

VALLEY COUNTY BOARD OF SUPERVISORS' MINUTES

The Valley County Board of Supervisors met in regular session at 7:00pm, Monday, July 14, 2025, in the Courthouse Boardroom. Pledge of Allegiance recited, roll call taken: VanSlyke, Ference, Baker, Magiera, Petska, DeRiso, Stunkel present. Clerk verified meeting notice published; agenda posted. The Minutes of July 8, 2025, were approved on motion of Baker, second Ference. Carried. Yes: Baker, Magiera, Petska, DeRiso, Stunkel, VanSlyke, Ference. No: none. Absent: none. Stunkel moved to adopt the agenda, second Petska. Carried. Yes: Magiera, Petska, DeRiso, Stunkel, VanSlyke, Ference, Baker. No: none. Absent: none. Open Meetings Act posted on the west wall; public copies available on the counter. No public comment.

Motion by Ference to enter board of equalization at 7:04pm, second DeRiso. Carried. Yes: Petska, DeRiso, Stunkel, VanSlyke, Ference, Baker, Magiera. No: none. Absent: none. Aurora Griebel with the Assessor's Office was also present. Protest #27, Dawson, parcel ID 880036764 was discussed with representative appearing, concerns about increase in prices, built in 2006 for around \$180,000. Protest #32, Schaaf, parcel ID 880016429 was discussed with representative appearing, land has no road access and no water source. Protest #33, Schaaf, parcel ID 880016030 was discussed with representative appearing, house is currently vacant. Protest #34, Schaaf, parcel ID 880016401, was discussed with representative appearing, land has no easy access and no water. Protest #35, Schaaf, parcel ID 880016030 was discussed with representative appearing, land has 2 creeks, happy with assessor's recommendation of functional depreciation on house. Protest #36, Schaaf, property ID 880022659 was discussed with representative appearing, original house has not been updated but has newer addition. Protest #37, Schaaf, parcel ID 880015792 was discussed with representative appearing, only water source is at building site. Ference was absent from 7:41pm and returned at 7:43pm. Schaaf thanked board members and assessor's office for their time in reviewing properties.

Protest #12, Miller, parcel ID 880018053. Motion by Magiera to approve assessor's updated recommendation of total valuation of \$13,935 after receiving information from FSA, second Baker. Carried. Yes: DeRiso, Stunkel, VanSlyke, Ference, Baker, Magiera, Petska. No: none. Absent: none. Protest #19, Karre, parcel ID 880011781. Motion by Baker to approve assessor's recommendation of total valuation of \$531,380, second Stunkel. Motion denied. No: Ference, Baker, Magiera, Petska. Yes: VanSlyke, DeRiso, Stunkel. Absent: none. Motion by Magiera to approve total valuation of \$460,000, second Stunkel. Discussion followed. Motion by Ference to amend motion to total valuation of \$508,380, referencing comparable property ID 880013832, second Baker. Carried. Yes: Ference, Baker, Magiera, Petska, VanSlyke, Stunkel. No: none. Abstain: DeRiso. Absent: none. Protest #21, Hughes, parcel ID 880013524. Motion by Ference to approve total valuation of \$526,089, specifically house \$358,159 and land \$167,930, referencing comparable property ID 880013832, second Magiera. Carried. Yes: Baker, Magiera, Petska, Stunkel, VanSlyke, Ference. No: none. Abstain: DeRiso. Absent: none. Protest #22, Bredthauer, parcel ID 880010647. Motion by Petska to approve assessor's recommendation of total valuation of \$331,560, second Stunkel. Carried. Yes: Magiera, Petska, Stunkel, VanSlyke, Ference, Baker. No: none. Abstain: DeRiso. Absent: none. Protest #30, Fischer, parcel ID 880036724. Motion by Baker to approve total valuation of \$567,295, specifically \$488,440 house and \$78,855 land, referencing comparable property ID 880013832, second Stunkel. Carried. Yes: Petska, Stunkel, VanSlyke, Ference, Baker. No: Magiera. Abstain: DeRiso. Absent: none. Protest #6, Hinrichs, parcel ID 880036766. Discussion followed with comparable properties, to include a list that was made available from Kennadi Findley, a Liaison with the Property Assessment Division, Nebraska Department of Revenue. Motion by Magiera to approve a total valuation of \$678,902, specifically valuation of \$529,152 for house, \$127,235 for building, \$22,515 for land, second Stunkel. Carried. Yes: Stunkel, Ference, Baker, Magiera. No: Petska, VanSlyke. Abstain: DeRiso. Absent: none. Protest #4, Bengston, property ID 880036767. Discussion and no further action taken. Protest #13, Palmer, property ID

