

MINUTES OF MEETING  
SARPY COUNTY BOARD OF EQUALIZATION  
Tuesday, July 19, 2016  
Sarpy County Courthouse, County Board Room  
[www.sarpy.com/boe/minutes/](http://www.sarpy.com/boe/minutes/)

*Notice of this meeting was given in advance thereto by publication in the Suburban Newspapers, Inc. (dba Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor) on July 13, 2016. The location of the posted "Nebraska Open Meetings Act" was given in open and public session at the opening of this meeting at 3:00 P.M.*

Commissioners Present: Don Kelly, Jim Thompson, Tom Richards, Brenda Carlisle,  
Jim Warren

Commissioners Absent: None

Others Present: County Clerk Deb Houghtaling  
County Administrator Mark Wayne  
Deputy County Attorney Mike Smith  
Assessor Dan Pittman

*Pledge of Allegiance*

**CONSENT AGENDA**

{NOTE: These are items of business that are routine which are expected to be adopted without dissent. Items are automatically approved when the consent agenda is approved unless an item is REMOVED by a Commissioner or any member of the public. Removed items will be placed under the regular agenda for action by the County Board.}

1. Tax Corrections: #15226 - #15229. Dan Pittman, Assessor
  
2. Assessor's Notices of Valuation Changes (1). Dan Pittman, Assessor

MOTION: Warren moved, seconded by Richards, to approve the Consent Agenda as submitted. Ayes: Kelly, Thompson, Richards, Carlisle & Warren.  
Nays: None.

**REGULAR AGENDA**

3. Approve minutes (July 12, 2016). Deb Houghtaling, County Clerk

MOTION: Thompson moved, seconded by Carlisle, to approve the minutes as submitted. Ayes: Kelly, Thompson, Richards & Carlisle. Nays: None.  
Abstain: Warren.

4. Board Action: Property Valuation Protests (Forms 422) on residential, commercial and/or rural properties (#1 - #932 excluding withdrawn and late filings) Final Determinations. Board of Equalization

**PUBLIC COMMENTS**

County Assessor Dan Pittman addressed the Board regarding the Board of Equalization process.

Chairman Kelly stated he was contacted by landowner Jarel Vinduska and would like to allow him 5 minutes to address the Board regarding protests 2016-462 (parcel 010420711), 2016-463 (parcel 010398945), and 2016-464 (parcel 011577431).

Mr. Vinduska addressed the Board.

**MOTION:** Kelly moved, seconded by Warren, to have all farm site acres be assessed at the same first acre market value.

Discussion followed. Kelly withdrew his motion, Warren withdrew his second.

**MOTION:** Richards moved, seconded by Carlisle, to accept the Referee's recommendation as to assessment on the 2016 Property Valuation Protests on residential, commercial and/or rural properties #1 - #932, excluding withdrawn and late filings, and excluding protests 2016-769, 2016-829, 2016-831, 2016-874 and 2016-876 containing the mathematical errors as presented to the Sarpy County Board of Equalization. Ayes: Kelly, Thompson, Richards, Carlisle & Warren. Nays: None.

**MOTION:** Richards moved, seconded by Kelly, to approve the corrected mathematical errors for the land and total value on the following agricultural protests using the referee recommended model. Ayes: Kelly, Thompson, Richards, Carlisle & Warren. Nays: None.

<u>Protest Number</u>	<u>Parcel Number</u>	<u>Referee Rec.</u>	<u>Corrected Value</u>	<u>New Total Value</u>
2016-769	011017147	\$1,066,346	\$1,066,606	\$1,066,606
2016-829	011100931	\$ 552,003	\$ 553,259	\$ 714,994
2016-831	011342323	\$ 110,787	\$ 110,853	\$ 219,805
2016-874	010403957	\$ 448,238	\$ 434,706	\$ 436,490
2016-876	010403523	\$ 77,517	\$ 79,995	\$ 79,995

**MOTION:** Warren moved, seconded by Kelly, to correct Mr. Vinduska's properties for protests 2016-462 (parcel 010420711), 2016-463 (parcel 010398945), and 2016-464 (parcel 011577431) by changing the timber to wasteland and that those new values be presented to the Board for review at another meeting prior to July 25, 2016. Ayes: Kelly, Thompson, Carlisle & Warren. Nays: Richards.

**MOTION:** Warren moved, seconded by Kelly, to obtain new figures to submit that the farm site and Ag. site would be valued the same as the remainder of the farm without a separate valuation and that those new values be presented to the Board for review at another meeting prior to July 25, 2016. Ayes: Warren & Kelly. Nays: Thompson, Richards & Carlisle. **MOTION FAILED.**

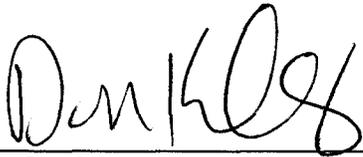
MOTION: Warren moved, seconded by Kelly, to petition TERC to apply a reduction on all Ag. ground across the county at 10.5% on dry land and 8% on irrigated ground for all agricultural values, to also include the properties not being protested in 2016 as well. Ayes: Warren & Kelly. Nays: Thompson, Richards & Carlisle. MOTION FAILED.

PUBLIC COMMENTS were received by the following:

Connie Anderson  
John Knapp  
Dwight Trumble  
Roger Leaders

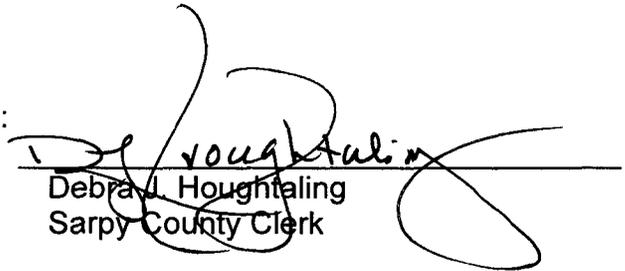
5. Recess.

MOTION: At 4:06 P.M. Kelly moved, seconded by Warren, to recess as a Board of Equalization for all residential, commercial and rural properties (with or without improvements) until July 22, 2016 at 9:00 A.M. to reconsider Jarel Vinduska's property protests regarding the new wasteland values provided to the Board for protest numbers 2016-462 (parcel 010420711), 2016-463 (parcel 010398945), and 2016-464 (parcel 011577431). Ayes: Kelly, Thompson, Carlisle & Warren. Nays: Richards.



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Don Kelly, Chairman  
Sarpy County Board of Equalization

Attest:



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Debra J. Houghtaling  
Sarpy County Clerk