

A meeting of the Gosper County Board of Commissioners was convened in open and public session at 9:00 a.m. on July 10, 2024, at the Gosper County Courthouse, Elwood, Nebraska. Present were Chairperson Terry Lerdall and Members Bruce Bader and Glenn Hofman. Deputy Clerk Karen Corder was present to record the proceedings. Others present were County Attorney Beverly B. Louthan.

Notice of the meeting was given in advance thereof by publication in the Valley Voice, Cambridge, NE on June 27, 2024. Availability of the agenda was communicated in the published notice. All proceedings of the Board were taken while the convened meeting was open to the attendance of the public.

The undersigned Deputy Clerk hereby certifies that these minutes were written and available for public inspection within ten (10) working days after the date of said meeting.

The meeting was duly called to order and Chairman Lerdall announced and informed the public that a current copy of the Nebraska Open Meetings Act is posted on the wall of the meeting room.

The Minutes of June 26, 2024 were read. Motion by Bader, seconded by Hofman to approve the minutes as read. Roll Call Vote: "Aye" Lerdall, Hofman, Bader, motion carried.

Kevin Hagan from the Dawson County Weed Dept. was present to introduce himself and give an update. He will take over as Weed Supt. beginning Sept. 3, 2024 as Marty Craig will retire at the end of August.

Motion by Bader, seconded by Lerdall to approve the Clerk of the District Court report for the month of June. Roll Call Vote: "Aye" Lerdall, Hofman, Bader, motion carried.

Bldg. Supt. Justin Collins was present. The Board reviewed the bids that were tabled on June 26, 2024 for the Courthouse Roof. Motion by Lerdall, seconded by Hofman to accept the bid from Duncan Theis Construction, Inc. in the amount of \$202,950.00. Roll Call Vote: "Aye" Lerdall, Hofman, Bader, motion carried.

Motion by Bader, seconded by Hofman to approve the Sheriff's Quarterly Report for April through June 2024. Roll Call Vote: "Aye" Hofman, Lerdall, Bader, motion carried.

The Board received a Membership Assessment Statement from West Central Nebraska Development District for annual dues and membership. Motion by Lerdall, seconded by Hofman to not become a member. Roll Call Vote: "Aye" Lerdall, Bader, Hofman, motion carried.

Hwy. Supt. Mike Snyder was present and gave a road report. Kelly Lehmann was also present. Straight-Line Striping out of Grand Island will be painting stripes on asphalt roads, culverts have been installed on: Rd 434 & Rd 739, south of Rd 741 on Rd 433, north of Rd 741 on Rd 424A. Road employees are mowing, and made repairs on roads that were damaged from recent rains. Blade Operators are repairing and blading roads.

Motion by Lerdall, seconded by Bader to enter into Closed Session at 9:51 a.m., regarding personnel. Roll Call Vote: "Aye" Lerdall, Bader, Hofman, motion carried. Motion by Bader, seconded by Lerdall to come out of Closed Session at 10:09 a.m. Roll Call Vote: "Aye" Lerdall, Bader, Hofman, motion carried.

At 10:10 a.m., Motion by Lerdall, seconded by Bader to reconvene as the BOARD OF EQUALIZATION. Roll Call Vote: "Aye" Hofman, Lerdall, Bader, motion carried. Assessor Pam Bogle and Deputy Assessor Nicole Atterberry were present. Daniel Thayer, Kent Schroeder, Douglas Hershberger, Mike & Karla Denker with Attorney Brian Copley, Rod Schmidt, Jackie & Rocky Davenport, Ryan Knapp, and Judy Goracke were all present to give testimony regarding their protests. Shawn McInay and Lewayne Svehla appeared telephonically.

At 12:00 p.m. the Board recessed as the Board of Equalization and recessed for lunch.

