

BOARD OF COMMISSIONERS MINUTES

July 11, 2023

The Cherry County Board of Commissioners convened in regular session on July 11, 2023 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 10:00 a.m. by Chairman DeNaeyer. Roll call was taken. Present for the meeting were Cherry County Commissioners Martin DeNaeyer, Nina Nelson, Mike McConaughy, and Cherry County Clerk Brittny Longcor. The Open Meetings Act Poster was acknowledged by Chairman DeNaeyer and the Pledge of Allegiance was recited.

The Board of Commissioners meeting minutes from June 27, 2023 were read. DeNaeyer moved and Nelson seconded to approve the minutes as read. Roll call vote: Aye – Nelson, DeNaeyer, McConaughy. The motion carried.

The Board of Corrections meeting minutes from June 27, 2023 were read. McConaughy moved and Nelson seconded to approve the minutes as read. Roll call vote: Aye – DeNaeyer, McConaughy, Nelson. The motion carried.

The Board of Equalization meeting minutes from June 27, 2023 were read. DeNaeyer moved and Nelson seconded to approve the minutes as read. Roll call vote: Aye – McConaughy, Nelson, DeNaeyer. The motion carried.

Highway Superintendent Lloyd Smith updated the Board regarding millings for road projects, asphalt millings testing, armor coat oil, and the Anderson Bridge load rating.

Deputy Emergency Manager Jessica Coyle updated the Board regarding NEMA siren grants, EMPG completion, ARPA grant submissions, and IPAWS training & testing completion.

At 10:30 a.m., as published in the Valentine Midland News on June 28, 2023, Commissioner DeNaeyer opened the public hearing to consider an Application for Liquor License submitted by Niobrara Valley Vineyards, LLC for a Class I Liquor License located at 90254 State Spur 16F, Nenzel, NE. Niobrara Valley Vineyards owner, Greg Nollette, offered information regarding the current liquor license held by Niobrara Valley and the purpose for applying for the Class I license. Carolyn Semin and Merrial Rhoades spoke in support of the application. Chairman DeNaeyer closed the hearing at 10:38 a.m. DeNaeyer moved and McConaughy seconded to recommend approval of the Application for Liquor License received from Niobrara Valley Vineyards to the Nebraska Liquor Control Commission. Roll call vote: Aye – Nelson, DeNaeyer, McConaughy. The motion carried.

Mr. Nollette updated the Board regarding the construction progress of the event space and RV park at Niobrara Valley. Construction completion, grand opening, and publicity of the project were also discussed.

Noxious Weed Control Superintendent Dave Leonard provided an update to the Board regarding a project on the North Loup River paid for with a grant from MNWAG, Ranch Expo booth attendance, leafy spurge prevalence, and follow up sprays for calls received. Leafy spurge infestation and spraying methods by Game & Parks on the Cowboy Trail were also discussed. Commissioner McConaughy will reach out to Game & Parks regarding this issue.

Treasurer Kathy Hammond presented the Board with the Semi-Annual Statement for the six months ended June 30, 2023 for their review. McConaughy moved and DeNaeyer seconded to approve the Semi-Annual Statement as presented. Roll call vote: Aye – DeNaeyer, McConaughy, Nelson. The motion carried.

The Board reviewed the list of all delinquent 2021 and prior real estate taxes. Nelson moved and DeNaeyer seconded to direct the County Treasurer to issue county tax sale certificates upon any parcel which has delinquent real estate taxes 2021 and prior. Roll call vote: Aye – McConaughy, Nelson, DeNaeyer. The motion carried.

The Board reviewed the Three-Year Comparison Statement of Uncollected Taxes as of June 30, 2023. The following amounts are the uncollected real estate and personal taxes as shown by the records of the County Treasurer: 2020 - \$192.22, 2021 - \$2,061.72, 2022 - \$7,704,619.08.

The Board reviewed the Distress Warrant Report with sixty-four (64) distress warrants paid in the amount of \$17,925.59 and six (6) distress warrants unpaid in the amount of \$1,838.24.

The Board reviewed a letter from Veterans Service Officer Shawn C. Hamling regarding a nomination for reappointment to the Veterans Service Committee. McConaughey moved and DeNaeyer seconded to reappoint Vince Lopez to the Cherry County Veterans Service Committee for a five-year term set to expire June 30, 2028. Roll call vote: Aye – Nelson, DeNaeyer, McConaughey. The motion carried.

