

Greeley County Commissioner Minutes  
July 8, 2025

The Greeley County Board of Commissioners met in regular session on Tuesday, July 8, 2025, at 9:30 a.m. in the County Commissioners Room, of the Greeley County Courthouse, Greeley Nebraska. Notice of the meeting was given in advance by publication in the Cedar Valley News.

Answering present at Roll Call were Jordan Foltz, Joe Leslie, and Dennis Wadsworth. Also, present were County Attorney Cindy Bassett, and County Clerk Mindy Grossart. Chairman Foltz stated a current copy of the Open Meetings Act is posted on the east wall of the County Boardroom and copies were available for the public if requested. Everyone present joined in the Pledge of Allegiance.

A motion was made by Leslie to waive the reading and approve the county board minutes from June 24, 2025, meeting, second by Wadsworth. Roll Call Vote: All yes, motion carried.

County payroll and vendor claims were reviewed by the board. Motion made by Leslie to approve payroll and claims, second by Wadsworth. Roll Call Vote: All yes, motion carried. GENERAL: AKRS Equipment mower blades 48.06, Amazon Business supplies 89.48, Antelope County Sheriff inmate housing 1,485., Appera service 140.40, Applied Connective Technologies service 3,341.47, Patty Bauer prior service 4.80, Black Hills Energy utilities 90.74, Bloom Pest control service 165., Central Nebraska Attorneys crt. appt. attorney 262.50, Cintas first aid supplies 14.10, clearly service 760.07, Country Market janitor supplies 55.94, Country Partners fuel 305.74, DAS State Acctg. – Central Finance data processing 206.75, Daniela Deaver office supply reimbursement 19.30, Paul Deaver meals/car wash supply reimbursement 68.64, Eakes Office Solutions supplies 584.21, ES&S supplies 27.27, Farm & Home Publishers plat books 560.02, First Concord Benefits Group hra/admin fee 1,477.90, First National Bank data processing 36., Margaret Freeman prior service 13., Great Plains Communications phone/internet 250., Greeley County Clerk supplies 306.25, Greeley County Clerk of the District Court court costs 36., Greeley County Court court costs 66., Grossarts Inc supplies/port ac unit 473.98, Hillbill's Diesel, Ag & Auto le supplies 185.91, Holt County Treasurer probation dist. #8 costs 1,053.36, Hometown Leasing leases 284.48, Howard County 8<sup>th</sup> district expenses 1,817.21, Howard/Greeley RPPD utilities 488.92, Marvin Planning Consultants comp plan 2,750., MIS scan fees 40., Mid-NE Individual Services service 2,188., MIPS data processing 2,125.83, Charlotte Murphy prior service 21., Nebraska Health & Human Services comp. evaluation 561.75, People's Service oil change/repairs/sheriff fuel 762.71, Pitzer Digital print/publish 816.50, Postmaster postage 146., Region 26 Council quarterly assessment 25,855.18, Region 3 Behavioral Health Services service 1,439.18, Royelle box cover 574.99, State of Nebraska Department of Correction prisoner keep/medical 2,931.20, Stealth Broadband internet 65., Stringtown Ag LLC service/supply 640.28, Catherine Sweeney prior service 10., Transunion Risk and alternative dues, subs, registration and training 120., Trotter Whoa & Go IV Ord sheriff fuel 95.58, Trotters Whoa & Go II Scotia sheriff fuel 759.23, Valley County Sheriff jail keep 500., Verizon Wireless service 120.03, Village of Greeley water service 331.16, Vision Service Plan vision insurance 450.59, Yosten Law crt. apt. attorney 1,187.50, Zelle consulting fee 3,000., Mid-Nebraska Disposal service 747.50, Dana F. Cole & Company audit service 4,040. ROAD: AKRS Equipment grease, oil 31., Appera uniform/towel service 427.40, Black Hills Energy heating fuel 162.47, Cintas first aid supplies 117.16, Country Partners fuel/shop supplies/grease, oil 10,215.57, Fastenal Company bolts, nuts, etc. 2,016.47, Filter Care of Nebraska repair parts 185.90, Hamilton phone/internet 105.36, Howard/Greeley RPPD light service 193.68, Island Supply Welding Company

