



Saline County Board of Commissioners

Meeting Agenda

AGENDA

SALINE COUNTY BOARD OF EQUALIZATION

SALINE COUNTY COURTHOUSE

Wilber, NE

9:15 AM

DATE: January 31, 2023

This agenda is kept on a daily basis and may change from day to day as requests come in to the County Clerk's office. Requests to be on the agenda must be in the County Clerk's office 24 hours prior to the start of the meeting as stated above. This agenda is considered current on the day of the meeting and cannot be changed or altered except for an emergency.

The Board reserves the right to go into executive session if such session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual.

PLEDGE OF ALLEGIANCE

OPEN MEETINGS LAW

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

CORRESPONDENCE

BUSINESS FOR ACTION

Discuss/Approve the 2023 Permissive Exemption Application/Statement of Reaffirmation(s) - Assessor Recommendation

Discuss 2022 TERC Appeals for Countryside Housing of DeWitt, LLC

9:25 - Public Hearing for Vehicle Exemption Applications (if needed)

Discuss/Approve Vehicle Exemption Application (if needed)

ADJOURNMENT

SALINE COUNTY BOARD OF EQUALIZATION

The regular meeting of the Saline County Board of Equalization opened with the Pledge of Allegiance. The meeting was called to order at 9:15 a.m. Tuesday, January 17, 2023 by Chairperson Phil Hardenburger. Present were Hardenburger, Russ Karpisek Marvin A. Kohout, Janet J. Henning and Stephanie A. Krivohlavek, Commissioners and County Clerk Anita K. Bartels.

Notice of said meeting was posted in the County Clerk’s office and published in all three county newspapers on January 11, 2023, in compliance with State Statutes.

Hardenburger advised those present of the open meetings act posted at the back of the room and that all proceedings are electronically recorded.

Krivohlavek moved to approve the agenda, seconded by Karpisek. Voting aye were Henning, Karpisek, Kohout, Krivohlavek and Hardenburger, nays none, motion carried.

Karpisek moved to approve the minutes of the January 3, 2023 meeting as presented, seconded by Krivohlavek. Voting aye were Kohout, Krivohlavek, Hardenburger, Henning and Karpisek, nays none, motion carried.

Krivohlavek moved to open the Public Hearing for Vehicle Exemptions, seconded by Kohout. Voting aye were Krivohlavek, Hardenburger, Henning, Karpisek and Kohout, nays none, motion carried.

County Treasurer Debbie Spanyers presented an Application for Exemption, submitted by Doane University for their fleet of vehicles, used by faculty staff and students for educational and furthering University business.

Kohout moved to close the Public Hearing for Vehicle Exemptions, seconded by Karpisek. Voting aye were Hardenburger, Henning, Karpisek, Kohout and Krivohlavek, nays none, motion carried.

Henning moved to approve the Application for Exemption submitted by Doane University for their fleet of vehicles, seconded by Krivohlavek. Voting aye were Henning, Karpisek, Kohout, Krivohlavek and Hardenburger, nays none, motion carried.

There being no further business to come before the Board, the meeting was adjourned at 9:30 a.m. The next regular meeting will be on Tuesday, January 31, 2023 at 9:15 a.m., in the Saline County Commissioners' Room, Court House, Wilber NE.

ATTEST:

Anita K. Bartels, County Clerk

Janet J. Henning

Russ Karpisek

Stephanie A. Krivohlavek, Vice Chairperson

Phil Hardenburger, Chairperson

Marvin A. Kohout

I, Anita K. Bartels, County Clerk in and for Saline County, do hereby certify that the minutes of the previous meetings held on January 3, 2023 was approved as presented.