The Board reviewed the Clerk of the District Court fee report for June 2023, Treasurer’s fund balance listing for June 30, 2023, Operating Statement report of budget vs. actual spending for June 30, 2023, Sheriff’s Quarterly Fee report for 2023-Quarter 2, and the Visitors Promotion Board May 2023 meeting minutes.

The Board met with several employees to discuss hourly vs. salary pay rates, workweek hours, and office hours. DeNaeyer moved and McConaughey seconded that the following county positions remain classified as salaried, exempt: Visitors Promotion Director, Veterans Service Officer, Noxious Weed Control Superintendent, and Deputy Emergency Manager/Zoning Administrator. Roll call vote: Aye – McConaughey, Nelson, DeNaeyer. The motion carried.

Nelson moved and McConaughey seconded to convert the Building & Grounds Superintendent position from salaried to hourly, based on a 40-hour workweek. Roll call vote: Aye – McConaughey, Nelson, DeNaeyer. The motion carried.

McConaughey moved and DeNaeyer seconded to convert the Roads/Emergency Management Administrative Assistant position from salaried to hourly, based on a 35-hour workweek, with Friday workday ending at 1:00 p.m. Roll call vote: Aye – DeNaeyer, McConaughey. Nay – Nelson. The motion carried.

Payroll Change Notices to reflect the two conversions were reviewed and signed.

The Board recessed for lunch from 12:22 p.m. to 1:04 p.m.

Comments from the public were received during the allotted time.

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

July 11, 2023 CHERRY COUNTY CLAIMS LISTING

Claims were presented in the amount of	\$	66,837.01	.	
and disallowed in the amount of	\$	-	.	
A warrant was ordered drawn on the General Fund in the amount of			\$	66,837.01
GENERAL				
Applied Connective Technologies	Services			\$12,674.16
Whitney Barnes	Reimbursement			\$155.89
Black Hills Chemical	Services			\$367.77
Bob Barker Company	Services			\$333.30
Robert Bobek	Prior Service			\$84.00
Buckles Fuel Service	Services			\$78.38

Centurylink	Telephone Service	\$193.89
Cherry County Clinic	Services	\$984.11
Cherry County Court	Services	\$576.00
Cherry County District Court	Services	\$288.00
Cherry County Hospital	Services	\$11,863.08
Cherry County Sheriff	Services	\$119.49
Cherry County Treasurer	Bank Fees	\$5.00
Lila Churchhill	Prior Service	\$60.00
Cidnet	Services	\$600.00
Circle K Motor Company	Services	\$58.20
Clearly Communications	Telephone Service	\$316.18
Comfort Inn	Lodging	\$119.95
Consolidated Management Company	Services	\$334.50
Betty Copeland	Prior Service	\$132.00
Crowne Plaza/IHG Hotel	Lodging	\$419.85
DAS State Accounting 6506	Services	\$448.00
DAS State Accounting 6507	Services	\$83.54
Lorana Eggert	Reimbursement	\$549.64
Firstnet/AT&T	Services	\$652.13
Galls Parent Holding LLC	Services	\$35.53
Government Forms and Supplies	Supplies	\$91.92
Grafix Shoppe	Supplies	\$513.87
Pat Greenough	Reimbursement	\$100.00
The Gun Cabinet	Supplies	\$271.00
Kathy Hammond	Reimbursement	\$1,100.69
Hampton Inn-Kearney	Lodging	\$149.95
Timothy Hanson	Reimbursement	\$2,636.75
Interstate All Battery Center	Supplies	\$161.25
Johnson Law Office	Clerical Salary/Rent/Telephone/Equipment	\$4,142.64
K-Lawn	Services	\$153.00
KVSH Radio	Services	\$436.80
Dave Leonard	Reimbursement	\$70.00
Brittany Longcor	Reimbursement	\$271.01
Margaret Lutter	Prior Service	\$72.00
Lynn Peavey Company	Services	\$124.65
Marco Technologies LLC	Services	\$24.54
Microfilm Imaging Systems	Services	\$136.00
Midwest Portland LLC	Services	\$156.77
Midwest Special Services	Services	\$582.35
MIPS	Services	\$3,028.62
NACO	Dues/Fees/Trainings	\$350.00
Office Products	Supplies	\$1,220.00
The Parts Company	Supplies	\$78.66
Petty Cash	Reimbursement	\$62.00
Pit Stall	Services	\$1,301.63
Platte Valley Communications	Services	\$1,058.75
Presto-X	Services	\$103.73
Zale Quible	Services	\$84.00
Radiology Services	Services	\$100.55
Quill Corporation	Supplies	\$50.45
Region 4 Behavioral Health System	Services	\$5,379.75
Gloria Ritchey	Prior Service	\$180.00
Ron Lower Construction	Services	\$70.00