oxygen/acetylene 19.20, Jeffres Sand & Gravel road gravel 28,709.52, Mid-Nebraska Disposal garbage disposal 46.20, Miller Power Sports fuel/oil 247.32, Molt Mfg. parts/labor/pipes, bolts 1,470.74, Murphy Tractor & Equipment Co. equip rental 2,000., NMC parts 305.26, Ord Glass & Paint parts/labor 411.16, The Parts Bin – Ord – parts/grease, shop tools 164.61, The Parts Bin – St. Paul parts 469.55, People's Service fuel 58.47, Platinum Truck Service labor/parts/grease, oil 9,850.41, Ruttman Repair labor/parts 2,591.77, Scotia Welding repair parts 21.50, Spalding Farm & Home shop supplies/bolts 110.97, State of Nebraska Motor Fuels Division motor fuel tax 993., Trotter Truck Plaza tire repair/labor 2,227.82, Ulrich Gravel road gravel 15,860.29, Village of Greeley water service 71., Village of Scotia water/sew/garb 63.30, Village of Spalding light service 50.29, James Wilford storage fee 50. COVID ARPA: Curtis Steven Masonry courthouse repairs 24,000. INHERITANCE TAX FUND: Caterpillar Financial Services grader payment 81,983.73. GENERAL FUND: Salaries, 37,580.87, EFTPS Matching SS, 2,874.98, Ameritas Life Ins. Corp, Matching County Retirement, 2,565.89, Blue Cross Blue Shield, 20,893.44, ROAD FUND: Salaries, 16,918.85, EFTPS Matching SS., 1,294.31, Ameritas Life Ins. Corp, Matching County Retirement 1,098.75.

Monthly reports were reviewed from the Clerk, Clerk of the District Court, Sheriff, and Treasurer. Motion made by Wadsworth, second by Leslie to approve the monthly reports. Roll Call Vote: All yes, motion carried.

Happy Jack Chalk Mine Association applied for a Special Designated License (SDL) for an event that will take place on July 19th & 20th from 10:00 a.m. to 7:00 p.m., event to be held at 80131 Hwy 11 Scotia, NE 68875. Sheriff Paul Deaver has already met with event coordinators about the event. Motion made by Foltz to approve the issuance of a SDL as requested by Happy Jack Chalk Mine Association, seconded by Leslie. Roll Call Vote: All yes, motion carried.

Continued discussion on the Stop Class Fund as requested by the Greeley County Sheriff Paul Deaver. Motion made by Leslie approve Resolution 2025-10, seconded by Wadsworth. Roll Call Vote: All yes, motion carried.

MIPS has offered full-service printing and mailing of the Joint Public Hearing postcards. The County Clerk and County Assessor are both in favor of designating MIPS for the printing and mailing of the JPH postcards. Wadsworth moved to designate MIPS to facilitate the printing and mailing of the JPH postcards, seconded by Leslie. Roll Call Vote: All yes, motion carried.

Lance Harter, Greeley County Highway Superintendent submitted a bid from Ace/Eaton Metals for delivery of materials to bridge site for 817<sup>th</sup> Road Structure Replacement. The site is 1.5 miles south of Spalding located between Sections 23/32 T-20 R-9. The scope of work includes fabrication and delivery of corrugated metal culvert pipe structures with headwalls \$36,362 to be delivered on 9/17/25. Foltz moved to approve the bid from Ace/Eaton Metals, seconded by Wadsworth. Roll Call Vote: All yes, motion carried.

Public Comment: Kristy Barnes commented about the new stop signs and installation procedures. Chairman Foltz stated the stop ahead signs and stop signs were received through a Statewide upgrading existing Stop Signs grant with the NDOT. He explained they have a process for installing the new signs and removal of the old signs.

