

July 17, 2024  
O'Neill, Nebraska

The Holt County Board of Supervisors met as a Board of Equalization with all members present except Frahm Neiman. County Assessor Tim Wallinger, County Treasurer Shelly Ross and County Clerk Cathy Pavel were also in attendance. This meeting publicized pursuant to Section 84-1411 R.R.S. 1943. Notice of meeting given in advance thereof by publication in paper as shown by Affidavit of Publication on July 4, 2024, in the Holt County Independent.

Acting Chairman Tielke convened the meeting at 8:18 A.M. with the flag salute.

Motion by Keyes, 2<sup>nd</sup> by Paxton, to approve the minutes of the June 28, 2024, meeting as printed. Voting Aye: Treptow, Keyes, Breiner, Paxton and Tielke. Voting Nay: None. Absent: Frahm and Neiman. Motion carried.

Motion by Paxton, 2<sup>nd</sup> by Breiner, to approve the tax list correction #24-015 as submitted by the Assessor. Voting Aye: Keyes, Breiner, Paxton, Treptow and Tielke. Voting Nay: None. Absent: Frahm and Neiman. Motion carried.

Motion by Paxton, 2<sup>nd</sup> by Breiner, to approve the valuation listing as submitted by the Assessor, for the overvalued parcels of real estate in Holt County for 2024. Voting Aye: Breiner, Paxton, Treptow, Keyes and Tielke. Voting Nay: None. Absent: Frahm and Neiman. Motion carried.

Motion by Paxton, 2<sup>nd</sup> by Keyes, to acknowledge receipt of the Assessor's 3 Year Plan of Assessment. Voting Aye: Paxton, Treptow, Keyes, Breiner and Tielke. Voting Nay: None. Absent: Frahm and Neiman. Motion carried.

County Assessor Tim Wallinger requested that a series of documents setting forth the process used in determining the assessed valuation along with the property record card of each parcel being protested be made a part of the official record.

Said request was granted by the Chairman.

Motion by Paxton, 2<sup>nd</sup> by Breiner, after reviewing protests #2, 3, 4, 5, 7, 8, 9, 11 12, 16, 17, 19, 21 & 23 on file to accept the recommendation of the Assessor, which indicates no change at this time. Valuation falls within statutory range. Voting Aye: All. Voting Nay: None. Absent: Frahm and Neiman. Motion carried.

Supervisor Neiman arrived at 8:35 A.M.

Motion by Breiner, 2<sup>nd</sup> by Paxton, to reduce the land value due to water tower footing that remain in the ground in O'Neill VI; McCaff Add Blk 46 NW Corner incl W ½ of 80' vac alley adj. from \$22,032.00 to \$10,075.00 based upon the Assessors recommendation. Voting Aye: All. Voting Nay: None. Absent: Frahm. Motion carried.

Motion by Breiner, 2<sup>nd</sup> by Paxton, to reduce the building value in Neely's Add. Blk C Lot 4 for a total assessed value from \$22,422.00 to \$22,076.00 based upon the Assessors recommendation. Voting Aye: All. Voting Nay: None. Absent: Frahm. Motion carried.

Motion by Paxton, 2<sup>nd</sup> by Breiner, to reduce the assessed value of the detached garage in O'Neill VI Fahy's Park ADD Blk L Lots 18, 19, 20 for a total assessed value from \$53,603.00 to \$51,649.00 based upon the Assessors recommendation. Voting Aye: All. Voting Nay: None. Absent: Frahm. Motion carried.

Motion by Paxton, 2<sup>nd</sup> by Keyes, to change some dry farmland acres to grass and reduce the land value in Deloit Twp NE ¼ 34-25-9 for a total assessed value from \$623,578.00 to \$616,634.00 based upon the Assessors recommendation. Voting Aye: All. Voting Nay: None. Absent: Frahm. Motion carried.

