



Cherry County Board Minutes



BOARD OF COMMISSIONERS MINUTES

July 12, 2022

The Cherry County Board of Commissioners convened in regular session on July 12, 2022 in the Cherry County Commissioners Meeting Room of the Cherry County Courthouse, as per notice in the Valentine Midland News every week, with the agenda being on file in the office of the County Clerk. The meeting was called to order at 10:01 AM by Chairman Storer. Roll call was taken. Present for the meeting were Cherry County Commissioners Tanya Storer, Martin DeNaeyer, James Ward, and Cherry County Clerk Brittny Petersen. The Open Meetings Act Poster was acknowledged by Chairman Storer and the Pledge of Allegiance was recited.

The Cherry County Board of Commissioners meeting minutes from June 28, 2022 were read. Ward moved and DeNaeyer seconded to approve the minutes as read with the inclusion of a note of clarification written by Commissioner Storer. Roll call vote: Aye – Storer, DeNaeyer, Ward. The motion carried.

The Board of Equalization meeting minutes from June 28, 2022 were read. DeNaeyer moved and Ward seconded to approve the minutes as corrected. Roll call vote: Aye – DeNaeyer, Ward, Storer. The motion carried.

The Board of Corrections meeting minutes from June 28, 2022 were read. DeNaeyer moved and Ward seconded to approve the minutes as read. Roll call vote: Aye – Ward, Storer, DeNaeyer. The motion carried.

The Cherry County Board of Commissioners Emergency meeting minutes from July 1, 2022 were read. Ward moved and DeNaeyer seconded to approve the minutes as read. Roll call vote: Aye – DeNaeyer, Ward. Abstain – Storer. The motion carried.

The Board reviewed an engagement letter for consulting services regarding Coronavirus State and Local Fiscal Recovery Funds. Clerk Petersen indicated that up to this point, it has not been necessary to utilize their services for the required reporting involved but it might be necessary in the future. Storer moved and DeNaeyer seconded to renew the engagement letter with Lutz & Company, PC. Roll call vote: Aye – DeNaeyer, Ward, Storer. The motion carried.

Cherry County Treasurer Kathy Hammond presented the Board with the Semi-Annual Statement for the six months ending June 30, 2022 to the Board for review. Storer moved and DeNaeyer seconded to approve the Treasurer's Semi-Annual Statement. Roll call vote: Aye – Ward, Storer, DeNaeyer. The motion carried.

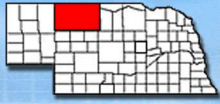
The Board reviewed the Distress Warrant Report with seventy distress warrants paid in the amount of \$25,457.05 and seven distress warrants unpaid in the amount of \$3,294.28.

The list of all delinquent 2020 and prior real estate taxes which were not sold for want of bidders at the last annual tax sale was reviewed. Ward moved and DeNaeyer seconded to direct the Cherry County Treasurer Kathy Hammond to issue county tax sale certificates on parcels indicated in the report for all delinquent 2020 and prior real estate taxes. Roll call vote: Aye – Storer, DeNaeyer, Ward. The motion carried.

The Board reviewed the Three-Year Comparison Statement of Uncollected Taxes as of June 30, 2022. The following amounts are the uncollected real estate and personal taxes as shown by the records of the County Treasurer: 2019 - \$2,268.74, 2020 - \$3,346.89, 2021 - \$7,255,059.74.

Cherry County Justice Center Administrator Sharon Hesse was unable to attend the meeting for discussion regarding the Justice Center Pay Scale. No Board action was taken on the agenda item regarding the Cherry County Justice Center Pay Scale Revision.

Commissioner Ward presented a draft policy regarding the donation of sick and vacation hours for employees that may have a medical emergency or be affected by a major disaster. Changes were made to the draft and it was read aloud. DeNaeyer moved and Ward seconded to amend the Cherry County Employee Handbook to include the Catastrophic Illness Leave Donation Program as read. Roll call vote: Aye – DeNaeyer, Ward, Storer. The motion carried.



