried. Yes: DeRiso, Stunkel, VanSlyke, Ference, Baker, Magiera, Petska. No: none. Absent: none. Protest #6, Hinrichs, Parcel ID 880036766. Discussion on property condition, comparisons, and valuation methods. An interior inspection was not performed for this protest. Photographs were provided from an appraisal in 2020 as well as photographs of changes since then and the condition of leaky windows. Assessor Waltman did make a correction by taking of a porch that was listed twice. Motion by Petska to approve a total valuation of \$711,442, second Baker. Motion denied. No: Stunkel, VanSlyke, Ference, Baker, Magiera, DeRiso. Yes: Petska. Absent: none. Motion by Petska to approve the Assessor's corrected recommendation of a total valuation of \$860,370, second VanSlyke. Motion Denied. No: Ference, Baker, Magiera, Stunkel. Yes: VanSlyke, Petska, DeRiso. Absent: none. Motion by Stunkel to approve the requested total valuation of \$562,515, second Magiera. Motion denied. No: Ference, Baker, Petska, DeRiso, VanSlyke. Yes: Magiera, Stunkel. Absent: none. Discussion on input from TERC needed to do a proper valuation. Hinrich commented on how Bengston valuation was reduced. Motion by Baker to approve the Assessor's corrected recommendation of total valuation of \$860,370, with encouragement to appeal to TERC, second Petska. Carried. Yes: Baker, Petska, DeRiso, VanSlyke. No: Magiera, Stunkel, Ference. Absent: none. Protest #7, Schimenti, Parcel ID 880028301. Motion by Ference to approve the Assessor's recommendation of a total valuation of \$188,430, second Baker. Carried. Yes: Magiera, Petska, DeRiso, Stunkel, VanSlyke, Ference, Baker. No: none. Absent: none. Petska questioned Waltman on when people are able to see changes to the website. Waltman stated that it is supposed to be updated overnight. Petska also questioned how the board can make sure updates are being done uniformly. Discussion followed. Petska questioned Waltman and Griebel on what can be done to make sure that there isn't an extended period between valuation table updates again. Griebel gave a plan on the desire to move everyone to 2025 tables next year and then set a schedule to make sure that tables are updated every few years. Liaison Findley reported that the state works on increases with clean data and that finding comparable rural properties has been difficult. Motion by Baker to exit board of equalization at 10:33am, second Ference. Carried. Yes: Petska, DeRiso, Stunkel, VanSlyke, Ference, Baker, Magiera. No: none. Absent: none.

Ashley Woodward and Chelsea Ortmeier appeared with Valley County Health System. Woodward gave report on June board meeting to include upcoming full disaster drill on July 1, celebrating Best Places to Work award, and Sargent Medical Clinic being open now one day a week. Ortmeier gave report on May Financial report. Stunkel left the meeting at 10:35am and returned at 10:38am. Delay of schedule for a new ambulance was discussed, with now projected for spring 2026. Possible grants that VCHS could receive for treating prisoners were also discussed.

Dave Williams appeared for the Valley County Airport. Confirmation was given that neither the county nor the airport would be responsible for liability coverage for property stored at the airport. Stunkel left the meeting at 10:41am. Discussion occurred for different liability issues. The board requested that the airport receive certificates of liability from all entities that have property at the airport.

The board took a short break at 10:47am and reconvened at 10:57am.

Sheriff secretary Ashley Spanel appeared. Sheriff and sheriff deputy pay and state statute about the county board setting deputy pay was discussed. Discussion followed on use of a time clock and current pay schedule for sheriff and jail employees. Updating the pay system for the county was discussed, with ample notice needed to be given to all current employees before any changes are made. Sheriff Dave Scheideler appeared and reported on city hiring new Chief of Police. Motion by Ference to set current deputy pay in a range of \$24.00 to \$35.00 per hour, second Baker. Carried. Yes: DeRiso, Stunkel, VanSlyke, Ference, Baker, Magiera, Petska, DeRiso. No: none. Absent: none.

Clerk KeShara Poland presented the board with a thank you note received from a couple from Loup City whom the clerk's office assisted with passports.

The storm damage from June 19 to the trees in the courthouse yard was discussed. A company has been hired to remove one of the damaged trees. The others will be trimmed with hopes of saving them.

VanSlyke reported receiving report from Weed Superintendent Darrell Kaminski on a 10-day notice being sent out.

Planning and Zoning town hall meeting occurring after board meeting was discussed.

Economic Development will have a meeting on June 25.

The status of part 4 of the ongoing application for the Nebraska State Historic Tax Credit was discussed. An engagement letter for legal services from Baird Holm was also discussed. Currently, it is not know if their services will be needed. Petska has been diligently working on part 4 and has sent it in for review before official submission.

Motion by Baker to approve the fund request of \$740,589.17, second Magiera. Carried. Yes: Ference, Baker, Magiera, Petska, DeRiso, VanSlyke. No: none. Absent: Stunkel.

A notice of individual assessments and totals was provided by Sargent Irrigation District. Motion by Ference to have VanSlyke sign the requested letter of acknowledgment, second Baker. Carried. Yes: Petska, DeRiso, VanSlyke, Ference, Baker, Magiera. No: none. Absent: Stunkel.

The county's call blocker for robo and spam callers was discussed. After having it removed from the phone system for a couple of weeks, those types of calls have greatly increased. The board decided to put the robo and call blocker back on the phone system.

Committee reports included Petska attending the upcoming Region 26 meeting.

The meeting adjourned at 11:45am, to reconvene on June 30, 2025, at 9:00am in regular session. Complete minutes of the June 10, 2025, meeting and an agenda for the June 24, 2025, meeting are available for public inspection in the office of the County Clerk and on the County website <https://valleycountyne.gov>.

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.

KeShara Poland, Valley County Clerk