Motion by Paxton, 2<sup>nd</sup> by Keyes, to reduce the assessed value of the house due to condition in O'Neill V; O.T. Blk 19 Lots 7 & 8 for a total assessed value from \$180,923.00 to \$169,682.00 based upon the Assessors recommendation. Voting Aye: All. Voting Nay: None. Absent: Frahm. Motion carried.

Motion by Breiner, 2<sup>nd</sup> by Neiman, to adjust land use because the pivot was moved and reduce the assessed value in Verdigris Twp; NW ¼ 6-28-9 148.69 ac for a total assessed value from \$492,761.00 to \$460,255.00 based upon the Assessors recommendation. Voting Aye: All. Voting Nay: None. Absent: Frahm. Motion carried.

Motion by Paxton, 2<sup>nd</sup> by Neiman, to reduce the assessed value of the house in Stuart Twp; pt. SE ¼ 6-30-15 3.66 ac for a total assessed value from \$184,163.00 to \$178,061.00 based upon the Assessors recommendation. Voting Aye: All. Voting Nay: None. Absent: Frahm. Motion carried.

Time was allowed for the Board to hear protests from: Dale Sicheneder and a representative from Flanagan/Bilton LLC for John P. Flanagan.

8:58 A.M. Supervisor Treptow was excused to attend another meeting.

Motion by Paxton, 2<sup>nd</sup> by Neiman, to reduce the assessed value due to increased waste acres in Emmet Twp; N ½ 22-29-13 307.57 ac for a total assessed value from \$400,066.00 to \$388,894.00 based upon the Assessors recommendation. Voting Aye: All. Voting Nay: None. Absent: Frahm and Treptow

Motion by Paxton, 2<sup>nd</sup> by Keyes, to reduce the assessed value of O'Neill V. Walnofer Acres ADD; tract in pt NW ¼ NW ¼ 29-29-11; 6.01 ac from \$1,788,452.00 to \$1,613,818.00 based upon the Assessors recommendation. Voting Aye: All. Voting Nay: None. Absent: Frahm and Treptow. Motion carried.

Acting Chairman Tielke adjourned the meeting 9:23 A.M.

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William J. Tielke, Acting Chairman

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Cathy Pavel, Clerk

July 17, 2024  
O'Neill, Nebraska

The Holt County Board of Supervisors met in regular session as per adjournment with all members present except Frahm and Treptow. This meeting publicized pursuant to Section 84-1411 R.R.S. 1943. Notice of meeting given in advance thereof by publication in paper as shown by Affidavit of Publication on July 4, 2024, in the Holt County Independent.

Chairman Tielke convened the meeting at 9:23 A.M. and informed the public of the location of the Open Meeting Poster.

Motion by Keyes, 2<sup>nd</sup> by Paxton, to approve the minutes of the June 28, 2024, meeting as printed. Voting Aye: Keyes, Neiman, Breiner, Paxton and Tielke. Voting Nay: None. Absent: Frahm and Treptow. Motion carried.

9:24 A.M. being advertised time was allowed for public comment. Those speaking were: Don Linquist, Jr.

The Treasurer's Report was presented and placed on file.

Motion by Breiner, 2nd by Neiman, to accept the Semi-Annual Treasurers report and place on file with County Clerk. Voting Aye: Neiman, Breiner, Paxton, Keyes and Tielke. Voting Nay: None. Absent: Frahm and Treptow. Motion carried.

Claims on file were reviewed.

Weed Superintendent Bill Babutzke presented his Quarterly Department Activity Report.

Supervisor Treptow returned to the meeting at 9:35 A.M.

Custodian Rick Slaymaker updated the Board on Courthouse maintenance.

Veterans Service Officer Ken Stenka presented his Quarterly Department Report and Department Budget.

Correspondence was reviewed.

The Finance Committee reported that the County Officials had remitted their monthly fees to the County Treasurer as required.

Time was allowed to review department budget requests.