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Commissioner DeNaeyer presented a draft Noxious Weed Superintendent job description. Changes were made to the draft and it was read aloud. Ward moved and Storer seconded to approve the job description for Noxious Weed Control Superintendent as read. Roll call vote: Aye – Ward, Storer, DeNaeyer. The motion carried.

Commissioner Ward stated that he had negotiated a salary and a job description with Doug Boyer. Changes to the job description were outlined.

A Payroll Change Notice was completed for the promotion of Brent McIntosh to Road District #2 Foreman.

Storer moved and DeNaeyer seconded to accept the Cherry County Road Supervisor job description as presented by Commissioner Ward. Roll call vote: Aye – Storer, DeNaeyer, Ward. The motion carried.

Ward moved and Storer seconded to set Doug Boyer’s salary for the position of Cherry County Road Supervisor at \$55,000 and for all other benefits that have accrued to this point to remain. Roll call vote: Aye – DeNaeyer, Ward, Storer. The motion carried.

Cherry County Emergency Management Director Matt Sandoz met with the Board to provide an update regarding the installation of dispatch consoles and a grant opportunity through the Forest Service for the SEAT plane to remain located in Valentine was also discussed. The Board requested for Director Sandoz to provide a draft policy for Cherry County employees who are first responders for the Board’s consideration.

Cherry County Road Supervisor Doug Boyer and Cherry County Highway Superintendent Lloyd Smith provided updates regarding the Lyons Bridge project, road conditions and maintenance completion, and armor coat projects.

The Board reviewed the Clerk of the District Court fee report for June 2022, Treasurer’s fund balance listing for June 30, 2022, Sheriff’s quarterly fee report for second quarter 2022, operating statement report of budget vs. actual spending for June 2022, Road Fund journal entry, Cherry County Hospital balance sheets for May 31, 2022, BSH Kilgore (CUP #003/18) – Annual Update, and Kennedy Road Wetland Delineation Report.

The Board recessed for lunch from 11:59 AM to 1:05 PM.

The Board received comments from the public during the allotted time. Carolyn Semin provided written comments to the Board. Cherry County employees expressed concerns regarding health insurance coverage.

From 2:01 PM to 3:57 PM the Board recessed from regular session to convene as a Board of Equalization.

Claim #22078979 payable to Office Products from the General Fund was adjusted from \$5,013.07 to \$3,218.07 and Claim #22079083 payable to Meritain Health from the Employee Health Insurance Claim Fund was adjusted from \$23,132.36 to \$0.00.

Ward moved and DeNaeyer seconded to approve claims. Roll call vote: Aye – DeNaeyer, Ward, Storer. The motion carried.

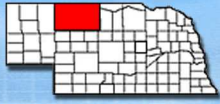
July 12, 2022

CHERRY COUNTY CLAIMS LISTING

Claims were presented in the amount of	\$	77,428.83	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the General Fund in the amount of			\$ 77,428.83

GENERAL

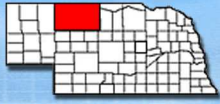
Anderson Electric Inc	Services	\$520.99
Applied Connective Technologies	Services	\$11,607.54
Black Hills Chemical	Services	\$83.48
Michael S Borders	Services	\$1,948.88