Anita K. Bartels, County Clerk

Janet J. Henning

Russ Karpisek

Stephanie A. Krivohlavek, Vice Chairperson

Phil Hardenburger, Chairperson

Marvin A. Kohout

2023 Saline County Permissive Exemptions

<u>NEW APPLICATIONS</u>						
Name	Parcel Number and Legal Description of Properties	Description of Property's use	Assr Recmd	CBOE	PAD REVIEW	COMMENTS

2023 EXEMPTION STATEMENT OF REAFFIRMATIONS FILED (FORM 451A) BY DEC 31, 2022

<u>CHARITABLE</u>						
Name	Parcel Number and Legal Description of Properties	Description of Property's use	Assr Recmd	CBOE	PAD REVIEW	COMMENTS
American Legion August Vanek Post # 264	760040583-OT Dorchester S 6.9' Lot 1158 & N 18' of Lot 1159, 760040141 - OT Dorchester, Pt. Lot 1000, 760040133 - OT Dorchester, All of Lot 999 & Party Wall of Lot 1000	Charitable	Approval 1/31/2023			
American Legion Post # 311 of Tobias	760045437- Tobias Village Lot 5, Blk 6 (Legion Hall)	Charitable	Approval 1/31/2023			
American Legion Hawes Woods Post # 212	760036233- DeWitt Village - All of lots 899-900-901	Charitable	Approval 1/31/2023			
American Legion Post # 183 - Ford Banka	760028478- Friend City - North 8' of Lot 130 & South 12' of Lot 131	Charitable	Approval 1/31/2023			
American Legion Post # 255 of Western	760042519- Western Village -Lot 1 Blk 12- All Exempt	Charitable	Approval 1/31/2023			
American Legion Post # 258 - Rennie Dale Chester	760044449- Swanton Village Lots 6-7 Blk 6; 760044643- Swanton Village Lots 13-14 Blk 7; 760044708- Swanton Village Lot 16 Blk 7	Charitable	Approval 1/31/2023			
Blue Valley Lodge # 64 AF & AM	760021392- Wilber City - S30' of Lots 285-286-287 - (1st Floor rented to taxable entity) (2nd Floor used by Blue Valley Lodge)	Charitable	Approval of a partial 1/31/2023			
Blue Valley Post # 4959 VFW of U.S. (Partial)	760006555-Crete City - Lots 14-15 & Pt Lot 13 Blk 127 (Except that part that serves food and liquor)	Charitable	Approval of a partial 1/31/2023			
Crete Area Medical Center	Crete City 760049645- PT S 1/2 SE1/4 SEC. 23-8-4 (28.48 acres); 760007586- Lots 7-8-9 Blk 139 (Ivy); 760130477-PT S1/2 SE1/4 SEC. 23-8-4 (8.72 acres)ICL (Pt of Hospital) Wilber City 760021937- Lots 392 & 393 (203 West 4th Street); Friend City - 760030545 - JJ Ainsworth Addn. S 1/2 Block 4; 760147486 - personal property for Friend location	Charitable	Approval 1/31/2023			
Friend Lodge # 73 AF & AM	760028605- Friend City - Lot 146 (Upstairs & 1/2 of the Land)	Charitable	Approval 1/31/2023			
Louis Milan Post # 101 Wilber	760028079- Wilber's Dudek's Addition Lots 1-10 Blk 5; 760076960- Wilber PRCT PT SE1/4 NW1/4 SEC. 22-6-4 (22.03 Acres) Legion Bldg & Sportsman Building; 760021902- Wilber City - Lots 383-385 (Legion Hall Tract #1)	Charitable	Approval 1/31/2023			
Nebraska Czechs of Wilber (Craft Shop, Museum)	760020698- Wilber City - E44' of Lots 207-212 Incl. (Museum); 760020906- Wilber City - OT 120'x14' of Lot 225 (Craft Shop & All Personal Property)	Charitable	Approval 1/31/2023			