Rosebud Office Solutions	Supplies	\$55.19
Sandhill Oil Co	Supplies	\$176.88
Eric Scott Law Office	Clerical Salary/Rent/Telephone/Equipment	\$3,769.59
Scotty's Ranchland Foods	Supplies	\$281.32
Cardmember Service	Supplies	\$83.70
Samuel Spain	Services	\$100.00
True Value	Supplies	\$260.31
UNL NE Extension/Cherry County	Services	\$9.48
UNL Panhandle Research & Extension	Services	\$404.89
US Cellular	Services	\$88.44
Valentine Midland News	Services	\$180.16
City of Valentine	Utilities	\$3,797.62
Western Oil/Conoco	Fuel/Car Wash	\$30.00
Wex Bank	Fuel	\$1,803.51
	Total	\$66,837.01

Claims were presented in the amount of \$ **248,660.55**
and disallowed in the amount of \$ -
A warrant was ordered drawn on the Road Fund in the amount of \$ **248,660.55**

ROAD

Ashby Lumber Company	Supplies	\$130.74
ATC Group Services	Services	\$2,400.00
Barco Municipal Products	Supplies	\$1,856.67
Bomgaars	Supplies	\$819.06
Collier, Brent	Reimbursement	\$167.32
Buckles Fuel Services	Services	\$5,500.56
Central Valley Ag Cooperative	Supplies	\$5,728.00
Cherry County Implement	Services	\$408.38
Cody Oil	Services	\$4,050.00
Village of Cody	Services	\$155.70
Consolidated Telephone	Services	\$292.82
Custer Public Power District	Services	\$139.80
DAS State Accounting Central Finance	Services	\$27.70
Dooley Oil Inc	Services	\$2,222.66
Emerson Equipment	Services	\$1,053.76
Flat Creek Construction	Services	\$30,841.20
Merle Ford	Prior Service	\$300.00
Great Plains Communications	Services	\$316.09
Hoefs Skidloader Works LLC	Services	\$7,754.75
Hometown Lumber	Supplies	\$27.90
Dismal River Ranch	Services	\$87,500.00
Inland Truck Parts Company	Supplies	\$192.45
J&J Trailer Sales LLC	Services	\$290.00
JEBRO	Services	\$22,895.39
Josh Whipple Trucking	Services	\$49,855.20
KBR Rural Public Power District	Services	\$330.22
Kimball Midwest	Services	\$274.40
L&L Gravel	Services	\$1,400.00
Lawson Products Inc	Services	\$119.04
Martin Auto Parts II	Services	\$121.08
Medical Enterprises	Services	\$35.00
Mips Inc	Services	\$180.00

Mullen Auto & Diesel	Services	\$11.08
Nebraska Machinery Company	Services	\$398.91
Nebraska Motor Fuels Division	Services	\$2,729.00
Nebraska Public Power District	Services	\$46.27
Nebraska Truck Center	Services	\$450.71
Office Products Center	Supplies	\$183.88
The Parts Company	Supplies	\$276.06
Perrett Construction	Services	\$531.22
Petty Cash	Reimbursement	\$60.00
Pit Stall	Services	\$360.08
Powerplan	Services	\$2,370.35
Prema	Services	\$74.43
Sandhill Oil Company Inc	Services	\$11,919.46
Sandhill Ranch Supply	Services	\$582.94
Vernon Shears	Prior Service	\$72.00
Charles Smith	Prior Service	\$288.00
Truck Center Companies	Services	\$331.78
US Cellular	Services	\$106.22
City of Valentine	Services	\$270.27
Jim Weisbeck	Prior Service	\$192.00
Western Oil Inc/Conoco	Services	\$20.00
	TOTAL	\$248,660.55