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Buckles Fuel Service	Services	\$143.56
Centurylink	Telephone Service	\$185.67
Centurylink	Telephone Service	\$1,705.53
Cherry County Clinic	Services	\$310.44
Cherry County Court	Court Fees	\$223.00
Cherry County District Court	Court Fees	\$143.00
Cherry County Hospital	Services	\$6,423.00
Cherry County Sheriff	Services	\$4.00
Cherry County Treasurer	Bank Fees	\$5.00
Clearly Communications	Telephone Service	\$298.21
Amanda Colburn	Services	\$208.25
DAS State Accounting 6506	Services	\$448.00
DAS State Accounting 6507	Services	\$224.70
Dish Network	Services	\$133.06
Lorana Eggert	Reimbursement	\$230.50
Encartele Inc	Services	\$600.00
Fyr Teck Inc	Services	\$90.00
Galls	Supplies	\$914.31
Michelle Garwood	Reimbursement	\$585.45
Blaine T Gillett Law Office	Services	\$1,475.90
Pat Greenough	Reimbursement	\$100.00
GRP & Associates	Services	\$57.00
Shawn Hamling	Reimbursement	\$163.80
Kathy Hammond	Reimbursement	\$239.70
Heart City Drug	Services	\$12.08
Henderson's IGA	Supplies	\$294.86
Johnson Law Office	Clerical Salary/Rent/Telephone/Equipment	\$4,500.51
Kyra King	Reimbursement	\$133.28
La Quinta Inn & Suites	Lodging	\$344.85
Marco Technologies	Services	\$26.67
Microfilm Imaging Systems	Services	\$136.00
Midwest Connect	Services	\$450.00
MIPS	Services	\$2,946.26
NK Waste Management	Services	\$184.00
Office Products	Supplies	\$3,218.07
Katie Ormesher	Reimbursement	\$14.72
Outback Screenprinting & Embroidery	Services	\$50.00
Paper Tiger Shredding	Services	\$50.00
Brittney Petersen	Reimbursement	\$325.79
Petty Cash	Reimbursement	\$40.00
Pit Stall	Services	\$919.20
Prema	Services	\$38.70
Presto X	Services	\$96.05
Quadient Finance USA	Services	\$62.16
Quill	Services	\$39.99
Shauna Radant	Reimbursement	\$23.40
Reese Inc	Services	\$899.00
Region IV	Services	\$2,626.00
Region 4 Behavioral Health System	Services	\$5,390.25
Ron's Quik Lube	Services	\$195.15
Sandhill Oil Company	Services	\$459.68
Eric Scott	Clerical Salary/Rent/Telephone/Equipment	\$8,521.42
Scotty's Ranchland Foods	Supplies	\$201.86
Cardmember Service	Supplies	\$1,624.40
Simple Solutions Computer Group	Services	\$59.75



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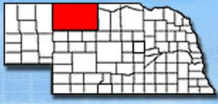


Sirchie	Services	\$180.40
Samuel Q Spain	Reimbursement	\$125.00
J Andrew Taylor	Services	\$7,238.40
Tehrani Motor Company	Services	\$279.10
True Value	Supplies	\$93.93
US Cellular	Services	\$88.14
Valentine Midland News	Services	\$138.00
City of Valentine	Utilities	\$3,543.30
Ward Plumbing & Heating	Services	\$347.10
Western Oil/Conoco	Fuel/Car Wash	\$102.20
Wex Bank	Fuel	\$2,336.19
	Total	\$77,428.83

Claims were presented in the amount of \$ **244,043.26** .
 and disallowed in the amount of \$ - .
 A warrant was ordered drawn on the Road Fund in the amount of \$ **244,043.26**

ROAD

Ashby Lumber Company	Services	\$22.78
Atarah Management Holding LLC	Services	\$2,120.00
Bacon Repair	Services	\$568.93
Bomgaars	Supplies	\$612.84
Douglas Boyer	Reimbursement	\$21.71
Buckles Fuel Service Inc	Services	\$9,761.80
Central Valley AG Cooperative	Services	\$6,183.81
Cherry County Implement	Supplies	\$264.95
Circle K Motor	Services	\$703.47
Cody Oil Company	Services	\$4,463.14
Colonial Research Chemical Company	Services	\$296.14
Consolidated Telephone	Services	\$310.32
Crossroads Auto Repair Specialists	Services	\$232.66
Custer Public Power District	Services	\$134.59
D&L Sand & Gravel	Services	\$1,176.00
Danielski Farms	Services	\$9,242.32
DAS State Accounting 6507	Services	\$27.70
Deere Credit	Services	\$65,357.16
Marc Ericksen	Services	\$850.00
Galaway Field Repair	Services	\$1,673.00
Great Plains Communications	Services	\$213.90
Melvin Hartman	Services	\$16,200.00
Hometown Lumber & Construction	Services	\$145.99
Inland Truck Parts Company	Services	\$182.66
J&J Trailer Sales LLC	Services	\$198.71
JEBRO Inc	Services	\$43,660.98
KBR Rural Public Power District	Utilities	\$180.17
KL Wood & Company	Services	\$7,406.00
Lanair Products	Services	\$432.00
Martin Auto Parts II	Services	\$238.07
Martin Marietta Materials	Services	\$11,445.83
Medical Enterprises Inc	Services	\$41.25
Village of Merriman	Services	\$61.02
Mips Inc	Services	\$180.00
Modern Farm Equipment Corporation	Services	\$4,200.00
Motor Carrier Services Division	Services	\$0.77
Mullen Auto & Diesel	Services	\$1,140.95
NE Machinery Company	Services	\$7,464.83