New Beginnings	Personal Property Located at Crete City - Balance of Lot 13 & All Lot 14 Block 128 (1302 Main Avenue) Cash Register, Calculators, Computers, File Cabinets, Desk Typewriters, Misc Office Furniture, Racks & Shelves, Inventory Consist of Donated Items for Resale.	Charitable	Approval 1/31/2023			
Rad Tabor Lodge # 74 ZCBJ	760066353- Pleasant Hill PRCT- SW1/4 Corner SW1/4 SEC. 8-7-3 (2.13 acres)	Charitable	Approval 1/31/2023			
Saline Center Lodge # 389 ZCBJ	760071454- PT SW1/4 SW1/4 SEC 35-7-2 (2.44 acres); 760146122- PT SW1/4 SEC 35-7-2 (Parking Lot)	Charitable	Approval 1/31/2023			
Sportsman Club	760146500- Domiciled on Louis-Milan Post #101 Real Estate NE1/4 SW1/4 Sec. 22-6-4 (Improvements on Leased Land)	Charitable	Approval 1/31/2023			
Tabitha, Inc	760130523- Crete City - Garden Square Estates Lot 1 (1405 Hickory); 760147118 Crete Prct. Pt. S 1/2 SE 1/4 Sec 26-8-4 4.77 acres (ICL); 760144711- Personal Property	Charitable	Approval 1/31/2023			
Telocvicna Jednota Sokol Corporation	760142009- Crete City - Lot 10 & West 10' of Lot 11 & East 6' of Street Blk 1	Charitable	Approval 1/31/2023			
EDUCATIONAL						
Name						
Crete Bicentennial Society DBA: Crete Heritage Society	760050295- Pt SW1/4 SW1/4 SEC 27-8-4 (8.78 acres); 760125252- PT SW1/4 SW1/4 SEC 27-8-4 (7.36 acres); 760050317- PT SW1/4 SW1/4 SEC 27-8-4 (.12 acres ICL); 760050333- PT SW1/4 SW1/4 SEC 27-8-4 (.423 acres ICL) J.C. Bickle house, Assorted Buildings and Museum; 760050287 PT SW 1/4 SW 1/4 Sec 27-8-4 (2.64 acres)	Educational	Approval 1/31/2023			
Crete Izaak Walton League of America Inc	760144642-Crete City - Pt SE1/4 Sec 28-8-4 (IOLL-Cabin & Parking Lots in Tuxedo Park)	Educational	Approval 1/31/2023			
DeWitt Historical Society	760036403- Lot 942 Personal Property- 15 Showcases/Shed (14'x27' to house firetruck); 760036381- OT W2' Lot 940 & All Lot 941 (Permanent Showcase 16'x8'); 760036373- OT E20' Lot 940	Educational	Approval 1/31/2023			
Doane University	760147418 -IOLL -Crete Prct - Pt S 1/2 N 1/2 SE 1/4 & Pt N 1/2 SW 1/4 SE 1/4 & SE 1/4 Sec 35-8-4; see attached listing for others	Educational	Approval 1/31/2023			
Friend Historical Society (Partial)	760029164- W44' of Lots 227-228 & 24' Next to I.O.O.F. (Partial Exempt); 760029156- W48' of Lots 227-228	Educational				
Nebraska Czechs of Wilber (Stage)	760130760-S1/2 Lots 469-471 Except S6' & W1/2 Vacated Alley Adj (Stage)	Educational	Approval 1/31/2023			
Telocvicna Jednota Sokol, Wilber	760021406 - Original City of Wilber -- Mid 78'8" of Lots 285-286-287	Educational	Approval 1/31/2023			
Wilber Gun Club, Inc	760025916 - Outside City Limits Wilber Bartos Addition S181.5' of Lots 8-9-10	Educational	Approval 1/31/2023			
Page 2						