Claims were presented in the amount of	\$	2,325.00	.
and disallowed in the amount of			.
A warrant was ordered drawn on the Emergency Bridge Fund in the amount of			\$
Emergency Bridge			2,325.00
Mainelli Wagner & Associates	Services	\$	2,325.00
	TOTAL		\$2,325.00

Claims were presented in the amount of	\$	14,881.25	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Highway Street/Bridge Buyback Fund in the amount of			\$
Highway Street/Bridge Buyback			14,881.25
D&L Sand & Gravel	Services	\$	6,975.00
Hoefs Skidloader Works, LLC	Services	\$	7,906.25
	TOTAL		\$14,881.25

Claims were presented in the amount of	\$	7,789.29	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Visitor Promotion Fund in the amount of			\$
VISITOR PROMOTION			7,789.29
Cherry County Ag Society	Services		\$1,250.00
Flagship Publishing	Services		\$1,000.00
Great Plains Communications	Services		\$186.61
Hand's Lawn Service	Services		\$135.00
Just 4 You	Services		\$948.56
KLKN TV	Services		\$1,280.00
KVSH	Services		\$315.00
Mike's Market	Supplies		\$450.00

Nebraska Travel Association	Services	\$500.00
Niobrara River Festival & Races	Grant	\$580.21
Office Products Center	Supplies	\$140.22
Regina Osburn	Reimbursement	\$569.79
Outback Screenprinting & Embroidery	Supplies	\$101.45
Ron Lower Construction	Services	\$35.00
City of Valentine	Services	\$297.45
	TOTAL	\$7,789.29

Claims were presented in the amount of	\$	12,973.90	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Health Insurance Claims Fund in the amount of	\$		12,973.90
EMPLOYEE HEALTH INSURANCE CLAIMS			
Cherry County Clerk	Health Insurance Claims		\$12,973.90
	TOTAL		\$12,973.90

Claims were presented in the amount of	\$	9,427.08	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Bookmobile Fund in the amount of	\$		9,427.08
BOOKMOBILE			
Valentine Public Library	Bookmobile		\$9,427.08
	TOTAL		\$ 9,427.08

Claims were presented in the amount of	\$	74,976.18	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Grant Fund in the amount of	\$		74,976.18
GRANT FUND			
Central Nebraska Economic Dev	Grant		\$6,630.00
Niobrara Valley Vineyards LLC	Grant		\$68,346.18
	TOTAL		\$74,976.18

Claims were presented in the amount of	\$	668.24	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Emergency Management Fund in the amount of	\$		668.24
EMERGENCY MANAGEMENT			
Century Link	Services		\$256.43
Jessica Coyle	Reimbursement		\$73.99
Henderson's IGA	Supplies		\$109.19
KBR Rural Public Power	Services		\$99.32
Office Products	Supplies		\$43.20
Prema	Services		\$86.11
	TOTAL		\$668.24

Claims were presented in the amount of	\$	10,504.00	.
and disallowed in the amount of	\$	-	.
A warrant was ordered drawn on the Inheritance Tax Fund in the amount of	\$		10,504.00
INHERITANCE TAX			
Houghton Bradford Whitted PC	Services		\$82.50

Mainelli Wagner & Associates	Services	\$9,690.00
Niobrara Valley Consultants	Services	\$225.00
Woods & Aitken LLP	Services	\$506.50
	TOTAL	\$10,504.00

Claims were presented in the amount of \$ 162.76
and disallowed in the amount of \$ -
A warrant was ordered drawn on the 911 Emergency Services Fund in the amount of \$ 162.76

911 EMERGENCY SERVICES (2910)

Great Plains Communications Inc	Services	\$16.12
OPTK Networks	Services	\$146.64
	TOTAL	\$162.76

Claims were presented in the amount of \$ 922.30
and disallowed in the amount of \$ -
A warrant was ordered drawn on the 911 Wireless Service Fund in the amount of \$ 922.30

911 WIRELESS SERVICE (2913)

Great Plains Communications Inc	Services	\$91.34
OPTK Networks	Services	\$830.96
	TOTAL	\$922.30

The Board recessed from regular session to convene as a Board of Corrections from 1:30 p.m. to 2:09 p.m.

The Board recessed from regular session to convene as a Board of Equalization from 2:11 p.m. to 6:49 p.m.

At 6:50 p.m., with no further business to come before the Board, Chairman DeNaeyer 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.