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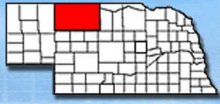
Nebraska Motor Fuels Division	Services	\$2,172.00
Nebraska Public Power District	Services	\$46.36
Nebraska Truck Center	Supplies	\$253.18
Newman Signs Inc/Traffic Signs	Services	\$304.68
Office Products Center	Supplies	\$310.77
The Parts Company	Supplies	\$250.86
Perrett Construction LTD	Services	\$270.33
Pit Stall	Services	\$16,041.95
Powerplan	Services	\$4,676.37
Prema	Services	\$65.43
Sandhill Oil Company Inc	Services	\$15,403.39
Sandhills Mobile Repair	Services	\$671.25
Security First Bank	Services	\$3,985.21
Triple G Redimix, LLC	Supplies	\$745.22
Truck Center Companies	Services	\$954.44
US Cellular	Services	\$72.26
City of Valentine	Services	\$307.16
Ward Plumbing & Heating LLC	Services	\$75.95
Western Oil Inc	Services	\$20.00
	TOTAL	\$244,043.26

Claims were presented in the amount of	\$	2,550.00	.
and disallowed in the amount of			.
A warrant was ordered drawn on the Emergency Bridge Fund in the amount of	\$	2,550.00	
Emergency Bridge			
Niobrara Valley Consultants	Services	\$	2,550.00
	TOTAL		\$2,550.00

Claims were presented in the amount of	\$	9,089.70	.
and disallowed in the amount of			.
A warrant was ordered drawn on the Visitor Promotion Fund in the amount of	\$	9,089.70	
VISITOR PROMOTION			
Andrew Claymon Memorial Fishing Trn	Grant	\$3,000.00	
Borns Group Inc	Services	\$2,817.00	
Great Plains Communications	Services	\$182.43	
Hand's Lawn Service	Services	\$90.00	
Nebraska Travel Association	Services	\$600.00	
Niobrara River Festival & Races	Grant	\$600.00	
NRG Media LLC/Broadcast House Media	Services	\$1,450.00	
Office Products	Supplies	\$56.99	
Sunshine Greenhouse	Supplies	\$53.07	
City of Valentine	Services	\$240.21	
	TOTAL		\$9,089.70

Claims were presented in the amount of	\$	900.00	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Visitor Improvement Fund in the amount of	\$	900.00	
VISITOR IMPROVEMENT			
The Prairie Club	Services	\$900.00	
	TOTAL		\$900.00

Claims were presented in the amount of	\$	143.62	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Register of Deeds P&M Fund in the amount of	\$	143.62	



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REGISTER OF DEEDS P&M

Marathon Press	Supplies	\$	143.62
	TOTAL		\$143.62

Claims were presented in the amount of	\$	409.28	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Health Insurance Claims Fund in the amount of			\$
			409.28

EMPLOYEE HEALTH INSURANCE CLAIMS

Cherry County Clerk	Health Insurance Claims		20.92
EFTPS	PCORI Fees		388.36
Meritain Health	Termination Fees	\$	-
	TOTAL	\$	409.28

Claims were presented in the amount of	\$	8,649.31	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Bookmobile Fund in the amount of			\$
			8,649.31

BOOKMOBILE

Valentine Public Library	Bookmobile		\$8,649.31
	TOTAL	\$	8,649.31

Claims were presented in the amount of	\$	7,034.14	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Emergency Management Fund in the amount of			\$
			7,034.14