RELIGIOUS					
Name					
Berean Fundamental Church of Crete	760140111-PT E1/2 SE1/4 Lying South & East of Railroad Sec 13-8-4 (.89 acres); 760048657- PT E1/2 SE1/4 Lying South & East of Railroad Sec 13-8-4 (3.32 acres)	Religious	Approval 1/31/2023		
Betel Worship Center	760002657 - Crete City Lots 7-10 Block 58; 760040168 - Dorchester Village Pt Lot 1003-1004	Religious	Approval 1/31/2023		
Bethlehem Evangelical Lutheran Congregation	760010315- Crete City - Lots 1-2 Blk 180- Classroom; Lots 3-4-5-6 Blk 180- Church; Lots 7-8-9 Blk 180- Parking Lot	Religious	Approval 1/31/2023		
Cathedral Chapter of the Diocese of the NE	760035865 - DeWitt Village - Lots 670-673 INCL (Church & Parish) St. Augustine Episcopal Church	Religious	Approval 1/31/2023		
Centro Cristiano Internacional Dios Es Amor Inc	760006687- Crete City - Lot 12 (Except 8") Blk 128	Religious	Approval 1/31/2023		
Congregational Church	760029199-Friend City Lots 229-230-231-232-233-234	Religious	Approval 1/31/2023		
Cornerstone Bible Church, Inc	760018308 - Crete City - Ed Rychecky's 1st Add Lots 16-17 (Church); 760018286-Crete City - Ed Rychecky's 1st Add Lot 14 (Parking Lot); 760018294- Crete City - Ed Rychecky's 1st Add Lot 15 (Parking Lot)	Religious	Approval 1/31/2023		
First Congregational, United Church of Christ	760007632 - Crete City - OT Lots 8-9 Blk 140; 760007640 - Crete City - OT Lots 10-12 Blk 140	Religious	Approval 1/31/2023		
First Evangelical Lutheran Church Wilber	760021015- Wilber City - N72' OF Lots 229-230-231; 760021007 - Wilber City - S60' of Lots 229-230-231	Religious	Approval 1/31/2023		
Friend Christian Assembly (Church, Parsonage, & Parking Lot + building at 1st & Sycamore)	760143046- Friend City - JJ Ainsworth 1st Add W25' of Lot 3 & All Lots 4-5 Blk 3; 760030529- Friend City - JJ Ainsworth Add PT N1/2 Blk 4 (Friend Gospel Tabernacle Assembly); 760030537- Friend City - JJ Ainsworth Add NW (75'x140')North 1/2 Blk 4 (1st & Sycamore); 760034311- Friend City - LE Southwick 2nd Add W 13.2' of Lot 1 & Lots 2-6 (Friend Gospel Tabernacle)	Religious	Approval 1/31/2023		
Grace United Methodist Church	760018901- Crete City - Sack's Add Lot 35 Blk 3 (Parsonage); 760007659- Crete City - Lots 1-2-3-4 Blk 141; 760007705- Crete City- N1/2 of Lot 21 Blk 141 (Church)	Religious	Approval 1/31/2023		
Methodist Episcopal Church of Swanton	760044996-1st Add to Swanton Lot 1 Blk 7	Religious	Approval 1/31/2023		
Ministerial Pentecostes Maranatha	760000581-Crete City Lots 1-2 Ex E 2' of E45' of Lot 2 Blk 10 760144397 - Crete City - OT All of Blocks 249, vac alley in Block 249; all of vacated Ivy Avenue adj to Block 249 & Pt of Lots 7-12 Block 250	Religious	Approval 1/31/2023		
New Haven Baptist Church	760143851- Crete City - Lots 1-2-11-12 Blk 63 760147727 - IOLL- Mobile Home - Crete City Lots 1-4 Block 63	Religious	Approval 1/31/2023		
Plymouth Congregational United Church of Christ	760009848- Crete City -OT West 62' of Lot 7-8 & All of Lot 9 Blk 173	Religious	Approval 1/31/2023		
Radiant Springs Church	760139105- PT NW1/4 NW1/4 SEC 33-8-4 (.83 acre) ICL (SD 17-2)	Religious	Approval 1/31/2023		