BOARD OF CORRECTIONS MINUTES

July 11, 2023

The Cherry County Board of Commissioners convened as a Board of Corrections on July 11, 2023 in the Cherry County Commissioners Meeting Room of the Cherry County Courthouse, as per notice published June 28, 2023 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 1:30 p.m. by Chairman DeNaeyer. Roll call was taken. Present for the meeting were Cherry County Commissioners Martin DeNaeyer, Nina Nelson, Mike McConaughy, Cherry County Clerk Brittny Longcor, and Cherry County Justice Center Administrator Sharon Hesse via telephone. The Open Meetings Act Poster was acknowledged by Chairman DeNaeyer.

Administrator Hesse spoke with the Board regarding a potential new hire. At 1:37 p.m. DeNaeyer moved and McConaughy seconded to enter closed session for the purpose of preventing needless injury to the reputation of a person with the Board, Administrator Hesse via telephone, Clerk Longcor, and County Attorney Eric Scott via telephone, if available. Roll call vote: Aye – McConaughy, Nelson, DeNaeyer. The motion carried. Chairman DeNaeyer restated the limitation of subject matter of the closed session to be preventing needless injury to the reputation of a person. At 1:44 p.m. Mr. Scott joined the closed session via telephone.

At 1:53 p.m. the meeting room doors were reopened and the public was allowed to reenter. At 1:54 p.m. DeNaeyer moved and Nelson seconded to come out of closed session. Roll call vote: Aye – Nelson, DeNaeyer, McConaughy. The motion carried.

Applications received, new hires, upcoming interviews, and cross-training of dispatchers and corrections officers were discussed.

Commissioner DeNaeyer stated that it was the recommendation of Mr. Scott that Administrator Hesse put forth her expectations in writing regarding the Justice Center Administrator compensation. No Board action was taken regarding the Justice Center Administrator Job Description agenda item.

Starting wages and training raises for jail employees were discussed. The Board requested that Administrator Hesse put her ideas in writing regarding the Justice Center pay scale. No Board action was taken on the Justice Center Pay Scale agenda item.

Law enforcement 207(k) exemption for dispatchers and cross training between jail and dispatch were discussed.

At 2:09 p.m. Chairman DeNaeyer 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.

BOARD OF EQUALIZATION MINUTES

July 11, 2023

The Cherry County Board of Commissioners convened as a Board of Equalization on July 11, 2023 in the Cherry County Commissioners Meeting Room of the Cherry County Courthouse, as per notice published June 28, 2023 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 2:11 p.m. by Chairman DeNaeyer. Roll call was taken. Present for the meeting were Cherry County Commissioners Martin DeNaeyer, Nina Nelson, Mike McConaughey, Cherry County Clerk Brittny Longcor, Cherry County Assessor Jackie Moreland, and Cherry County Deputy Assessor Andrea Andre. The Open Meetings Act Poster was acknowledged by Chairman DeNaeyer.

Protest #422-23-01 for Property ID: 160267722 was filed by Beatrice M. Jones, who was present. Mrs. Jones provided photos of the property and written comments in support of the protest. Assessor Moreland stated that improvements in the Village of Cody had received a 60% increase for statutory compliance in 2023, supporting sales information was provided, and that no change in value was recommended. No Board action was taken on Protest #01.

Protest #422-23-02 for Property ID: 160010500 was filed by Chuck and Judith Hensel, who were not present. Assessor Moreland recommended accepting a correction by Central Plains Valuation that the building's condition be adjusted from average to fair. DeNaeyer moved and Nelson seconded to accept the Assessor's recommendation for Protest #02. Roll call vote: Aye – DeNaeyer, McConaughey, Nelson. The motion carried.

Protest #422-23-03 for Property ID: 160155118 and Protest #422-23-04 for Property ID: 160648720 were filed by Dion P. & Mary C. Termin, with Mrs. Termin being present. Assessor Moreland recommended accepting a correction by Central Plains Valuation to neighborhood 280 and neighborhood 281 land values for Protest #03 and Protest #04 respectively. Nelson moved and McConaughey seconded to accept the Assessor's recommendations for Protest #03 - #04. Roll call vote: Aye – McConaughey, Nelson, DeNaeyer. The motion carried.

