



# Nemaha Board of Equalization Agenda



## **NOTICE OF PUBLIC MEETING** **BOARD OF COMMISSIONERS, NEMAHA COUNTY, NEBRASKA** **Wednesday, January 22, 2014**

The agenda is held open until one business day prior to the meeting. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting. \*The Board of Commissioners reserves the right to adjourn into executive session as deemed necessary, per Neb. State Statute Section §84-1410.

### **APPOINTMENTS**

- 8:00 a.m. Call meeting to order by Chairman
  - Pledge of Allegiance
  - Note Posting of Open Meeting Laws
  - Action/Approval of Agenda
  - Action/Approval of minutes – January 8, 2014
  - Action/Approval of claims
- 8:30 a.m. Meeting as Board of Equalization
- 8:45 a.m. Pat Holtzman, Nemaha County Treasurer – Resolution for investing funds
- 9:00 a.m. Sasha Rightsell, SENCA – quarterly report
- 9:30 a.m. Mark Mainelli, One & Six Year Plan; Registering with NDOR
- 10:15 a.m. Mary Kruger – Annual Report for Lodging Tax Committee
- 10:30 a.m. Road Runner – (Curt & Terry) regarding district 3 demonstrating/using road runner grader

### **ACTION BUSINESS**

1. Reappoint Joyce Oakley, City of Auburn Airport Zoning Board to a 4 year term
2. Reappoint Dennis Wittmann, City of Auburn Airport Zoning Board to a 4 year term
3. Provide 1 pair of leather gloves to each road employee per year
4. Provide 2 pair of ear muffs to each county shop
5. Fuel bids for February, 2014
6. Resolution 2014-03 – Authorization for County Treasurer to invest county funds
7. Award bid for scrap tire pickup
8. Resolution 2014-04 – Set Public Hearing date for road closure 726 – between Sec. 34 T5N R13E & Sec. 3 T4N R13E
9. Application for road entrance for Horvath Towers III, LLC –
10. OPPD Application #180 – proposed single phase overhead crossing 3 miles N & .25 mile W of Auburn (D. Meyer)

### **BUILDINGS/GROUNDS/PROPERTY**

1. County Clerk received telephone complaint from a member of the Wellness Center regarding lack of air circulation in the racket ball court.
2. Report on roof leaking at annex bldg.
3. Report on frozen door lock at annex bldg.
4. Quote for replacing carpet in Day Care room at Multi-Plex bldg.

### **EQUIPMENT/OFFICE EQUIPMENT/FURNITURE**

### **EXECUTIVE SESSION\***

### **ROAD SUPERINTENDENT/CONSULTANT**

1. Sign postings – are they done (listing given to road foremen on December 23, 2013)

### **PROJECTS/BRIDGES**

1. CRF's on 6 bridges – need to respond with updates

### **COUNTY OFFICIALS REPORTS/CORRESPONDENCE**

1. County treasurer semi-annual report
2. Nemaha County Sheriff – quarterly report
3. Clerk of District Court – December, 2013

### **DISCUSSION ITEMS/CORRESPONDENCE**

1. NRD Multi-Jurisdictional Hazard Mitigation Plan Update – upcoming meeting – Feb. 6, 2014
2. Partial payment received from Brett Reeves for bridge damage
3. Employee retirement recognition
4. Appointments to committees – same as last year
5. Appliance furniture recycling

### **VISITORS COMMENTS**



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

**February 26, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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8:30 a.m.

Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of January 22, 2014 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections  
    Personal Property  
        Lonnie & Paula Oestmann – 2010, 2011, 2012, 2013  
    Real Estate  
        Deloris Cooney – remove home  
        Beverly Gilbertson – clerical error

TERC Board

Property Protests

Other Business



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

**Wednesday, March 12, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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8:30 a.m.

Call meeting to order by Chairman

Open Meeting Laws

Approval of Agenda

Approval of February 26, 2014 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections

Personal Property

1. Hickory Road, 2011, 2012, 2013

2. Southeast Design 2011, 2012, 2013

Real Estate

TERC Board

Property Protests

Other Business



# Nemaha Board of Equalization Agenda



## **NEMAHA COUNTY BOARD OF EQUALIZATION** **AGENDA**

**April 23, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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8:30 a.m.

Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of March 12, 2014 meeting minutes

Public Hearing - Motor Vehicle Exemptions

1. Hearts United for Animals – 2014 Chevrolet Express AWD

Tax List corrections

Personal Property

1. Brad Volker – 2013 – should not have filed

Real Estate

TERC Board

Property Protests

Other Business



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

**May 14, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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8:30 a.m.

Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of April 23, 2014 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections  
Personal Property  
Brian Meyer & W-B Ranch – pivots irrigation report in wrong county, multiple years

Real Estate

TERC Board

Property Protests

Other Business

1. Set protest hearing dates for 2014
2. Equalization of Value of Real Property within Nemaha County for Tax Year 2014  
From the Nebraska Tax Equalization & Review Commission



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

**May 28, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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8:30 a.m.

Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of June 14, 2014 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections  
    Personal Property

    Real Estate

TERC Board

Property Protests

Other Business

1. Approval from the BOE allowing the assessor to send board notices on valuation change



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

**June 11, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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11:30 a.m.      Call meeting to order by Chairman  
                    Open Meeting Laws  
                    Approval of Agenda  
                    Approval of May 28, 2014 meeting minutes

                    Public Hearing - Motor Vehicle Exemptions

                    Tax List corrections  
                            Personal Property

                            Real Estate  
                                    Notice of Valuation change – date corrections

TERC Board

Property Protests

                    1:30 p.m.                      L&H Investments (2)

Other Business



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

**June 25, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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- 1:30 p.m.
- Call meeting to order by Chairman
  - Open Meeting Laws
  - Approval of Agenda
  - Approval of June 11, 2014 meeting minutes
  - Public Hearing - Motor Vehicle Exemptions
  - Tax List corrections
    - Personal Property
    - Real Estate
      - Sherrie Edstrand – Homestead exemption denied for 2012
  - TERC Board
  - Property Protests
    - 1:30 p.m. Gary Schlange
  - Other Business
    - 1. Approval from the BOE to allow the assessor to send board notices on valuation change



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

**July 9, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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1:30 p.m.

Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of June 25, 2014 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections  
Personal Property

Real Estate

TERC Board

Property Protests

1:30 p.m. Gibbs Farms  
1:45 p.m. Follrichs RVC Trust –Scott Kudrna  
2:00 p.m. John Stepongzi  
2:10 p.m. Elsa M.M. Michel  
2:20 p.m. Curtis Bischoff  
2:30 p.m. Keenan Webb  
2:40 p.m. Susan VanderPlas  
2:50 p.m. Marcia & Fred Gauchat  
3:00 p.m. James & Barbara Holtgrewe  
3:10 p.m. JoAnn Rohrs  
3:20 p.m. Norma Hoagland  
3:30 p.m. Dan White  
3:40 p.m. Maurice Palmowski  
3:50 p.m. Apple River Crown  
4:00 p.m. Elta Whitney  
4:15 p.m. Wayne Geyer  
4:30 p.m. DM Crop Inc.

Other Business

1. Approval from the BOE to allow the assessor to send board notices on valuation changes

Sine die until 8:15 a.m. – Thursday, July 10, 2014

8:15 a.m. Deer Creek Corp.  
8:20 a.m. Clover Dale Farms



# Nemaha Board of Equalization Agenda





# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

**July 23, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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1:30 p.m.

Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of July 9, 2014 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections  
    Personal Property

    Real Estate

TERC Board

Property Protests

1. Robert Schmitz
2. Final decisions for 2014 Property Protests
3. Approval from the BOE to allow the assessor to send board notices on valuation changes

Other Business

1. Assessor's 3 year Plan



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

**July 23, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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1:30 p.m.

Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of July 9, 2014 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections  
Personal Property

Real Estate

TERC Board

Property Protests

1. Robert Schmitz
2. Final decisions for 2014 Property Protests
3. Approval from the BOE to allow the assessor to send board notices on valuation changes

Other Business

1. Assessor's 3 year Plan



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

**August 13, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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8:30 a.m.

Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of July 23, 2014 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections  
Personal Property

Real Estate  
1

TERC Board

Property Protests

Other Business

1. Approval of Board notice of valuation changes:  
Larry & Brenda Draper  
Levi Helmick



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

August 27, 2014

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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8:30 a.m.

Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of August 13, 2014 meeting minutes

Public Hearing - Motor Vehicle Exemptions

Tax List corrections  
Personal Property

Real Estate  
1. Scott Reid – Mobile Home

TERC Board

November 4, 2014, 9:00 a.m. – TERC Hearings  
Marvin Caspers 12A 032, 12A 033, 12A 036, 12A 037  
Blanche Caspers 12A 038, 12A 039, 12A 040, 12A 042  
Deer Creek 12A 050  
J. Randel Smith 12A 043, 12A 044, 12A 045  
Cloverdale Farms 12A 046, 12A 047, 12A 048, 12A 049  
Mark Caspers 12A 031, 12A 034, 12A 035

Property Protests

Other Business

1. Approval of Board notice of valuation changes to be sent to:  
A. Adam & Corinne Rademacher



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

**October 8, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

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8:30 a.m.

Call meeting to order by Chairman  
Open Meeting Laws  
Approval of Agenda  
Approval of September 24, 2014 meeting minutes

Public Hearing – Real & Personal Property

1. Exemption Application for Auburn Affordable Housing – Sunset Acres Block 3  
S 333.6' Lots 3 & 4; all Lots 5-7

Tax List corrections

Personal Property

Real Estate

1. Karla Stanley – mobile home being moved – accelerate taxes

TERC Board

Property Protests

Other Business

1. Resolution 2014-36 – Set 2014 tax rates for political subdivisions



# Nemaha Board of Equalization Agenda



## NEMAHA COUNTY BOARD OF EQUALIZATION AGENDA

**December 23, 2014**

Nemaha County Courthouse – Ste 201 1824 N Street Auburn NE 68305-2399

The agenda is held open until one business day prior to the meeting. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting. \*The Board of Commissioners reserves the right to adjourn into executive session as deemed necessary, per Neb. State Statute Section §84-1410.

8:30 a.m.      Call meeting to order by Chairman  
                  Open Meeting Laws  
                  Approval of Agenda  
                  Approval of October 8, 2014 meeting minutes

### Public Hearing - Motor Vehicle Exemptions

Tax List corrections  
    Personal Property

- Real Estate
1. Penny Petrone 640011217 (Over valued clerical error)
  2. Ronald Eickhoff 640003931 & 640003508 (Homestead on wrong parcel)
  3. Zachary & Kathy Vice 640017010 (640017010) buildings didn't get rolled to assessment record

### TERC Board

1. Decision of the TERC Board for 2012 Real Estate Properties  
    Mark Caspers 640022111, 640074383, 640041243  
    Marvin Caspers 640022103, 640046673, 640051278, 640027261  
    Blanche Caspers 640075274, 670061273, 640061389, 640061621, 640061532  
    J. Randel Smith 640023428, 640023452, 64023487  
    Cloverdale Farms 640052274, 640051995, 640023525, 640051928  
    Deer Creek Corp 640052053

### Property Protests

### Other Business