Motion by Paxton, 2<sup>nd</sup> by Keyes, to approve the following claims with the exception of claim #24070144 for \$739.92 to Mary Breiner. Voting Aye: Breiner, Paxton, Treptow, Keyes, Neiman and Tielke. Voting Nay: None. Absent: Frahm. Motion carried.

Motion by Paxton, 2<sup>nd</sup> by Treptow, to approve claim #24070144 to Mary Breiner for \$739.92. Voting Aye: Paxton, Treptow, Keyes, Neiman and Tielke. Voting Nay: None. Abstain: Breiner. Absent: Frahm. Motion carried.

**General Fund Total: \$288917.29**

American Express, Supp, \$1142.04

Anson Ins, Ins, \$72064.27

Appera, Serv, \$198.26

Applied Connective, Serv, \$2273.36

ArtFx, Supp, \$52.64

AT&T, Serv, \$160.16

Atkinson Graphic, Ads, \$1552.33

Avera Medical Group, Med, \$46.38

Avera St. Anthony's, Med, \$7.59

William Babutzke, Travel, \$348.45

Beam Ins, Ins, \$437.58

Bear Graphics, Supp, \$953.65

Robert Bergman, Prior Retire, \$66.00

Black Hills Energy, Serv, \$257.91

Bomgaars, Supp, \$259.51

RF Bouska, Prior Retire, \$108.00

Braun's Food, Supp, \$2254.16

Brent Kelly Law, Serv, \$874.71

Bruner Frank, LLC, Atty Fees, \$601.00

C&S Repair, Parts/Rep, \$153.96

Ivan Campbell, Prior Retire, \$18.00

Century Link, Serv, \$83.62

Century Link, Serv, \$181.07

Century Link, Serv, \$719.40

Century Link, Serv, \$41.81

Maria Chavez, Interpret, \$150.00

City of O'Neill, Serv, \$1204.83

Clearfly, Serv, \$332.68

Clerk of Dist Co, Pstg, \$246.25

Comfort Inn, Travel, \$619.75

Connot Tire, Rep, \$700.75

Cvsoan, Dues, \$60.00

DAS State Accounting, Serv, \$424.00

Gary Devall, Prior Retire, \$18.00

Dollar General, Supp, \$171.45

DZS LLC, Travel, \$179.95

Douglas Street Coffee, Supp, \$20.00

Eakes, Supp, \$104.15

EVFM, Med, \$580.00

Dave Ertz, Trvl, \$442.20

Fox's Food Plaza, Fuel, \$71.34

Fusion, Serv, \$277.09

Galyen, Boettcher & Baier, Atty Fee, \$841.50

Gokie Oil, Fuel, \$414.58

Gokie Oil, Fuel, \$148.07

Gokie Oil, Fuel, 34.72

Gotschall & Sholes, Atty Fees, \$4190.00

Great American Leasing, Serv, \$1408.79

Great Plains Comm, Serv, \$163.61

Frank Grenier, Prior Retire, \$60.00

Tim Haggerty, Prior Retire, \$42.00

Holt Co Independent, Ads, \$962.53

Petty Cash Sheriff, Pstg, \$81.19

Holt Co Court, Court Fees, \$234.00

Holt Co Treas, Pstg, \$407.03

Hometown Leasing, Serv, \$82.41

Hometown Market, Supp, \$249.51  
Johnson's Inc, Rep, \$1019.40  
Bethany Johnston, Trvl, \$46.90  