Protest #422-23-05 for Property ID: 160250706 was filed by Duane W. Hronek, who was not present. Assessor Moreland recommended accepting a correction by Central Plains Valuation to neighborhood 320 land values and no change on improvements. The property will be flagged for residential field review. Nelson moved and McConaughey seconded to accept the Assessor's recommendation for Protest #05. Roll call vote: Aye – Nelson, DeNaeyer, McConaughey. The motion carried.

Protest# 422-23-06 for Property ID: 160013518 was filed by Margaret Figert, who was present, on behalf of the owner Wardens and Vestrymen of St. John's Episcopal Church. Assessor Moreland stated that after reviewing the record card data it was confirmed to be correct and no change in value was recommended. No Board action was taken on Protest #06.

Protest #422-23-07 for Property ID: 160008921 was filed by Brogan Arendt, who was not present. Assessor Moreland recommended no change in value and that the property's sale from 2021 is in the current study period. DeNaeyer moved and Nelson seconded to accept the Assessor's recommendation for Protest #07. Roll call vote: Aye – DeNaeyer, McConaughey, Nelson. The motion carried.

Protest #422-23-08 for Property ID: 160013275 was filed by Dona Valentine, who was present. Assessor Moreland recommended accepting a correction by Central Plains Valuation that the building's condition be adjusted from average to fair and changing 203 base square feet to enclosed porch. McConaughey moved and DeNaeyer seconded to accept the Assessor's recommendation for Protest #08. Roll call vote: Aye – McConaughey, Nelson, DeNaeyer. The motion carried.

Protest #422-23-09 for Property ID: 160648206, Protest #422-23-10 for Property ID: 160026520, Protest #422-23-11 for Property ID: 160149940, Protest #422-23-12 for Property ID: 160025605, and Protest #422-23-13 for Property ID: 160026555 were filed by Mark Johnson, who was present. Mr. Johnson provided written comments in support of the protests. Assessor Moreland stated that her office is working on a tiered valuation system for irrigated acres. Based on recent sales of irrigated acres similar to those contained in the protests, she recommended no change for Protest #09, #10, #12, #13. Nelson moved and McConaughy seconded to accept the Assessor's recommendation of no change in value for Protest #09, #10, #12, #13. Roll call vote: Aye – Nelson, DeNaeyer, McConaughy. The motion carried. No Board action was taken on Protest #11.

Protest #422-23-14 for Parcel ID: 160258553 and Protest #422-23-15 for Parcel ID: 160258626 were filed by Gary H. & Catherine E. Morris, with Mrs. Morris being present. Assessor Moreland recommended reclassifying 79 acres from irrigated to grassland for Protest #14 and reclassifying 63.4 acres from irrigated to grassland for Protest #15. McConaughy moved and DeNaeyer seconded to accept the Assessor's recommendation for Protest #14, #15. Roll call vote: Aye – DeNaeyer, McConaughy, Nelson. The motion carried.

Protest #422-23-16 for Parcel ID: 160648333 was filed by Garrett & Samantha Leonard, with Mrs. Leonard being present. Assessor Moreland provided rural residential sales information and recommended no change in value. Nelson moved and McConaughy seconded to accept the Assessor's recommendation of no change in value for Protest #16. Roll call vote: Aye – McConaughy, Nelson, DeNaeyer. The motion carried.

Protest #422-23-17 for Parcel ID: 160007615 was filed by Jennie & Brian Manning, with Mrs. Manning being present. Assessor Moreland recommended accepting a correction from Central Plains Valuation to adjust the effective age, change the quality from average to fair, and a change to the heating/cooling system. DeNaeyer moved and McConaughy seconded to accept the Assessor's recommendation for Protest #17. Roll call vote: Aye – Nelson, DeNaeyer, McConaughy. The motion carried.

Protest #422-23-18 for Parcel ID: 160007305 was filed by Patricia E. Thomas, who was present. Assessor Moreland recommended accepting a correction from Central Plains Valuation to reclassify the property from residential to commercial. DeNaeyer moved and Nelson seconded to accept the Assessor's recommendation for Protest #23. Roll call vote: Aye – DeNaeyer, McConaughy, Nelson. The motion carried.

Protest #422-23-19 for Parcel ID: 160005256 was filed by Jerry Wester, who was present. Assessor Moreland recommended accepting a correction from Central Plains Valuation to adjust the property's condition from good to average plus. Nelson moved and DeNaeyer seconded to accept the Assessor's recommendation for Protest #19. Roll call vote: Aye – McConaughy, Nelson, DeNaeyer. The motion carried.