880008813. Magiera left the board meeting at 8:28pm. Motion by Petska to approve assessor's recommendation of total valuation of \$783,440, second Baker. Carried. Yes: Stunkel, VanSlyke, Ference, Baker, Petska. No: none. Abstain: DeRiso. Absent: Magiera. Protest #27, Dawson, property ID 880036764. Magiera returned to the board meeting at 8:31pm. Motion by Stunkel to approve assessor's recommendation of total valuation of \$338,075, second Baker. Discussion. Motion by Stunkel to amend the motion to approve total valuation of \$322,609, referencing comparable property ID 880036656, second Ference. Carried. Yes: VanSlyke, Ference, Baker, Magiera, Petska, Stunkel. No: none. Abstain: DeRiso. Absent: none. Protest #31, Eschliman, property ID 880037070. Motion by Ference to approve assessor's recommendation of total valuation of \$337,465, second Stunkel. Carried. Yes: Ference, Baker, Magiera, Petska, Stunkel, VanSlyke. No: none. Abstain: DeRiso. Absent: none. Protest #32, Schaaf, property ID 880016429. Motion by Ference to approve assessor's recommendation of total valuation of \$233,485, second Baker. Carried. Yes: Baker, Magiera, Petska, Stunkel, VanSlyke, Ference. No: none. Abstain: DeRiso. Absent: none. Protest #33, Schaaf, property ID 880016408. Motion by Ference to approve the assessor's recommendation of total valuation of \$691,415, second Baker. Carried. Yes: Petska, Stunkel, VanSlyke, Ference, Baker. No: Magiera. Abstain: DeRiso. Absent: none. Protest #34, Schaaf, property ID 880016401. Motion by Ference to approve the assessor's recommendation of total valuation of \$216,840, second VanSlyke. Carried. Yes: Petska, Stunkel, VanSlyke, Ference. No: Baker, Magiera. Abstain: DeRiso. Absent: none. Protest #35, Schaaf, property ID 880016030. Motion by Ference to approve the assessor's recommendation of total valuation of \$305,370, second Stunkel. Carried. Yes: Petska, Stunkel, VanSlyke, Ference, Baker, Magiera. No: none. Abstain: DeRiso. Absent: none. Protest #36, Schaaf, property ID 880022659. Motion by Ference to approve total valuation of \$232,804, specifically \$226,494 for house and \$6,310 for land, referencing comparable property ID 880022666, second Stunkel. Carried. Yes: Petska, Stunkel, VanSlyke, Ference, Baker. No: Magiera. Abstain: DeRiso. Absent: none. Protest #37, Schaaf, property ID 880015792. Motion by Baker to approve the assessor's recommendation of total valuation of \$276,295, second Ference. Carried. Yes: DeRiso, Stunkel, VanSlyke, Ference, Baker, Magiera, Petska. No: none. Absent: none. Motion by Petska to exit board of equalization at 8:55pm, second DeRiso. Carried. Yes: DeRiso, Stunkel, VanSlyke, Ference, Baker, Magiera, Petska. No: none. Absent: none.

The meeting adjourned at 8:56pm, to reconvene on July 29, 2025, at 9:00am in regular session. Complete minutes of the July 8, 2025, meeting and an agenda for the July 14, 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