KBRX, Ads, \$90.00  
Kersenbrock Dental, Med, \$702.00  
Alexis Kirschmer, Prior Retire, \$42.00  
Know Byte Computer, Rep, \$100.00  
Kipton Krysl, Prior Retire, \$30.00  
Beverly McConnell, Prior Retire, \$63.00  
Meritain, Ins, \$125000.00  
Microfilm Imaging, Serv, \$246.00  
MIPS, Serv, \$2139.10  
NACVSO, Conference, \$450.00  
NE Health & Human Serv, Serv, \$93.00  
NPPD, Serv, \$3253.81  
NT&T, Serv, \$495.01  
Nebraskalink, Serv, \$280.00  
Niobrara Valley Electric, Serv, \$72.85  
NMC, Equip, \$8500.00  
NE Nebr Area on Agency, Serv, \$7549.00  
NE Nebr Juvenile Service, Serv, \$2543.25  
O'Neill Car Wash, Rep, \$67.94  
O'Neill Chemical, Supp, \$1485.07  
O'Neill Family Pharmacy, Med, \$60.79  
O'Neill Lumber, Supp, \$119.99  
O'Neill Shopper, Ads, \$172.44  
Office Products, Supp, \$276.11  
Ogden's, Parts, \$52.93  
One Office, Supp, \$314.48  
One Office, Supp, \$211.04  
One Office, Supp, \$357.89  
One Office, Supp, \$26.20  
One Office, Supp, \$289.10  
One Office, Supp, \$99.88  
One Office, Supp, \$9.38  
Osborne Lube, Supp, \$73.05  
Kathy Park, Reimb, \$20.45  
Petty Cash CDC, Pstg, \$46.41  
Petty Cash Cty Atty, Legal, \$210.00  
Delmar Pinkerman, Prior Retire, \$6.00  
Postmaster, Pstg, \$169.00  
Powertech, Supp, \$750.00  
Quill, Supp, \$276.92  
Quill, Supp, \$168.12  
Ramada Midtown, Trvl, \$214.00  
Ranchland Auto, Parts/Rep, \$14.10  
Region IV Behavior, Serv, \$7969.00  
Region IV, INC, Serv, \$5548.00  
Region 2, Dues, \$50.00  
Rotherham Tire, Supp/Rep, \$64.50  
Eileen Schmit, Prior Retire, \$30.00  
Seger Funeral, Autopsy, \$510.00  
Ralph Seger, Prior Retire, \$18.00  
Darla Smith, Serv, \$1700.00  
Joseph Smith, Atty Fees, \$185.00  
Rod Smith, Reimburse, \$222.64  
Stolcpart Spraying, Serv, \$5074.10  
GIT, LLC, Interpreter, \$100.00  
Judy Thomas, Prior Retire, \$96.00  
Three River Comm, Serv, \$119.65  
Amy Timmerman, Mifi, \$160.04  
Torpin's, Supp, \$221.44  
US Treasury, Serv, \$454.02  
US Bank, Supp, \$2530.84  
Vanguard Appraisal, Serv, \$185.00  
Verizon, Serv, \$91.75  
Verizon Wireless, Serv, \$254.87  
Deb Walnofer, Pstg, \$8.20  
Deb Waterman, Pstg, \$8.20  
Ladonna Werth, Dues, \$20.00  
Wex, Fuel, \$2056.87  
WM Krotter, Serv, \$128.30  
Zelle, Serv, \$3000.00  
4 Seasons Lawn, Serv, \$60.00  
**Road Fund Total: \$836064.96**  
AKRS, Supp, \$718.05  
Aglan Electric, Serv, \$293.08  
AMG O'Neill, Med, \$150.00