At 1:00 p.m., Motion by Bader, seconded by Lerdall to reconvene as the Board of Equalization. Roll Call Vote: "Aye" Lerdall, Bader, Hofman, motion carried. Monica Latter and Douglas Friedli were present to give testimony regarding their protests. Assr. Bogle reviewed the Property Valuation Protests and the Board made their final decisions as follows: Motion by Hofman, seconded by Lerdall to approve the recommendation of the Assessor for change in valuation for Protest No. 24-1 for Sherri Andreasen, Property ID 370028465. Roll Call Vote: "Aye" Hofman, "Aye" Lerdall, "Aye" Bader, motion carried. Motion by Lerdall, seconded by Hofman to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-2 for Galen & Debra Killion, Property ID 370049276. Roll Call Vote: "Aye" Lerdall, "Nay" Bader, "Aye" Hofman, motion carried. Motion by Bader, seconded by Hofman to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-3 for Kurt & Rita Wolf, Property ID 370049268. Roll Call Vote: "Aye" Lerdall, "Aye" Bader, "Aye" Hofman, motion carried. Motion by Lerdall, seconded by Bader to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-4 for Douglas Hershberger, Property ID 370021061. Roll Call Vote: "Aye" Lerdall, "Aye" Bader, "Aye" Hofman, motion carried. Motion by Bader, seconded by Hofman approve the recommendation of the Assessor for change in valuation of Protest No. 24-5 for Ed Berglund, Ed & Mary LLC, Property ID 370017897. Roll Call Vote: "Aye" Lerdall, "Aye" Bader, "Aye" Hofman, motion carried. Motion by Hofman, seconded by Lerdall approve the recommendation of the Assessor for change in valuation of Protest No. 24-6 for Douglas Friedli, Property ID 370025229. Roll Call Vote: "Aye" Lerdall, "Aye" Bader, "Aye" Hofman, motion carried. Motion by Hofman, seconded by Lerdall to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-7 for Rocky & Jacqueline Davenport, Property ID 370027787. Roll Call Vote: "Aye" Lerdall, "Aye" Bader, "Aye" Hofman, motion carried. Motion by Lerdall, seconded by Hofman to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-8 for Larry Zillig, Property ID 370026748. Roll Call Vote: "Aye" Lerdall, "Aye" Bader, "Aye" Hofman, motion carried. Motion by Lerdall, seconded by Bader to