Protest #422-23-20 for Parcel ID: 160151260 was filed by Michael Danielski, who was not present. Assessor Moreland recommended no change in value. McConaughy moved and DeNaeyer seconded to accept the Assessor's recommendation of no change in value for Protest #20. Roll call vote: Aye – Nelson, DeNaeyer, McConaughy. The motion carried.

Protest #422-23-21 for Parcel ID: 160265266 was filed by Mark & Janell Stoeger, who were not present. Assessor Moreland recommended accepting a correction from Central Plains Valuation to adjust the property's effective age and finish. McConaughy moved and DeNaeyer seconded to accept the Assessor's recommendation for Protest #21. Roll call vote: Aye – DeNaeyer, McConaughy, Nelson. The motion carried.

Protest #422-23-22 for Parcel ID: 160260396 was filed by David & Carol J. Leonard, with Mr. Leonard being present. Assessor Moreland provided rural residential sales information and recommended no change in value. DeNaeyer moved and Nelson seconded to accept the Assessor's recommendation of no change in value for Protest #22. Roll call vote: Aye – McConaughy, Nelson, DeNaeyer. The motion carried.

Protest #422-23-23 for Parcel ID: 160056551, Protest #422-23-24 for Parcel ID: 160056578, Protest #422-23-25 for Parcel ID: 160056543, Protest #422-23-26 for Parcel ID: 160056535, Protest #422-23-27 for Parcel ID: 160056527,

Protest #422-23-28 for Parcel ID: 160056519, Protest #422-23-29 for Parcel ID: 160056500, Protest #422-23-30 for Parcel ID: 160056497, Protest #422-23-31 for Parcel ID: 160056489, Protest #422-23-32 for Parcel ID: 160056470, Protest #422-23-33 for Parcel ID: 160056462, Protest #422-23-34 for Parcel ID: 160056454, Protest #422-23-35 for Parcel ID: 160052858, Protest #422-23-36 for Parcel ID: 160052831, Protest #422-23-37 for Parcel ID: 160052823 were filed by Carol J. Leonard and Debra A. Ludwig, who were not present. Assessor Moreland recommended a 50% spot type reduction for Protest #23. DeNaeyer moved and Nelson seconded to accept the Assessor's recommendation for Protest #23. Assessor Moreland stated that ag land had received a 7% increase for statutory compliance in 2023 and that no change in value was recommended for Protests #24-37. Nelson moved and McConaughy seconded to accept the Assessor's recommendation of no change in value for Protests #24-37. Roll call vote: Aye – DeNaeyer, McConaughy, Nelson. The motion carried.

Protest #422-23-38 for Parcel ID: 160003229 was filed by Daniel C. Roshone Jr, who was present. Assessor Moreland recommended accepting a correction from Central Plains Valuation to adjust the cost data for the carport. McConaughy moved and DeNaeyer seconded to accept the Assessor's recommendation for Protest #38. McConaughy, Nelson, DeNaeyer. The motion carried.

Protest #422-23-39 for Parcel ID: 160149746 and Protest #422-23-40 for Parcel ID: 160149673 were filed by Steven Senseney, who was present. Mr. Senseney provided written information in support of the protests. Assessor Moreland recommended accepting a correction from Central Plains Valuation to correct the neighborhood 280 & neighborhood 281 land values and to adjust the basement square footage and exterior wall data. No Board action was taken on Protests #39-40.

Protest #422-23-41 for Parcel ID: 160266165 was filed by Eric & Shannon Ravenscroft, who were not present. Assessor Moreland stated that improvements in the Village of Cody had received a 60% increase for statutory compliance in 2023, supporting sales were provided, and that no change in value was recommended. No Board action was taken on Protest #41.