Leslie moved to enter the Board of Equalization at 9:50 a.m., seconded by Wadsworth. Roll Call Vote: All yes, motion carried. The Board of Equalization was scheduled to hear thirty-nine property valuation protests that were filed with the County Clerk. Assessor Gerri Behnk and Bryan Hill, Lake Mac Assessment, LLC were present for the Protest Hearings. Protest #1 Parcel 390012903 Tyffanye Klein, she appeared for the protest hearing. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: no change recommended L:47,020 B:0 T:47,020. Motion made by Leslie, second by Wadsworth no change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #2 Parcel 390095700 MeyPill, LLC, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: no change recommended L:934,705 B:0 T:934,705. Motion made by Leslie, second by Wadsworth no change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #3 Parcel 390924000 Daniel R. Bauer, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed 7/7/2025, no change recommended L:0 B:210,040 T:210,040. Motion made by Leslie, second by Wadsworth no change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #4 Parcel 390147800 LaRue Marshall, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed 7/2/2025, no change recommended L:25,000 B:0 T:25,000. Motion made by Leslie, second by Wadsworth no change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #5 Parcel 390807400 Bradley D. Thompson, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed 7/7/2025, inside review of the house, foundation issues, very uneven floors, replaced some windows but not all, original cabinets in kitchen, lowered condition L:4,410 B:36,755 T:41,165. Wadsworth moved to accept County Assessor recommendation, seconded by Leslie. Roll Call Vote: All yes, motion carried. Protest #6 Parcel 390707800 Marvin E. Hughes, he was present for the Protest Hearing. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed 7/7/2025, lowered quality of RV hook up and corrected year on all four hook ups to 2011, L:6,780 B:17,360 T:24,140. Leslie moved to change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #7 Parcel 390715300 Michael R. & Michelle R. Linke, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed inside 7/7/2025, no change recommended L:7,760 B:171,305 T:179,065. Motion made by Leslie, second by Wadsworth no change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #8 Parcel 390708600 Marcia Vance, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed inside 7/7/2025, no change recommended L:7,615 B:71,330 T:78,945. Motion made by Leslie, second by Wadsworth no change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #9 Parcel 390714500 Scotia United Methodist Church, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed inside 7/7/2025, no change recommended L:4,970 B:72,155 T:77,125. Motion made by Leslie, second by Wadsworth no change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #10 Parcel 390111100 Mary Cannon, Jim Cannon was present on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: no change recommended L:876,605 B:8,035 T:884,640. Motion made by Leslie no change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #11 Parcel 390516800 Courtney Leslie, Peter & Courtney Leslie joined the protest hearing by phone call. Protest #12 Parcel 390516900 Courtney Leslie, Peter & Courtney Leslie joined the protest hearing by phone call. An internal review scheduled for July 8<sup>th</sup> at 5:00 p.m. Wadsworth moved to table Protest #11

& 12 until July 22, 2025, second by Leslie. Roll Call Vote: All yes, motion carried. Protest #13 Parcel 390175500 Hamer Farms, LLC, Bill Hamer appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed outside only 7/7/2025, foundation issues, lowered condition on house, moved bin to parcel 390175400 L:41,000 B:233,255 T:274,255. Motion made by Leslie change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #14 Parcel 390165300 Hamer Farms, LLC, Bill Hamer appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed 7/7/2025, removed house as it has no value. Corrected exterior wall on slant wall stl bldg. L:967,980 B:36,720 T:1,004,700. Leslie moved to accept County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #15 Parcel 390814600 Joshua Sandoz, Joshua & Patricia appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: no change recommended L:6,615 B:45,495 T:52,110. Motion made by Leslie no change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #16 Parcel 390139500 Terry Julesgard & Tammy Morrow-Julesgard, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: no change recommended L:25,000 B:545 T:25,545. Motion made by Leslie no change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #17 Parcel 390045900 Tammy Morrow-Julesgard/Gene & Helen Morrow Life Use, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: no change recommended L:369,560 B:0 T:369,560. Motion made by Leslie no change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #18 Parcel 390088700 Jene Kasperbauer, Jene was present for the Protest Hearing. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: no change recommended L:1,530,245 B:0 T:1,530,245. Leslie moved to accept no change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #19 Parcel 390632000 Thomas A. Whalen, Thomas was present for the Protest Hearing. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: no change recommended L:20,800 B:23,600 T:44,400. Motion made by Leslie no change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #20 Parcel 390632600 Thomas A. Whalen, Thomas was present for the Protest Hearing. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: no change recommended L:48,265 B:21,655 T:69,920. Motion made by Leslie no change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #21 Parcel 390717700 Robert Haynes/Heather Haynes, Heather was present for the Protest Hearing. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: inside review 7/7/2025 lowered condition of house, older cabinets, roof leaks & bathroom has mold issue. L:4,825 B:132,870 T:137,695. Motion made by Wadsworth change based on County Assessor recommendation, seconded by Leslie. Roll Call Vote: All yes, motion carried. Protest #22 Parcel 390820900 Ernest Rother, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: no change recommended L:17,810 B:54,770 T:72,580. Leslie moved no change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #23 Parcel 390008909 Robert Esch, Robert & Patricia Esch were present for the Protest Hearing. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed 7/7/2025, no change recommended L:349,165 B:11,205 T: 360,370. Motion made by Leslie no change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #24 Parcel 390008900 Renee Esch, Robert & Patricia Esch were present on behalf of the Protest. Greeley