EMERGENCY MANAGEMENT

Centurylink	Services		\$242.42
KBR Rural Public Power	Services		\$93.92
Onsolve	Services		\$6,679.81
The Parts Company	Supplies		\$17.99
	TOTAL		\$7,034.14

Claims were presented in the amount of	\$	9,636.25	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Inheritance Tax Fund in the amount of			\$
			9,636.25

INHERITANCE TAX

Applied Connective Technologies	Services		\$3,393.00
Houghton Bradford Whitted PC	Services		\$6,243.25
	TOTAL		\$9,636.25

Claims were presented in the amount of	\$	3,323.28	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the 911 Emergency Services Fund in the amount of			\$
			3,323.28

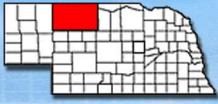
911 EMERGENCY SERVICES (2910)

Boyd's Network Solutions	Services		\$3,114.16
Century Link	Services		\$26.11
Great Plains Communications Inc	Services		\$26.59
OPTK Networks	Services		\$156.42
	TOTAL		\$3,323.28

Claims were presented in the amount of	\$	1,097.90	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the 911 Wireless Service Fund in the amount of			\$
			1,097.90

911 WIRELESS SERVICE (2913)

Centurylink	Services		\$137.09
Great Plains Communications Inc	Services		\$139.63



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OPTK Networks	Services	\$821.18
	TOTAL	\$1,097.90

Claims were presented in the amount of	\$	2,809.90	.
and disallowed in the amount of	\$	-	
A warrant was ordered drawn on the Courthouse (Special Building) Fund in the amount of		\$	2,809.90

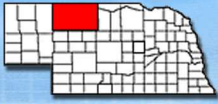
Courthouse (Special Building)

Central Valley Ag Cooperative	Services	\$2,809.90
	TOTAL	\$2,809.90

At 4:39 PM, with no further business to come before the Board, Chairman Storer declared the meeting adjourned.

These minutes are not the official record and may be corrected. A copy of the approved, official minutes is available to the public in the Cherry County Clerk's Office.

DRAFT



Cherry County Board Minutes



BOARD OF EQUALIZATION MINUTES July 12, 2022

The Cherry County Board of Commissioners convened as a Board of Equalization on July 12, 2022 in the Cherry County Commissioners Meeting Room of the Cherry County Courthouse, as per notice published June 29, 2022 in the Valentine Midland News, with the agenda being on file in the office of the County Clerk. The meeting was called to order at 2:01 PM by Chairman Storer. Roll call was taken. Present for the meeting were Cherry County Commissioners Tanya Storer, Martin DeNaeyer, James Ward, Cherry County Clerk Brittny Petersen, Cherry County Assessor Betty Daugherty, and Cherry County Deputy Assessor Jackie Moreland. The Open Meetings Act Poster was acknowledged by Chairman Storer.

Assessor Daugherty presented the Report of Overvalued, Undervalued, and Omitted Property for Tax Year 2022 and an overview of the corrections contained in said report. Ward moved and DeNaeyer seconded to approve the Report of Overvalued, Undervalued, and Omitted Property as presented by Assessor Daugherty. Roll call vote: Aye – Ward, Storer, DeNaeyer. The motion carried.

Assessor Daugherty presented a tax list correction for Property ID: 160648963 to accelerate 2022 taxes. Ward moved and DeNaeyer seconded to approve tax list correction #2021-11 as presented by Assessor Daugherty and authorized the Chairman to sign. Roll call vote: Aye – Storer, DeNaeyer, Ward. The motion carried.

Assessor Daugherty informed the Board of a property that was purchased by Cherry County Hospital and Clinic and will be removed from the tax rolls.

The Board conducted property valuation protest hearings.