Protest #422-23-42 for Parcel ID: 160148774, Protest #422-23-43 for Parcel ID: 160261791, Protest #422-23-44 for Parcel ID: 160000440, Protest #422-23-45 for Parcel ID: 160004888, Protest #422-23-46 for Parcel ID: 160004977, Protest #422-23-47 for Parcel ID: 160004950, Protest #422-23-48 for Parcel ID: 160004934, Protest #422-23-49 for Parcel ID: 160004853, Protest #422-23-50 for Parcel ID: 160004098 were filed by Edward Bacon, who was present. Mr. Bacon provided photos in support of some of the protests. Assessor Moreland recommended no change in value for Protest #42, accepting a correction from Central Plains Valuation to adjust the effective age and condition for Protests #43-45, accepting a correction from Central Plains Valuation to adjust the property to 50% functional for Protest #46, no change in value for Protest #47, accepting a correction from Central Plains Valuation to adjust the quality and condition for Protest #48, accepting a correction from Central Plains Valuation to adjust the age and quality for Protest #49, and accepting a correction from Central Plains Valuation to adjust the quality and condition for Protest #50. Nelson moved and McConaughy seconded to accept the Assessor's recommendations for Protests #42-44, #46, and #48-50. Roll call vote: Aye – Nelson, DeNaeyer, McConaughy. The motion carried.

Protest #422-23-51 for Property ID: 160249562 was filed by Michelle Conine, Trustee, who was present along with Bill Ward. Assessor Moreland did not have a recommendation at the time and no Board action was taken on Protest #51.

Protest #422-23-52 for Property ID: 160265002 was filed by Kelly & Linda Grimshaw, with Mrs. Grimshaw being present. Central Plains Valuation recommended some adjustments to the property. Assessor Moreland did not have a recommendation at this time and no Board action was taken on Protest #52.

Protest #422-23-53 for Property ID: 160148324, Protest #422-23-54 for Property ID: 160148294, Protest #422-23-55 for Property ID: 160148308, Protest #422-23-56 for Property ID: 160148316, Protest #422-23-57 for Property ID: 160148340, Protest #422-23-58 for Property ID: 160148359, Protest #422-23-59 for Property ID: 160148367, Protest #422-23-60 for Property ID: 160148332, and Protest #422-23-61 for Property ID: 160009383 were filed by RKM Investments, with Rowdy & Konnie Kluender being present. The Kluenders provided information for like properties

from other counties and appraisal reports for the protested properties. Central Plains Valuation provided values based on an income approach, which is not what is currently used in Cherry County. Assessor Moreland did not have recommendations at the time and no Board action was taken on Protests #53-61.

Protest #422-23-65 for Property ID: 160261538 and Protest #422-23-66 for Property ID: 160147913 were filed by Warren & Deborah Jackson, with Mr. Jackson being present. Central Plains Valuation recommended correcting the square footage for Protest #65. Assessor Moreland did not have recommendations at the time and no Board action was taken on Protests #65-66.

Protest #422-23-67 for Property ID: 160010748 was filed by Vicki H. Carini, who was present. Ms. Carini provided written information in support of the protest. Assessor Moreland did not have a recommendation at the time and no Board action was taken on Protest #67.

Protest #422-23-64 for Property ID: 160271576 was filed by Henry L. & Misty Renae Brown, who were not present. Assessor Moreland recommended no change in value. No Board action was taken on Protest #64.

Protest #422-23-62 for Property ID: 160248930 and Protest #422-23-63 for Property ID: 160248922 were filed by Phillip R. Francke, who was not present. Assessor Moreland did not have recommendations at the time and no Board action was taken on Protests #62-63.

Protest #422-23-68 for Property ID: 160163994 and Protest #422-23-69 for Property ID: 160163900 were filed by Josh Neill, on behalf of Sandhills Townhomes, who was not present. Assessor Moreland did not have recommendations at the time and no Board action was taken on Protests #68-69.

Assessor Moreland presented two Overvalued, Undervalued, and Omitted Property reports to correct adjustments made by Central Plains Valuation for neighborhood 280, 281, and 320 land values and for other adjustments to effective age, condition, and quality. Assessor Moreland presented an Overvalued, Undervalued, and Omitted Property report to reclassify some irrigated acres to grassland and to remove some buildings from a parcel. Nelson moved and DeNaeyer seconded to approve the Overvalued, Undervalued, and Omitted Property Reports (CPV, CPV-Bacon, and Assessor's Office). Roll call vote: Aye – DeNaeyer, McConaughy, Nelson. The motion carried.

There were no tax list corrections.

The Board and Assessor Moreland discussed issues with the Central Plains Valuation contract and incomplete work. Use of ARPA money for EagleView pictometry was also discussed.

At 6:49 p.m. Chairman DeNaeyer 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.