

VALLEY COUNTY BOARD OF SUPERVISORS' MINUTES

The Valley County Board of Supervisors met in regular session at 7:00pm, Thursday, July 16, 2026, in the Courthouse Boardroom. Pledge of Allegiance recited. Roll call taken: VanSlyke, Baker, Petska, DeRiso, Stunkel present. Absent: Ference, Magiera. Clerk verified meeting notice published; agenda posted. Approval of minutes from July 14, 2026, tabled until the next board meeting. Motion by Baker to adopt the agenda, second Stunkel. Carried. Yes: Baker, Petska, DeRiso, Stunkel, Vanslyke. No: none. Absent: Ference, Magiera. Open Meetings Act posted on the west wall, public copies available on the counter. No public comment.

Motion by Petska to enter board of equalization at 7:01pm, second Baker. Carried. Yes: Petska, DeRiso, Stunkel, VanSlyke, Baker. No: none. Absent: Ference, Magiera. Motion by Baker to enter hearing for protest and destroyed real property at 7:02pm, second Petska. Carried. Yes: DeRiso, Stunkel, VanSlyke, Baker, Petska. No: none. Absent: Ference, Magiera. Protest #18, parcel ID 8800003143, Protest #19, parcel ID 880009128, Protest #20, parcel ID 880009184, Franzen reviewed and discussed with representative present. Magiera arrived at the board meeting at 7:05pm. Discussion on valuation increases, sustainability, and schools. Discussion with Assessor Aurora Griebel on Marshall and Swift costing and tables, will be updating to use Midwest region. Protest #1, parcel ID 880008813, Palmer, motion by Petska to approve Assessor recommendation of total valuation of \$910,735 with no change, second VanSlyke. Carried. Yes: Stunkel, VanSlyke, Baker, Magiera, Petska, DeRiso. No: none. Absent: Ference. Protest #2, parcel ID 880008869, Palmer, motion by Stunkel to approve assessor recommendation of total valuation of \$163,170, second Baker. Discussion on motions. Stunkel amended motion to approve parcel ID 880008869 at \$163,170, with no change, second Baker. Carried. Yes: VanSlyke, Baker, Magiera, Petska, DeRiso, Stunkel. No: none. Absent: Ference. Baker went on record stating "I will vote yes, but with prejudice, because this is not a fair system, it's not fair to anybody in the county or state, and also with prejudice that the county assessor takes too much heat for the decisions that this board makes, but I will vote yes." Protest #3, parcel ID 880028126, Bruha, discussion on went over property card but no review done. Motion by Baker to approve parcel ID 880028126 at \$287,510, with no change, second Stunkel. Carried. Yes: Baker, Petska, Stunkel, VanSlyke. No: Magiera, DeRiso. Absent: Ference. Protest #4, parcel ID 880025991, Markowski, discussion on locations adjusting values and needing basis for changes. Motion by Stunkel to approve parcel ID 880025991 at \$365,230, with no change, second Petska. Carried. Yes: Baker, Petska, DeRiso, Stunkel, VanSlyke. No: Magiera. Absent: Ference. Protest #5, Markowski, motion by Magiera to approve parcel ID 880025998 at a lower value of \$12,000, second Stunkel. Discussion on overall increases of lots. Carried. Yes: Magiera, DeRiso, Stunkel, VanSlyke, Baker. No: Petska. Absent: Ference. Protest #6, Green America Biofuels Ord LLC, motion by Petska to approve parcel ID 880036789 at \$33,474,240, with no change, second Baker. Carried. Yes: Petska, DeRiso, Stunkel, VanSlyke, Baker, Magiera. No: none. Absent: Ference. Protest #7, Koll. Stunkel was absent at the board meeting at 8:13pm. Discussion on value. Motion by VanSlyke to approve parcel ID 880006419 at \$129,795 with no change, second DeRiso. Motion denied. Yes: DeRiso, VanSlyke, Petska. No: Baker, Magiera. Stunkel returned to the board meeting at 8:15pm. Abstain: Stunkel. Absent: Ference. Discussion on valuation. Motion by VanSlyke to approve parcel ID 880006419 at \$129,795 with no change, second DeRiso. Carried. Yes: Petska, DeRiso, Stunkel, VanSlyke. No: Baker, Magiera. Absent: Ference. Protest #8, Koll, motion by DeRiso to approve parcel ID 880006447 at \$259,645 with no change, second Petska. Carried. Yes: VanSlyke, Petska, DeRiso, Stunkel. No: Baker, Magiera. Absent: Ference. Protest #9, Koll, motion by Petska to approve parcel ID 880006482 at \$256,520 with no change, second Baker. Carried. Yes: Petska, DeRiso, Stunkel, VanSlyke. No: Baker, Magiera. Absent: Ference. Protest #10, Koll, motion by VanSlyke to