Appera, Serv, \$339.64  
Applied Connective, Serv, \$75.00  
AT&T, Serv, \$66.76  
At&T Mobility, Serv, \$277.86  
B's Enterprises, Supp, \$2088.32  
Black Hills Energy, Serv, \$124.65  
Bomgaars, Supp, \$2602.02  
Bowman Consulting, Serv, \$12040.00  
Breiner Welding, Parts/Rep, \$4648.69  
Mary Breiner, Gravel, \$739.92  
Carroll Olson Ent, Supp, \$6.76  
Century Link, Serv, \$39.46  
Century Link, Serv, \$121.23  
Century Link, Serv, \$156.44  
Century Link, Serv, \$68.39  
ChemSearch, Supp, \$1513.70  
City of Atkinson, Serv, \$79.42  
Cole Petroleum, Fuel, \$20664.00  
Cole Sand & Gravel, Gravel, \$12442.10  
Connot Tire, Parts/Rep, \$3343.30  
Coyote Chemical, Supp, \$1639.00  
Dobias Sand & Gravel, Gravel, Supp, \$2470.32  
Elkhorn Rural Public Power, Serv, \$74.87  
Elkhorn Sand & Gravel, Gravel, \$36903.11  
Emme Sand & Gravel, Gravel, \$52057.97  
Engelhaupt Truck & Trailer, Parts/Rep, \$4204.19  
Farmers Pride, Parts, \$7017.86  
First Stop, Fuel, \$235.09  
Fusion, \$50.00  
Galyen Energy, Fuel, \$11171.92  
Gentele Constr, Serv, \$1525.00  
Great American Leasing, Serv, \$184.15  
Great Plains, Comm, Serv, \$54.04  
Green's, Fuel, \$8779.27  
Helena, Serv, \$575.00  
Keith Hipke, Gravel, \$5008.92  
J&J Sanitation, Gravel, \$309.11  
J&J Sanitation, Serv, \$191.74  
Jebro, Oil, \$414409.20  
John Deere Power Plan, Serv, \$2984.13  
K&M, Serv, \$36.53  
Kimball Midwest, Parts/Rep, \$483.88  
Nathan Klein, Reimburse, \$221.86  
Kracl Irrigation, Serv, 135.12  
LCL Truck Equip, Parts/Rep, \$1043.48  
Mainelli Wagner & Assoc, Hwy Striping, \$15740.27  
Metl, Inc, Serv, \$3185.00  
Mid-American Research Chemical, Supp, \$560.00  
Mitchell Equipment, Parts/Rep, \$121.70  
Motor Fuels, Serv, \$5098.00  
Municipal Power, Serv, \$235.81  
NPPD, Serv, \$315.92  
Nebraska Safety, Serv, \$210.00  
NMC, Parts/Rep, \$128300.86  
North Central Public Power, Serv, \$88.21  
Northeast Nebraska Telephone, Serv, \$46.32  
O'Neill Auto, Parts/Rep, \$2496.00  
O'Neill Printing, Supp, \$348.00  
Occupational Health, Serv, \$115.00  
One Office, Supp, \$246.43  
Platte Valley Communication, Serv, \$271.25  
Pomp's Tire, Parts/Rep, \$2423.76  
Quality Alignment, Rep, \$129.32  
Ranchland Auto, Supp, \$2074.15  
Reiman's Body, Parts/Rep, \$380.64  
Jimmy Roeder, Reimburse, \$12.00  
Ryan's Truck & Tractor, Parts/Rep, \$2190.25  
Seger & Sons Repair, Parts/Rep, \$54.35  
Shamrock Diesel, Fuel, \$115.75  
Dean Sidak, Gravel, \$1897.04  
Sioux City Truck, Fuel, \$275.13  
Southside Mini Mart, Fuel, \$468.33  
Stuart Township, Serv, \$44000.00  
Transit Works, Serv, \$76.17  
Triple R Tire, Parts/Rep, \$133.95  
Truck Center, Parts/Rep, \$7457.02  
US Bank, Supp, \$533.47  
Verizon, Serv, \$785.95

Village of Chambers, Serv, \$120.57  
Warp, Serv, \$60.99  
White Star Oil, Fuel, \$361.00  
White's Service, Serv, \$312.48  
Wm. Krotter, Parts/Rep, \$311.41  
95 West Express, Fuel, \$127.71  
**Visitor's Promotion Fund Total: \$5086.47**  
Atkinson-Ettes, Comm Promo, \$1000.00  
Keogh 501 Memorial, Fundraiser, \$2500.000  
O'Neill Chamber of Commerce, Con Lab, \$1331.47  
Sowers, Comm Promo, \$255.00  
**Visitor's Improvement Fund Total: \$2000.00**  
Keogh 501 Memorial, Misc, \$2000.00  
**Covid American Rescue Plan Fund Total:  
\$28522.27**  
D&J Construction, Serv, \$17746.57  
Robb Sudbeck, Serv, \$10775.70  
**Jail Commissary Fund Total: \$1614.88**  
Cidnet, Serv, \$1500.00  
Holt Co Jail, Reimburse,\$114.88

Time was allowed to discuss foreman duties with the foreman and the Board.