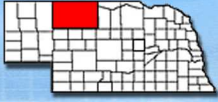
Protest #422-22-02 for Property ID: 160142423, Protest #422-22-03 for Property ID: 160006112, Protest #422-22-04 for Property ID: 160009847, Protest #422-22-05 for Property ID: 160006104 were filed by Adam & Joe Hoffman who were not in attendance. Assessor Daugherty stated that for Protest #02 that the shipping containers had been removed with a previously approved overvalued, undervalued, and omitted property report and that no value change for Protests #03-05 were recommended due to comparable sales and the equalization issue. Storer moved and Ward seconded to accept the recommendation from Assessor Daugherty on Property Valuation Protests #422-22-02 - #422-22-05. Roll call vote: Aye – DeNaeyer, Ward, Storer. The motion carried.

Protest #422-22-12 for Property ID: 160272173 was filed by Jeremiah Hanson who was in attendance and provided photos of the property's condition. Assessor Daugherty stated that residences in the Village of Merriman received a 35% increase for statutory compliance in 2022 and that her recommendation is for the building value to revert to the 2021 value. DeNaeyer moved and Ward seconded to approve the Assessor's recommendation for Protest #422-22-12. Roll call vote: Aye – Ward, Storer, DeNaeyer. The motion carried.

Protest #422-22-06 for Property ID: 160037611, Protest #422-22-07 for Property ID: 160037646, Protest #422-22-08 for Property ID: 160037662, Protest #422-22-09 for Property ID: 160037697, Protest #422-22-10 for Property ID: 160037638 were filed by Jacqi S. Witte, POA for Donna Schroeder who were not in attendance. Assessor Daugherty recommended to reclassify 19 acres as waste for Protest #06. Storer moved and Ward seconded to accept the Assessor's recommendation for Protest #422-22-06. Roll call vote: Aye – Storer, DeNaeyer, Ward. The motion carried.

Assessor Daugherty recommended no change in value for Protest #07. Ward moved and DeNaeyer seconded to accept Assessor Daugherty's recommendation for Protest #422-22-07. Roll call vote: Aye - DeNaeyer, Ward, Storer. The motion carried.

Assessor Daugherty recommended no change in value for Protest #10. DeNaeyer moved and Ward seconded to accept Assessor Daugherty's recommendation of no change for Protest #422-22-10. Roll call vote: Aye – Ward, Storer, DeNaeyer. The motion carried.



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Assessor Daugherty recommended reclassification of 75 acres as waste and a 50% spot type adjustment for soil types 4540, 4545, 4553 for Protest #08. Storer moved and DeNaeyer seconded to accept the Assessor's recommendation on Protest #422-22-08. Roll call vote: Aye – Storer, DeNaeyer, Ward. The motion carried.

Assessor Daugherty recommended reclassification of 1.5 acres as waste and a 50% spot type adjustment for soil type 4540 for Protest #09. Ward moved and DeNaeyer seconded to accept Assessor Daugherty's recommendation for Protest #422-22-09. Roll call vote: Aye – DeNaeyer, Ward, Storer. The motion carried.

Protest #422-22-11 was filed by Lewis S. & Geraldine E. Coleman for Property ID: 160010934 who were not in attendance. Assessor Daugherty stated that residences in the City of Valentine received a 10% increase for statutory compliance in 2022, and that her recommendation is for no change in value due to comparable sales and the equalization issue. Ward moved and Storer seconded to accept Assessor Daugherty's recommendation for Protest #422-22-11. Roll call vote: Aye – Ward, Storer, DeNaeyer. The motion carried.

Protest #422-22-13 for Property ID: 160148219 was filed by George Gurnett/Paradigm Tax Group on behalf of Valentine Good Samaritan Housing, Inc. who were not in attendance. Assessor Daugherty stated that the protest was forwarded to Central Plains Valuation for input. Central Plains indicated that comparable properties in Cherry County are valued based on a cost approach versus the protest filer's requested value which was based on income approach. Assessor Daugherty recommended no change in value due to equalization reasons. Ward moved and DeNaeyer seconded to accept Assessor Daugherty's recommendation for Protest #422-22-13. Roll call vote: Aye – Storer, DeNaeyer, Ward. The motion carried.

Assessor Daugherty stated that all residential values will be reassessed in 2022 and 2023 and that protested parcels were flagged for thorough review.

At 3:57 PM Chairman Storer declared the meeting adjourned.

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