approve parcel ID 880012705 at \$757,840 with no change, second Petska. Carried. Yes: Petska, DeRiso, Stunkel, VanSlyke. No: Magiera, Baker. Absent: Ference. Protest #11, Koll, motion by Petska to approve parcel ID 880036710 at \$832,280 with no change, second Stunkel. Carried. Yes: DeRiso, Stunkel, VanSlyke, Petska. No: Baker, Magiera. Absent: Ference. Protest #12, Koll, motion by Stunkel to approve parcel ID 880036836 at \$677,315 with no change, second Baker. Carried. Yes: Stunkel, VanSlyke, Baker, Magiera, DeRiso. No: Petska. Absent: Ference. Parcel #13, Waits, after review, motion by Magiera to approve parcel ID 880021749 at a decreased value of \$32,445, second Stunkel. Carried. Yes: VanSlyke, Baker, Magiera, Petska, DeRiso, Stunkel. No: none. Absent: Ference. Protest #14, McCall, motion by Magiera to approve parcel ID 880022407 at a decreased value of \$11,130, second Baker. Carried. Yes: Baker, Magiera, DeRiso, Stunkel, VanSlyke. No: Petska. Absent: Ference. Protest #15, McCall, discussion on pictures that were emailed, no review. Motion by Stunkel to approve parcel ID 880022400 at \$526,105 with no change after adjustments made, second Baker. Carried. Yes: Petska, DeRiso, VanSlyke, Baker. No: Magiera, Stunkel. Absent: Ference.

The board took a short break at 8:52pm and reconvened at 8:56pm with Ference absent.

Protest #16, Miska, motion by Petska to approve parcel ID 880022869 at a decreased value of \$54,825, second Stunkel. Discussion on pictures supplied, no review done, and increase on dwelling value. Carried. Yes: Petska, VanSlyke, Baker, Magiera. No: DeRiso, Stunkel. Absent: Ference. Protest #17, Karre, Motion by Stunkel to approve parcel ID 880011781 at \$561,880 with no change, second Petska. Discussion on year of build. Carried. Yes: DeRiso, Stunkel, VanSlyke, Baker, Petska. No: Magiera. Absent: Ference. Protest #18, Franzen, motion by Petska to approve parcel ID 880003143 at \$429,330 with no change, second Baker. Carried. Yes: Stunkel, VanSlyke, Petska, DeRiso. No: Baker, Magiera. Absent: Ference. Protest #19, Franze, motion by VanSlyke to approve parcel ID 880009128 at \$821,425 with no change, second DeRiso. Carried. Yes: VanSlyke, Baker, Petska, DeRiso, Stunkel. No: Magiera. Absent: Ference. Protest #20, Franzen, motion by DeRiso to approve parcel ID 880009184 at \$129,925 with no change, second Baker. Carried. Yes: VanSlyke, Baker, Petska, DeRiso, Stunkel. No: Magiera. Absent: Ference. Protest #21, Pelton, motion by Petska to approve parcel ID 880026047 at \$203,150 after adjustments, second Magiera. Carried. Yes: Baker, Magiera, Petska, DeRiso, Stunkel, VanSlyke. No: none. Absent: Ference. Protest #22-#24, Wilson, motion by Petska to reject protests for parcel ID 880024059, 880024052, and 880024850 due to incomplete forms, second Baker. Carried. Yes: Magiera, Petska, DeRiso, Stunkel, VanSlyke, Baker. No: none. Absent: Ference. Protest #25, Reineke, motion by Magiera to approve parcel ID 880027118 at \$307,268 after adjustments and decrease land value to \$12,713, second Stunkel. Carried. Yes: DeRiso, Stunkel, Baker, Magiera. No: Petska, VanSlyke. Absent: Ference. Protest #26, Reineke, motion by Petska to approve parcel ID 880020692 at \$105,100 with no change, second Stunkel. Carried. Yes: DeRiso, Stunkel, VanSlyke, Baker, Petska. No: Magiera. Absent: Ference. Motion by Magiera to accept the over/under valued list for parcel ID 880021644, second Baker. Carried. Yes: Stunkel, VanSlyke, Baker, Magiera, Petska, DeRiso. No: none. Absent: Ference. Motion by Stunkel to exit the hearing for protest and destroyed real property at 9:47pm, second Baker. Carried. Yes: VanSlyke, Baker, Magiera, Petska, DeRiso, Stunkel. No: none. Absent: Ference. Review of TERC notice received for Case No 25C 0435 for Green America Biofuels Ord LLC. Anticipating possible hearing date change. Motion by Magiera to exit board of equalization at 9:50pm, second Baker. Carried. Yes: Magiera, Petska, DeRiso, Stunkel, VanSlyke, Baker. No: none. Absent: Ference.

Motion by Magiera to table the review and discussion of office and department budgets until the July 28 board meeting, second Baker. Carried. Yes: Stunkel, VanSlyke, Baker, Magiera, Petska, DeRiso. No: none. Absent: Ference.

The meeting adjourned at 9:51pm, to reconvene on July 28, 2026, at 9:00am for a regular meeting, and 9:30am as board of equalization. Agenda for the July 16, 2026, meeting is 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