Motion by Paxton, 2<sup>nd</sup> by Neiman, to appoint Dave Reiman as lead foreman and increase his yearly salary \$12,000.00 effective August 1, 2024. Voting Aye: Treptow, Keyes, Neiman, Breiner, Paxton and Tielke. Voting Nay: None. Absent: Frahm. Motion carried.

Monty Werth was present to discuss the auto gate proposal on Voyager Road.

Motion by Keyes, 2<sup>nd</sup> by Treptow, to set bid date on August 16, 2024, at 11:30 A.M. to receive bids for concrete work for auto gates on Voyager Road. Voting Aye: Keyes, Neiman, Breiner, Paxton, Treptow and Tielke. Voting Nay: None. Absent: Frahm.

Motion by Keyes, 2<sup>nd</sup> by Breiner, to approve the engineering agreement with Mike Rowe, Jr. for C45(563) superstructure replacement (Redbird Bridge) for \$4,500.00. Voting Aye: Neiman, Breiner, Paxton, Treptow, Keyes and Tielke. Voting Nay: None. Absent: Frahm. Motion carried.

Motion by Paxton, 2<sup>nd</sup> by Neiman, to approve the government equipment lease agreement through NMC on a 2024, 289HF Caterpillar skid steer for \$8,500.00 for 1 year or 250 hours. Voting Aye: Breiner, Paxton, Treptow, Keyes, Neiman and Tielke. Voting Nay: None. Absent: Frahm. Motion carried.

Sheriff Ben Matchett and Deputy Ed Nordby were present to discuss the jail administrator and jail manager position.

Motion by Paxton, 2<sup>nd</sup> by Neiman, to acknowledge receipt of the Distress Warrant Report presented by Sheriff Ben Matchett and file with the County Clerk. Voting Aye: Paxton, Treptow, Keyes, Neiman, Breiner and Tielke. Voting Nay: None. Absent: Frahm. Motion carried.

Road Superintendent Gary Connot presented his Department Activity Report.

Motion by Keyes, 2<sup>nd</sup> by Paxton, to allow Verizon to install a security ladder guard to be installed by Verizon contractor with locked access to be controlled by Sheriff's office. Voting Aye: Keyes, Neiman, Breiner, Paxton and Tielke. Voting Nay: None. Abstain: Treptow. Absent: Frahm. Motion carried.

Motion by Paxton, 2<sup>nd</sup> by Neiman, to approve the surety bonds for: Marcia Engelhaupt, Secretary Treasurer for Spencer Rural Fire District; Kurt M. Meusch Cleveland Township Treasurer and James R. Meusch Cleveland Township Clerk. Voting Aye: Keyes, Neiman, Breiner, Paxton, Treptow and Tielke. Voting Nay: None. Absent: Frahm. Motion carried.

Motion by Paxton, 2<sup>nd</sup> by Neiman, to approve the zoning applications on file for: a tract in NW ¼ 19-30-10 for BNK6, LLC owner Mari C. Osborne; a tract in SW ¼ 13-27-9 for JLF Seven Farm, LLC owner John L. Ferguson and a tract in NE ¼ 34-30-15 for Brad W. & Morgan A. Dvorak. Voting Aye: Neiman, Breiner, Paxton, Treptow, Keyes and Tielke. Voting Nay: None. Absent: Frahm. Motion carried.

Chairman Tielke adjourned the meeting at 12:19 P.M. until July 31, 2024, at 9:15 A.M.

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William J. Tielke, Chairman

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Cathy Pavel, Clerk