Sacred Heart Church of Crete	760142017- Crete City - Lots 1-12 Blk 132 (ex state in Lots 1-5) ; 760006962-Crete City- Lots 1-2-3 Blk 131 & E 1/2 vac alley (Church, School & Playground); 760051054- Crete Prct - PT N1/2 NE1/4 SE1/4 SW1/4 & E1/2 NW1/4 SEC 33-8-4 (9.5 acres) Cemetery, 760006024 - Crete City - Lots 7-8 Blk 117, 760007039 - Crete City - E 46' of Lots 10-11-12 Blk 131, 760007551 - Crete City Lot 3 (ex. 49.3 sq ft of Lot 3) and All of Lot 4 Block 139	Religious	Approval 1/31/2023		
Secular Institute of the Schoenstatt Sisters of Mary (Partial)	760048614-PT NW1/4 SEC 13-8-4	Religious	Approval of a partial 1/31/2023		
St. John's United Church of Christ	760044058- Shearer's Add to Western E17' of Lot 11 & All of Lot 12 Blk 6	Religious	Approval 1/31/2023		
St. Joseph Catholic Church of Friend	760031819- Friend City RS Bentley's 1st Add Lots 110-114 & 116-119; 760031770 - Friend City -RS Bentley's Addn Lots 104-105-106; 760061300- Friend PRCT PT NW1/4 SEC 26-8-1 (5 Acres)	Religious	Approval 1/31/2023		
St. Joseph Catholic Church of Tobias	760046735- Tobias Village 3rd Addition Lots 8-9-10 Blk 2	Religious	Approval 1/31/2023		
St. Wenceslaus Church Inc	760075603- PT SE1/4 NW1/4 SEC 15-6-4 (3.11 acres) ICL (Church & Rectory)	Religious	Approval 1/31/2023		
Tobias Community Church	760046204- 1st Add to Tobias Village Lots 5 & 6 Blk 9	Religious	Approval 1/31/2023		
Trinity Lutheran Church of DeWitt	760035202- DeWitt Village - Lots 460-461 (Parsonage); 760035199- DeWitt Village - Lots 458-459; 760035210- DeWitt Village -Lots 462-463; 760035873- DeWitt Village -Lots 674-679 INCL (Church & Ed Unit and Parking Lot North of the Property)	Religious	Approval 1/31/2023		
Trinity Memorial Episcopal Church	760006091- Lots 7 & 8 Blk 118 (1420 Juniper)	Religious	Approval 1/31/2023		
United Methodist Church of Dorchester	760040818-Dorchester Village Lots 1229-1235; 760041458-Dorchester Village Lots 1202-1203-1204; 760040826-Dorchester Village Lots 1236 - 1240 (parking lot north of church)	Religious	Approval 1/31/2023		
United Methodist Church - Friend	760029946- Friend City - CE Friend's 3rd Add 150'x150' of the NW1/4 Corner Blk 3; 760029857-Friend City - CE Friends 2nd Add West 100' of Lots 10-11	Religious	Approval 1/31/2023		
United Methodist Church - Wilber	760021988- Wilber City -Lots 396-397 (Church); 76022216- Wilber City -OT Lots 429-430 (Parsonage); 760021961 - Wilber City Lot 395	Religious	Approval 1/31/2023		
United Methodist Church - DeWitt	760035814- DeWitt Village Lots 651-661	Religious	Approval 1/31/2023		
Zion Evangelical Lutheran Church	760097038- Olive Prct- Tract in SE 1/4 NE 1/4 Sec 21-5-1 (5 acres - cemetery, church and school); 760147368 - Olive Prct - Pt SE 1/4 Sec 21-5-1 (.40 acres - parsonage); 760148074 - Olive Prct - Pt SE 1/4 NE 1/4 (16'x24') Sec 21-5-1 (.008 acres)	Religious	Approval 1/31/2023		
Region V Foundation	760014469 - Crete City - N 11' of Lot 9 & All Lot 10 Block 239 760048479 - Crete City - Westoods Estates Lot 18		Approval 1/31/2023		This organization does not need to file an exemption as they were purchased by a political subdivision (city) per 77-202.