County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: recommend combining this parcel with 390008904. Motion made by Leslie change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #25 Parcel 390008904 Renee Esch, Robert & Patricia Esch were present on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed 7/7/2025 combine this parcel with 390008900. Pre-Protest Land Value for 390008900 & 390008904 combined  $40,460 + 28,880 = 69,340$  L:44,400 B:88,970 T:133,370. Motion made by Leslie change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #26 Parcel 390089200 Patricia Esch & Janet Valasek, Robert & Patricia Esch were present on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed on 7/7/2025, lowered condition on bin. L:495,365 B:78,955 T:574,320. Motion made by Wadsworth change based on County Assessor recommendation, seconded by Leslie. Roll Call Vote: All yes, motion carried. Protest #27 Parcel 390711400 Paulette DeRiso, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed inside home on 7/7/2025, lowered condition of home L:11,920 B:42,345 T:54,265. Motion made by Leslie change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #28 Parcel 390718200 Robbie A. Kolar, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed inside of home on 7/7/2025, lowered condition of home. Combine this parcel with 390718300. Pre-Protest land value for 390718300 & 390718200 combined  $9,215 + 6,430 = 15,645$ . L:13,190 B:40,605 T:53,795. Wadsworth moved change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #29 Parcel 390718300 Robbie A. Kolar, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: combine this property with 390718200. Motion made by Wadsworth change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #30 Parcel 390636600 Edward J. Reilly, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed 7/7/2025 zoned commercial, lowered condition of 6 north bins. L:37,265 B:97,996 T:135,260. Motion made by Leslie change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #31 Parcel 390126701 Edward J. Reilly, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed 7/7/2025 zoned commercial, lowered condition on scale house. L:17,395 B:47,290 T:64,685. Motion made by Leslie change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #32 Parcel 390628400 Edward J. Reilly, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed inside of home on 7/7/25, corrected sq ft of living area & changed to enclosed porch. L:12,060 B:92,285 T:104,245. Motion made by Leslie change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #33 Parcel 390602400 Edward J. Reilly, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: zoned commercial, no change recommended. L:17,680 B:20,780 T:38,460. Motion made by Leslie no change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #34 Parcel 390808000 Duane Dilsaver, Duane was present for the Protest Hearing. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: remove the detached garage value and change the exterior wall to single metal on wood frame. L:12,060 B:218,835 T:230,895. Motion made by Leslie change based upon County Assessor recommendation, second by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #35 Parcel 390106901 Brian Glenn, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac

Assessment, LLC: changed from Rural Res to Ag. L:41,830 B:107,375 T:149,205. Motion made by Leslie change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #36 Parcel 390067800 Kristy R. Barnes, Kristy was present for the Protest Hearing. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: lowered condition of bin, corrected year of farm utility building and lowered condition. L:295,325 B:37,455 T:332,780. Motion made by Leslie change based on Assessor recommendation, second by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #37 Parcel 390619200 Marion M. McFadden, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: reviewed inside of home on 7/7/2025 lower the condition. L:12,060 B: 207,390 T:219,450. Motion made by Leslie change based on County Assessor recommendation. Roll Call Vote: All yes, motion carried. Protest #38 Parcel 390824300 Brett & Shelly Houtby, Brett was present for the Protest Hearing. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: no change recommended. Leslie moved no change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Protest #39 Parcel 390515400 Amanda Majer, no one appeared on behalf of the Protest. Greeley County Assessor, Gerri Behnk/Bryan Hill, Lake Mac Assessment, LLC: no change recommended. L:11,615 B:158,405 T:170,020. Leslie moved no change based on County Assessor recommendation, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. The Board of Equalization recessed at 1:15 p.m., reconvening at 2:05 p.m. Gerri Behnk, Assessor, presented a list of Over/Under Valued Real Estate for the Board to review. Motion made by Leslie to approve the list of Over/Under Valued Real Estate, seconded by Wadsworth. Roll Call Vote: All yes, motion carried. Motion made by Leslie to adjourn Board of Equalization at 2:10 p.m., seconded by Wadsworth. Roll Call Vote: All yes, motion carried.

Motion by Wadsworth to adjourn at 2:12 p.m., second by Leslie. Roll Call Vote: All yes, motion carried.

Dated this 14th day of July 2025.

Jordan Foltz, Chairman

ATTEST:

Mindy A. Grossart  
Greeley County Clerk