approve the recommendation of the Assessor for no change in valuation of Protest No. 24-9 for Kent Schroeder, Property ID 370028309. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Hofman, seconded by Lerdall to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-10 for Duane Kuhnel, Property ID 370025369. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Lerdall, seconded by Hofman to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-11 for Paul & Jane German, Property ID 370049225. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Bader, seconded by Hofman to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-12 for Amber Ackerson, Property ID 370049241. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Lerdall, seconded by Bader to approve the recommendation of the Assessor for change in valuation of Protest No. 24-13 for Jeffrey & Betty Warren, Property ID 370025245. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Bader, seconded by Hofman to approve the recommendation of the Assessor for change in valuation of Protest No. 24-14 for Alyssa Zabloudil, Property ID 370027108. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Hofman, seconded by Lerdall to approve the recommendation of the Assessor for change in valuation of Protest No. 24-15 for Bryan & Deb Darnall, Property ID 370049306. Roll Call Vote: “Aye” Lerdall, “Nay” Bader, “Aye” Hofman, motion carried. Motion by Hofman, seconded by Lerdall to approve the recommendation of the Assessor for change in valuation of Protest No. 24-16 for Bonnie Marshall, Property ID 370025547. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Hofman, seconded by Lerdall to approve the recommendation of the Assessor for change in valuation of Protest No. 24-17 for Bonnie Marshall & James Herrod, Property ID 370025555. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Bader, seconded by Hofman to approve the recommendation of the Assessor for change in valuation of Protest No. 24-18 for William & Karla Denker, Property ID 370018338. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Hofman, seconded by Lerdall to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-19 for Brent Stolz, Property ID 3700264497. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Lerdall, seconded by Bader to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-20 for Mary Harder, Property ID 370028880. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Lerdall, seconded by Bader to approve the recommendation of the Assessor for change in valuation of Protest No. 24-21 for Daniel Thayer, Property ID 370026381. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Bader, seconded by Hofman to approve the recommendation of the Assessor for change in valuation of Protest No. 24-22 for Rodney & Colleen Schmidt, Property ID 370028929. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Hofman, seconded by Lerdall to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-23 for Kimberly Slack, Property ID 370027388. Roll Call Vote: “Aye” Lerdall, “Aye” Hofman, “Nay” Bader, motion carried. Motion by Lerdall, seconded by Hofman to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-24 for Monica Latter, Property ID 370029097. Roll Call Vote: “Aye” Lerdall, “Aye” Hofman, “Nay” Bader, motion carried. Motion by Lerdall, seconded by Hofman to approve the recommendation of the Assessor for change in valuation of Protest No. 24-25 for Travis Wright, Property ID 370018451. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Bader, seconded by Lerdall to approve the recommendation of the Assessor for change in valuation of Protest No. 24-26 for Shawn McInay, Property ID 370026322. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Lerdall, seconded by Hofman to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-27 for Ryan Knapp, Property ID 370029143. Roll Call Vote: “Aye” Lerdall, “Aye” Hofman, “Aye” Bader, motion carried. Motion by Bader, seconded by Hofman to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-28 for Lawayne Svehla, Property ID 370048369. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Bader, seconded by Lerdall to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-29 for Jeanne Berggren, Property ID 370025830. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Hofman, seconded by Lerdall to approve the recommendation of the Assessor for change in valuation of Protest No. 24-30 for Jeanne Berggren-Berggren Family Trust, Property ID 370025849. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Lerdall, seconded by Hofman to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-31 for Douglas Goracke, Property ID 370028600. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Hofman, seconded by Lerdall to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-32 for Eric Olson, Property ID 370026926. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Lerdall, seconded by Hofman to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-33 for Nancy Freburg, Property ID 370019946. Roll Call Vote: “Aye” Lerdall, “Aye” Bader, “Aye” Hofman, motion carried. Motion by Hofman, seconded by Lerdall to approve the recommendation of the Assessor for no change in valuation of Protest No. 24-34 for Bruce & Carol Hanson Property ID 370028848. Roll Call Vote: “Aye” Lerdall, “Nay” Bader, “Aye” Hofman, motion carried. Motion by Hofman, seconded Lerdall to approve the Undervalued, Overvalued and Omitted Property Report, Roll Call Vote: “Aye” Hofman, Lerdall, Bader, motion carried. Motion by Lerdall, seconded by Bader to adjourn as the BOARD OF EQUALIZATION. Roll Call Vote: “Aye” Lerdall, Bader, Hofman, motion carried.

Motion by Bader, seconded by Hofman to approve a Special Designated Liquor License for Canyon Lakes Brewing Company for July 27, 2024. Roll Call Vote: “Aye” Hofman, Bader, Lerdall, motion carried.

The Board reviewed a letter received from the Village of Elwood regarding two separate public hearings for purposes of the Community Development Law on the proposal for The Cove Redevelopment Project. Motion by Bader, seconded by Lerdall to enter into Closed Session at 3:10 p.m., regarding personnel. Roll Call Vote: "Aye" Lerdall, Bader, Hofman, motion carried. Motion by Lerdall, seconded by Bader to come out of Closed Session at 4:05 p.m.. Roll Call Vote: "Aye" Lerdall, Bader, Hofman, motion carried.

There being no further business, the Board adjourned at 4:06 p.m.

ATTEST:

Karen J. Corder, Deputy Clerk

Terry G. Lerdall, Chairperson

(Seal)

The next regular meeting of the Gosper County Board of Commissioners will be July 31, 2024, at 9:00 a.m., at the Gosper County Courthouse, Elwood, Nebraska.